

Weatherly Ranch

1,635± acres | \$1,880,250 | Estelline, Texas | Hall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Weatherly Ranch

We are proud to have obtained an exclusive listing on a diverse recreational and production agriculture ranch located in Hall County, Texas, the Weatherly Ranch.

Location

The Weatherly Ranch is located approximately 15 miles northeast of Turkey and 15 miles west of Estelline, in central Hall County. The ranch has good access with County Road P bisecting the property.





Property Description

The Weatherly Ranch includes an outstanding variety of terrain features. The topography is level to rolling, draining to the Little Red River. The Little Red River is a prominent seasonal drainage fronting the north boundary of the property for approximately 3.25 miles. The river bottom country has a good mix of brush, providing an awesome game habitat. A portion of the river bottom has been cleared, providing an excellent turf of grass for livestock.

The ranch includes approximately 1,070 acres of cultivation. The cultivated acreage is divided into three primary fields. A wide seasonal creek bisects the two largest fields, draining to the Little Red River. This draw of native pasture provides a corridor through which game travel from the upland fields to the river bottom.

The cultivated acreage is comprised primarily of Texroy loam, 0-1% slopes. These quality soils provide for an income opportunity to ranch through wheat pasture grazing, cotton, hay, or a combination thereof. These fields can also be a magnet for area wildlife if seeded to wheat or other mixes for game food plots.











Water Features

Seasonal holes of water are found in the river bottom area.
Livestock water is provided by one well equipped with an electric
submersible pump.



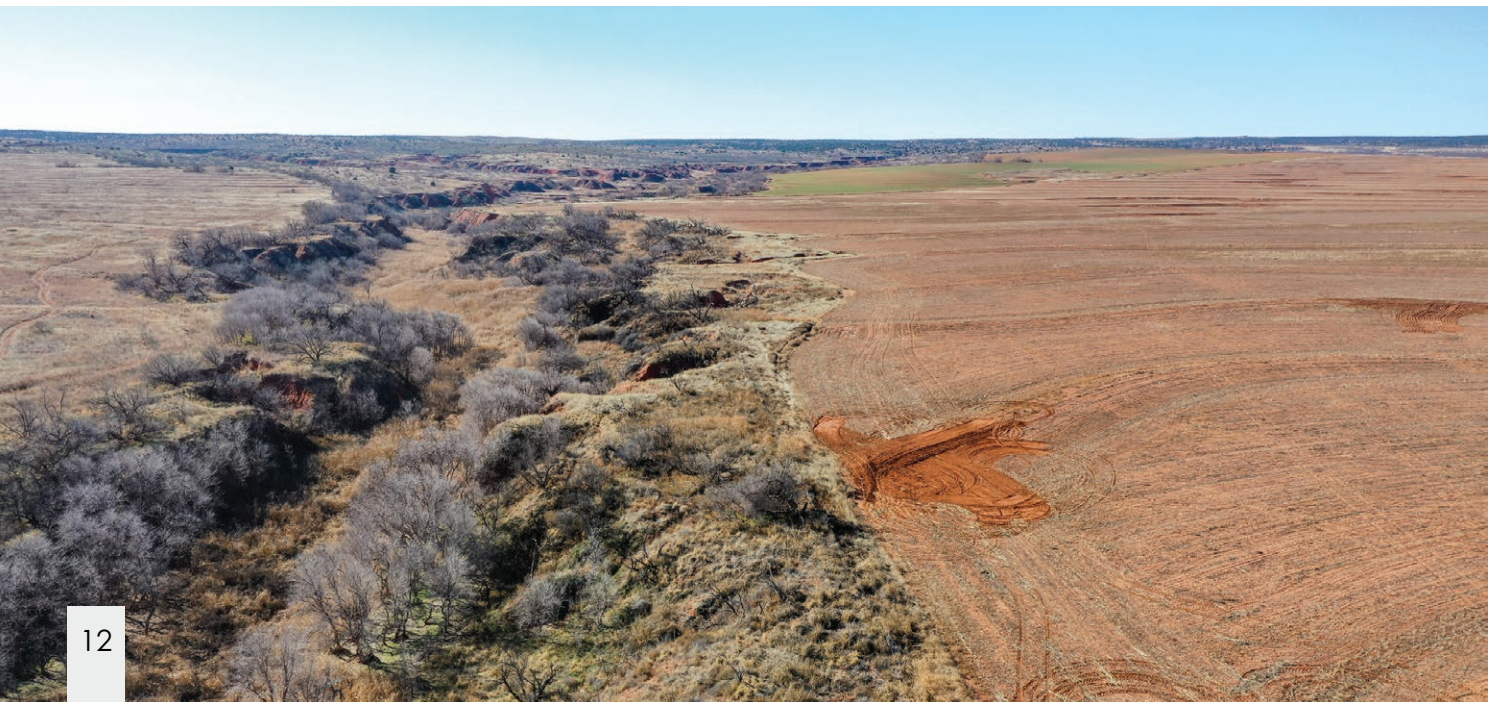






Hunting • Wildlife • Recreation

The recreational opportunities of the Weatherly Ranch are excellent with a rare combination of mule deer and whitetail deer common to the property, as well as turkey, wild boar, quail, dove, and varmints.







