

FJ Hommel Donley County 500 Ranch

514± acres | \$768,430 | Clarendon, Texas



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

FJ Hommel Donley County 500 Ranch

We are pleased to have obtained the exclusive listing of the FJ Hommel Donley County 500 Ranch. This ranch property is located in the southeastern Texas Panhandle in the rolling plains region of Texas. In addition to a cattle ranch, this 514± acre property boasts an outstanding wildlife habitat.

Location

The ranch is located approximately 3.5 miles northwest of Clarendon, the county seat of Donley County. Situated a little over a mile north of US Highway 287, it is bounded on the west by County Road 8, and on the east by County Road 9. It is ½ mile west of FM 3257, which provides good access coming into the ranch from the east. The ranch is a short commute from Amarillo, with less than an hour's drive to the property. It's about a 2.5-hour drive from Lubbock.

Topography

The landscape of the ranch is comprised of rolling to rough and sometimes broken native grassland, accentuated with multiple draws and valleys draining to the south. There is a gravel pit on the property that is currently not in use. The ranch has good cover for wildlife, with a lighter concentration of mesquite to the north, and denser mesquite and juniper on the southwestern and southern portions of the property. There are three dirt ponds on the ranch.









Improvements

There are no structural improvements on the property. The ranch is perimeter fenced, with fences rated as excellent on portions of the ranch, with older and good-to-fair condition fences in other locations.

Three-phase and single-phase electricity is available along County Road 8 on the west side of the property.















Resources

One-half of the seller's mineral interest will convey to the owner as well as all wind generation royalty rights.

Hunting • Wildlife • Recreation

This area of the Panhandle is known for outstanding hunting with both whitetail and mule deer found here. Game also seen on the ranch include dove, quail, turkey, coyote, and bobcats.



Remarks

The FJ Hommel Donley County 500 Ranch is realistically offered at \$1,495 per acre. With its location and proximity to Amarillo, this ranch offers an easy drive and great potential for a weekend hunting property or livestock operation.

For more information or to schedule a private showing,
call Clint Robinson at (806) 786-3730.







Groom

Claude

Clarendon

Palo Duro Canyon SP

Canyon

Amarillo

**FJ HOMMEL DONLEY
COUNTY 500 RANCH**





COUNTY RD 8

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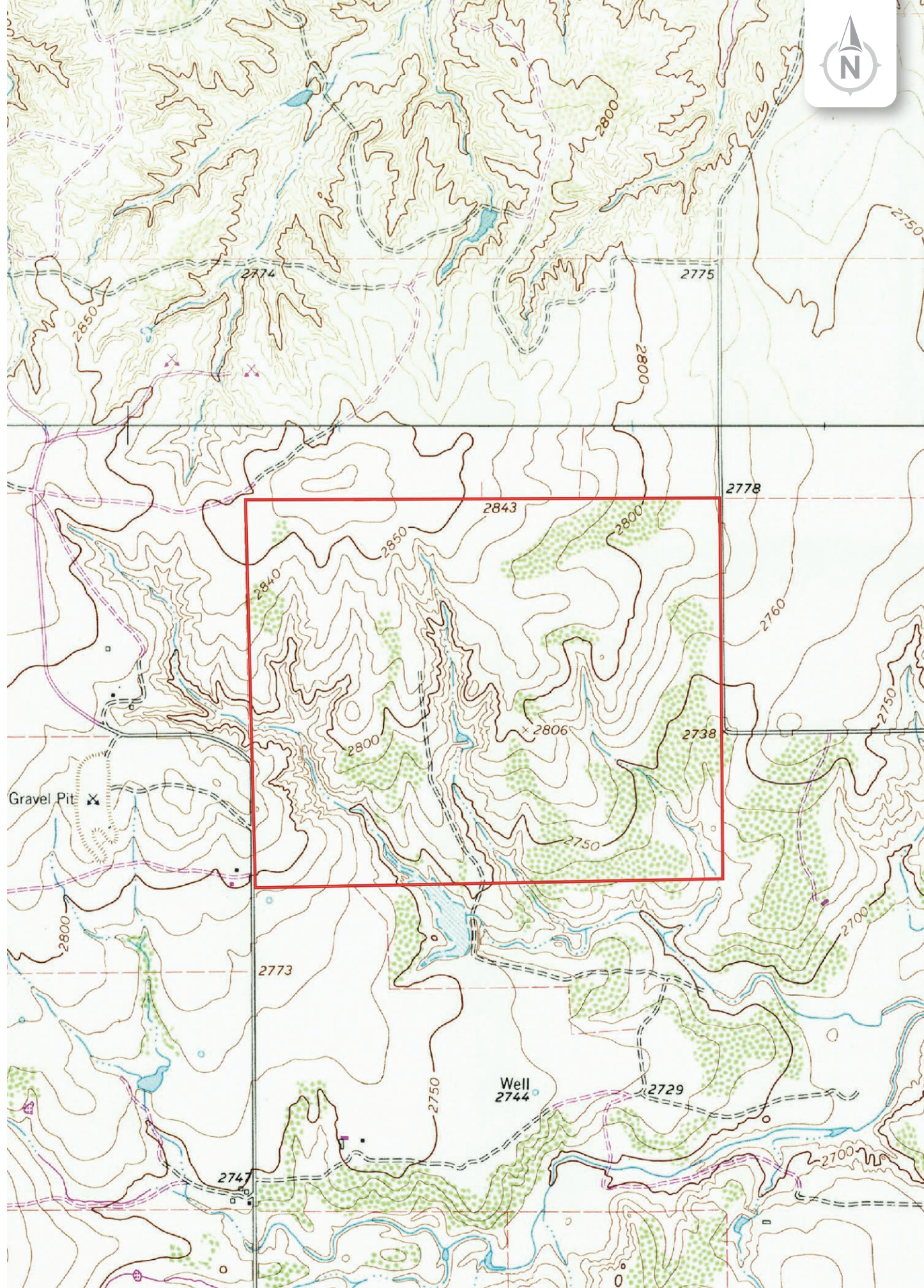
COUNTY RD 8

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34.9922, -100.9452

COUNTY RD 8



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Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmansion.com



Scan QR Code for more details.

(806) 763.5331

chasmiddleton.com



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