

King County Gasaway Ranch

306± acres | \$935,000 | Paducah, Texas | King County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

King County Gasaway Ranch

Property Description

The King County Gasaway Ranch is located in King County some 20 miles north of Guthrie and 20 miles east-southeast of Paducah. Lubbock is 100 miles to the west and Amarillo lies 146 miles to the northwest. This ranch is accessed by paved Farm to Market frontage. Bordered on the east by part of the old JY Ranch and its west boundary by the historical 6666, this 306± acre property is prime hunting and cattle country with virtually no hunting pressure for over a decade.

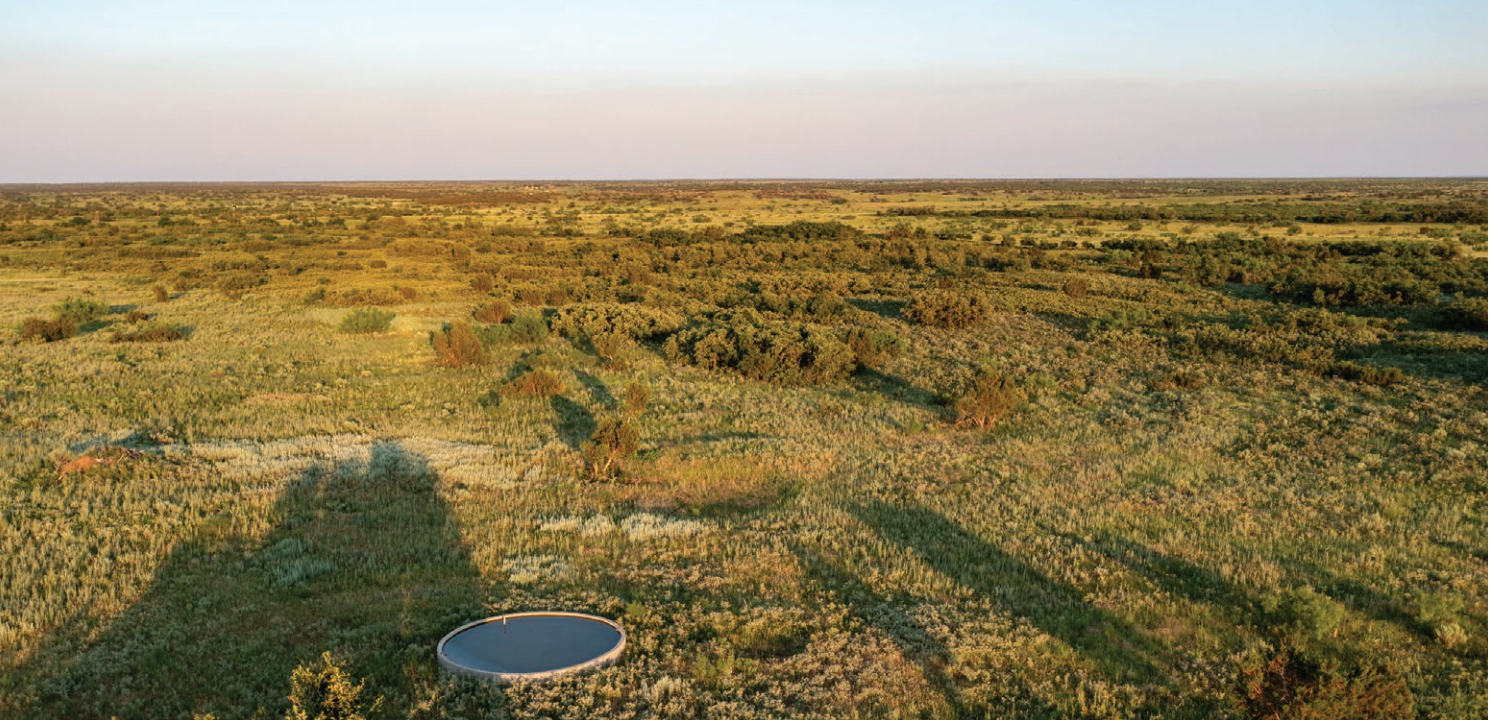
The highly productive soil type supports a rich diversity of shrub species that include shin oak, soapberry, hackberry, and mesquite, while the ground cover is dominated by a variety of grass species including sand dropseed, silver bluestem, blue grama, and a plethora of additional native species. Both shrub growth and ground cover provide excellent forage and browse for cattle production and wildlife species.