Price

This ranch is offered for sale with 25% of the seller's owned minerals, if any. All rights associated with alternative energy production, such as wind and solar, will also be conveyed.

Price • Remarks

The Weatherly Ranch represents an outstanding recreation and income-producing property with productive cultivation and native pasture bottoms. This outstanding ranch is reasonably priced at \$1,150 per acre.

For more information or to schedule a showing, please contact Chad Dugger at (806) 773-4749.







Amarillo

Canyon

Clarendon

WEATHERLY RANCH



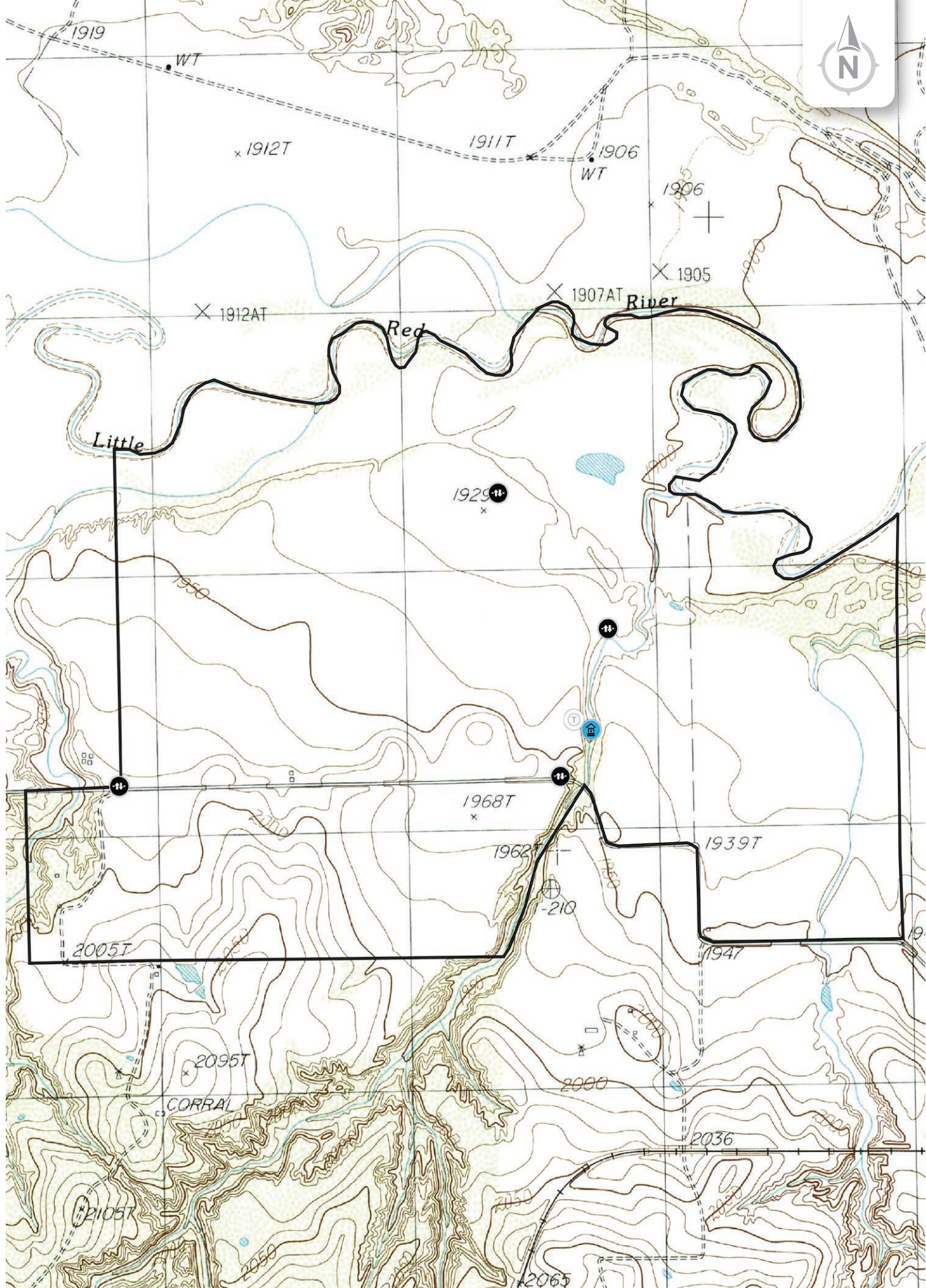
Turkey

Plainview

Matador



34.5266, -100.7198



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