

King County Big Pasture Ranch

2,582± acres | \$4,518,500 | Guthrie, Texas | King County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

King County Big Pasture Ranch

Location

The 2582± acre King County Big Pasture Ranch is located in King County some 10.5 miles north of Guthrie and 17 miles south of Paducah. Lubbock is 88 nautical miles west and 131 nautical miles southeast of Amarillo. This ranch is accessed off of U.S. Highway 83 which borders the property's west fenceline for a distance of 1.4 miles. The 6666 Ranch borders the south fenceline for 3.2 miles.

Property Description

The property landscape exhibits good relief defined by a rolling topography over most of the acreage although a portion of the southeast corner is a picturesque broken country with juniper and mesquite overstory on hills and broken terrain, while stands of hackberry define the more riparian areas of sloughs and tributary features. Wetlands and wet weather creeks meander through the draws and between rolling hills to offer tributary stream flow into at least seven stock tanks.

Brush and vegetative ground cover is more than adequate to provide ample cover for a stable population of whitetail, feral hogs, coyotes, bobcats, and bobwhite quail, the latter specie being dependent on optimum annual rainfall. Overstory species consist of mesquite, red berry juniper, and hackberry while grass and plant types vary from buffalo grass, tabosa, silver bluestem, little bluestem, yucca, prickly pear, tasajillo threeawn, and side oats grama.

Several acres in the eastern portion of the ranch experienced lightning-induced wildfire in the past few years to open that specific area of dense juniper growth to "edge effect" browse acreage beneficial to whitetail browse features.







Wildlife • Hunting

The varied habitat types on the entire acreage is optimum for whitetail deer, feral hogs, coyote, bobcat, and bobwhite quail. Featuring a varied topography, dense mesquite in the bottomlands, juniper predominate in the more rough areas to the southeast and hackberry along tributaries offer contrasting vegetative types to enhance the abundance and travel corridors for all wildlife indigenous to the area.















Utilities • Fencing

Water supply for the property sources from the Cottle/King County Water Co-op and electricity is available by South Plains Electric. High-Speed Internet through Caprock Telephone Co-op is also available via lines paralleling U.S. 83 on the property's west boundary.

Fences along all 9.7± miles of the property boundary are in good to excellent condition.





Price

\$4,518,500 • \$1,750 per acre

Minerals

With a good offer, some minerals may convey, while all wind and solar rights will be conveyed with the sale.

Please feel free to call Wyman (940-256-8932 or Sylinda (806-392-5396)
for an inspection of the property at any time.







Paducah

Matador

**KING COUNTY
BIG PASTURE RANCH**

Dickins

Guthrie



ELECTRIC LINE W/TRANSFORMER
POND

POND

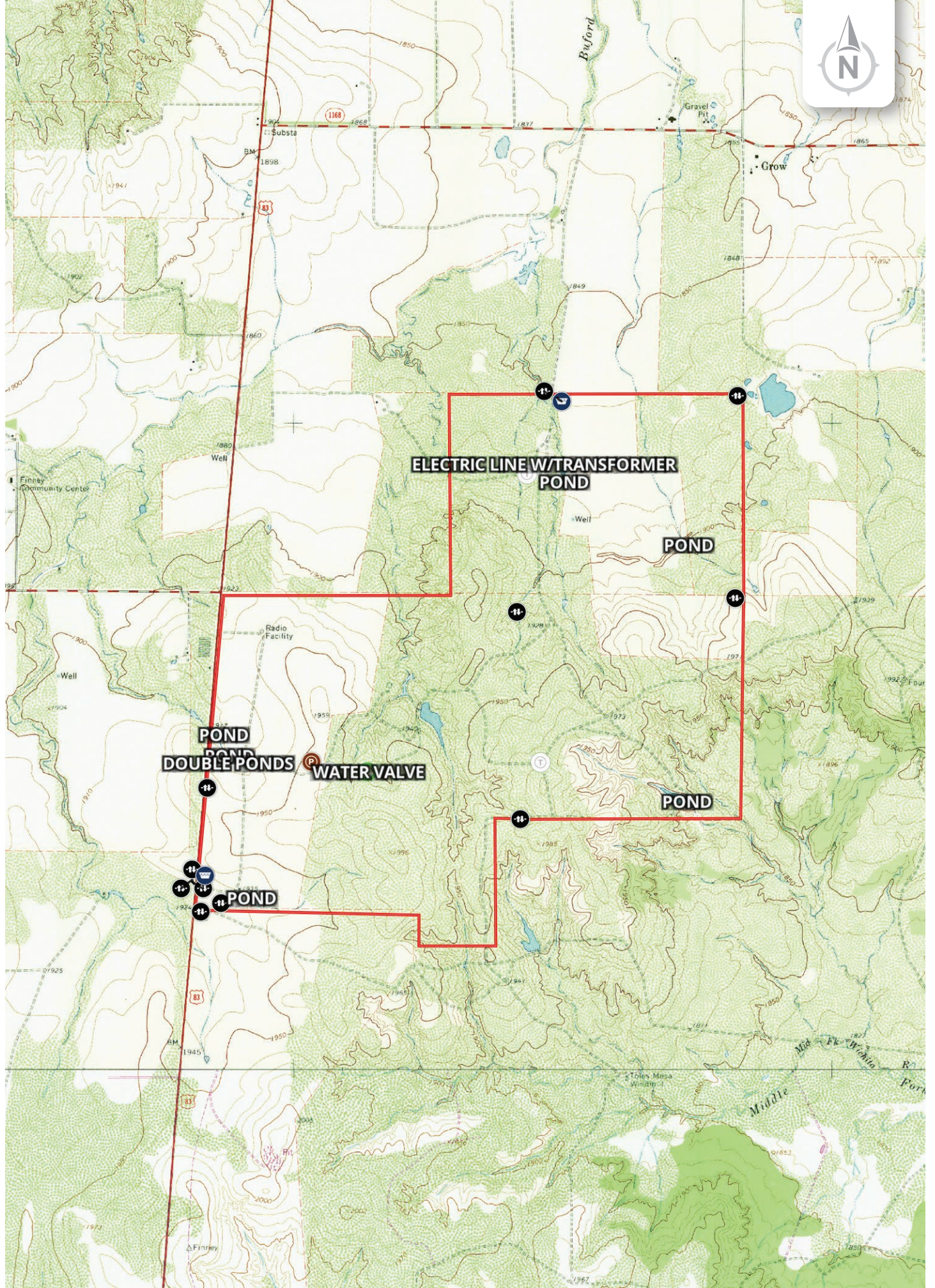
POND
POND
DOUBLE PONDS

WATER VALVE

POND

POND

33.7682, -100.3400



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Scan QR Code for more details on the King County Big Pasture Ranch.

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YouTube