Whitetail deer and bobwhite quail are the predominant species of native game inhabiting the property. In addition, feral hogs, coyotes, and bobcats roam throughout this delightfully undulating property. Some regrowth CRP property supports excellent edge effect habitat that attracts wildlife, providing browse vegetation that occurs in the more open savannah acreage.









Water Features • Utilities

Water supply for the property sources from two water meters provided by Cottle/King County Water Co-op and electricity is provided by South Plains Electric. Electricity has been run underground to a newly constructed barndominium. There are two, 200amp meters installed to support the 2 planned houses. Also, High-Speed Internet has been run underground to the barndominium and is furnished by Cap Rock Telephone Cooperative. The fences are in excellent condition.

Other improvements include the installation of an automatic drinking post for livestock as well as a cement trough with a tamper-proof float. Also, the automatic entry gate has a programmable keypad.



Barndominium

Improvements to the property include a newly constructed 90 X 62 ft. barndominium, which has yet to be occupied but is ready to move into immediately.

The entire barndominium has been sprayed with a 1" closed cell foam insulation, which is structural, and makes the barn extra rigid and strong. The footing is 2' all the way around, and the base underneath the slab is 24" of packed caliche. Anchor bolts are 24".

The house portion is 1,800 sq. ft. with two good-sized bedrooms and two full baths. Each bedroom has its own variable speed mini split and ceiling fan. The master bedroom has a private bath and a large walk-in closet while the second bedroom shares a bathroom with the living area. LED lighting is located throughout the house as well.

The open-concept living and kitchen area has a mini-split located at each end of the room as well as ceiling fans to aid with airflow.

Located just off the kitchen is an extra large pantry so that one could stock up for those country weekends with family. There is also a flex room that can be used as a wine cellar or small office. In case a wine cellar is at the top of your list, there is a mini-split head that will connect to the existing outdoor unit that will convey.

The kitchen is all electric except for the stove which is propane. The countertops are quartz and there is ample preparation area down the long cabinet tops. Good cabinet storage and several strategically placed electrical outlets have been installed for convenience. Also included is a dishwasher, garbage disposal and a water supply hook up for a refrigerator.

In the house, extra care has been taken to ensure low electric bills. In addition to the 1" of closed cell insulation sprayed on the entire interior of the barn, the exterior walls have been insulated with R-19 insulation which brings the total insulation to R-26, while the wall leading into the barn has R-19 insulation. The attic has open-cell spray foam R-42 insulation.

The barn includes two automatic roll-up doors and is plumbed so that another house, of the same size, can be built at the other end of the barn. Washer/dryer hookups are also located in the barn, right outside the house. Additionally, there is plumbing for a sink, plumbing for a water softener and it is plumbed for a Hot Water Recirculation System.

The newly installed septic system has a 650-gallon solid tank, a 500-gallon drain tank, and the drain field is 274' with domed panels that are 3' wide.





















Remarks

A set of working pens will convey with the sale. The required number of cattle to maintain AG Exemption may convey with an acceptable offer.

Some mineral rights may be included with an acceptable offer; however, all wind, water, and solar rights will be conveyed in the sale.

With all the improvements and multiple-use aspects of the land, it is our opinion that this property is realistically priced at \$935,000.



Please feel free to call Wyman Meinzer (940-256-8932) or Sylinda Meinzer (806-392-5396) for further information, and to schedule a showing.



Subject to financing approval, the buyer can assume approximately \$400,000.00 on a first lien loan, at a rate of 4.6%.





