

Grazing Operation 2,045 ± Acres in Moore County, TX

Offered for Sale at \$4,200,000.00



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From the intersection of HWY 287 and 152 in Dumas, TX, drive approximately 17 miles to the ranch entrance on the south side of 152. Call today for a personal tour of this Texas Panhandle Ranch. (806) 341-1515



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If you have been looking for a ranch with a little “drought insurance” look no further. This property is located 17+/- miles east of Dumas, TX with just under 2 miles of Hwy 152 frontage. The ranch has three ¼ mile Valley pivots currently planted in StockMaster® grass with the balance of the acreage being native grass and a half section of expired CRP. The current owners have historically utilized the irrigated grasses to graze stocker cattle during the spring, summer, and fall and reported good average daily gains. StockMaster® grass is gaining more attention from livestock producers and earning a reputation as a viable alternative forage option that can guarantee the availability of grazable acres and/or hay production year in



and year out. Small livestock producers along with large-scale ranching operations in the area have utilized these benefits to run more cattle on fewer acres while also allowing them to hedge against times of drought or limited rainfall. All three 1/4's are fenced and cross-fenced with good access to livestock water making management of a rotational grazing system simple and easy. The ½ section of expired CRP to the west of the irrigated grass has a good stand of predominantly bluestem grass with good soils and lies flat. This offers the possibility for a new owner to further develop irrigation and expand grazing operations. The remaining acres have excellent turf and are all native grass pastures.

Improvements

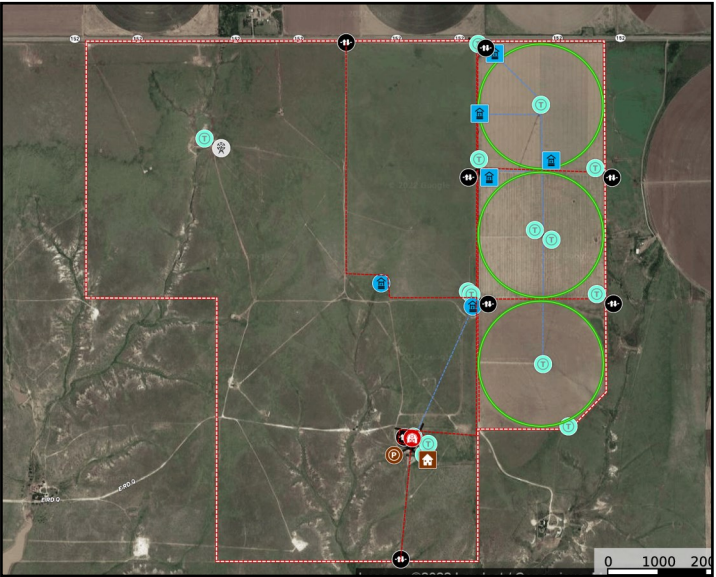
In addition to the irrigated pasture, this ranch has all the improvements needed for an efficient and productive cattle operation. As mentioned earlier, there are three Valley ¼ mile pivots nozzled at 400 GPM and planted to StockMaster®. There are currently four irrigation wells equipped with submersible pumps powered by three-phase electricity. Each pivot is fenced separately with pipe corners and pipe gates in each corner. Some livestock water has been strategically located at these corners, and additional livestock drinkers have been set in the remaining corners and need to be tied in. From a management perspective, this allows easy and low-stress movement of cattle from one pivot to the other maximizing both labor and rotational grazing efficiency.

The CRP to the west is also fenced separately with a fiberglass drinker operating on a float system. The balance of the acreage is comprised of native grass pasture and grows several varieties of gramma grass, buffalo grass, bluestem, and other grasses typically found on the High Plains. Livestock water is supplied by one windmill and submersible livestock well with a pipeline to several drinkers. There is another stock well on the south side of the CRP that has water in the hole but no pump. The native pasture is all under one fence with one large trap and a water lot located at the headquarters of the ranch. Also located at the

headquarters is a very functional set of pipe corrals with three large pens, an alley, and a cattle truck load out. Off the alley is a pipe lead-up and chute for processing stockers, or it is also able to handle mature cows and bulls. Adjoining the corrals is a 30X80 Quonset barn with concrete floor and LED lighting. The Quonset is in very good condition with double sliding doors on both ends and a walk-through door leading into the corrals. Through this walk-through door on the south side of the barn, there is a 20’ lean-to attached to the Quonset that extends into the corrals. The shop and lean-to are a great bonus to the operation allowing a place to store/maintain equipment and a good location to build a medicine and tack room. To the west of the working facilities and surrounded by trees, is an old ranch house that has not been inhabited for many years. This could be a fun remodel project for the right person or a great location to build a new home and enjoy the beautiful views the ranch has to offer.

Hunting and Recreation

Located adjacent to the Canadian River breaks, which are very scenic and teeming with wildlife, the ranch is home to deer, antelope, dove, and a variety of other animals. Being on a direct route from the river breaks on the south to growing crops on the north, one would expect a stream of game animals to pass through the ranch throughout the year. Two large drainages on the property provide even more beautiful views and adequate shelter for livestock and wildlife alike. Riding an ATV or on horseback around the property is a very pleasant experience. The terrain is varied enough to be quite interesting and scenic but not so rough that it inhibits your ability to explore and enjoy every inch of the ranch.



This is a great opportunity to buy a very productive Texas Panhandle ranch in a great location. The limited amount of rainfall in recent years has caused many cattlemen to consider adding irrigated pasture to their livestock operations to have a little “drought insurance”. Producers continue to experience a steady rise in cost per animal unit when purchasing a traditional grass ranch, so the ability to run more cattle on fewer acres with improved irrigated grasses makes this property a very attractive alternative. If you have been wanting to start a cattle operation or need to add acres to an existing enterprise, this ranch deserves serious consideration.