Plainview

Paducah

KING COUNTY GASAWAY RANCH

Lubbock

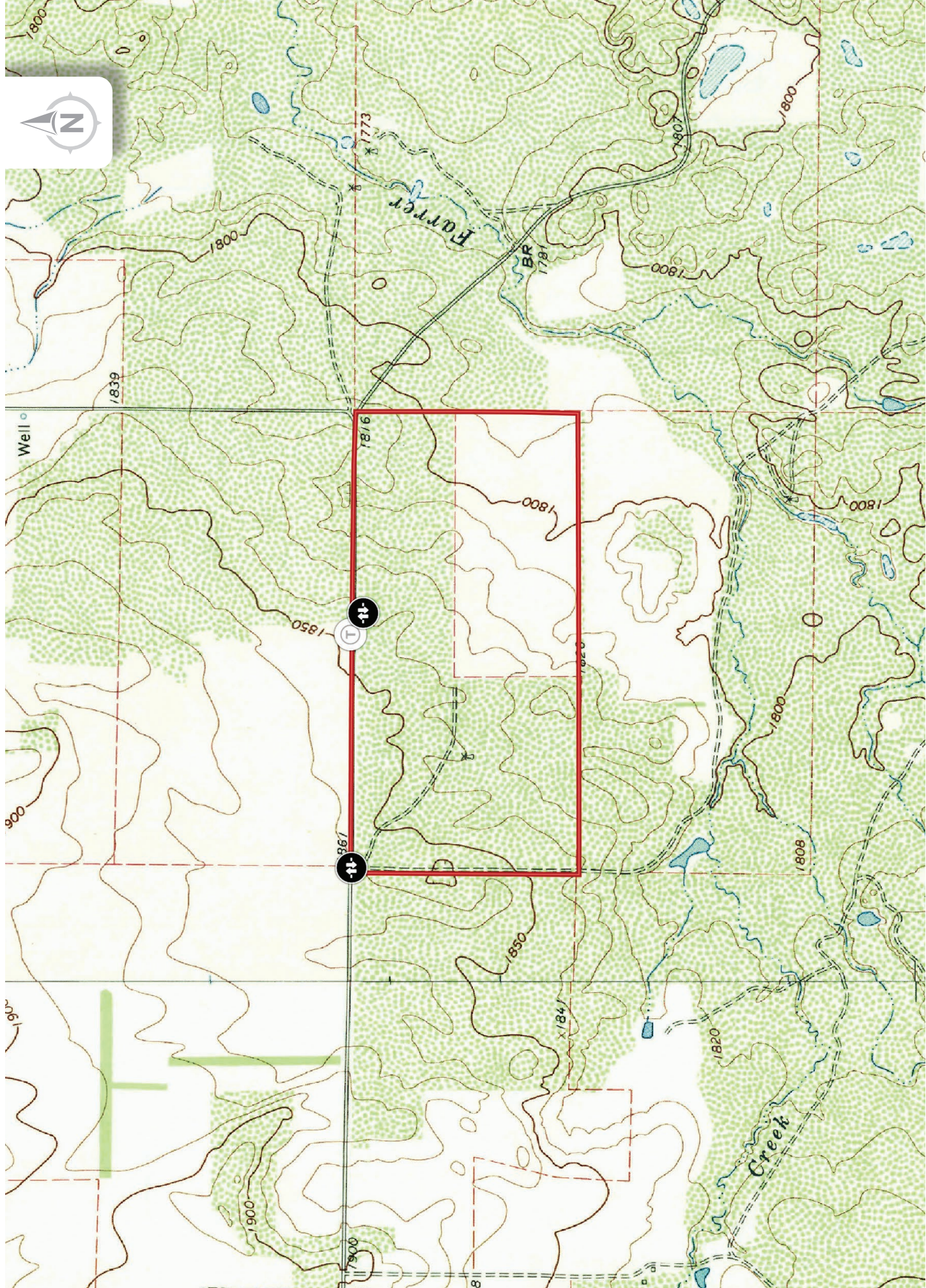
Guthrie



600000



33.8060, -100.2398



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