

Diamond B Ranch

1,580.06± acres | \$2,765,105 | Clarendon, Texas | Donley County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Diamond B Ranch

We are pleased to have obtained an exclusive listing on the Diamond B Ranch. The Diamond B is located in Northern Donley County, just to the south of the community of Alanreed, Texas. The ranch is comprised of 1,580.06 ± acres and boasts excellent cattle grazing, an outstanding wildlife habitat and wide-open scenic views.

In addition to an outstanding cattle and recreational ranch, the Diamond B offers the perfect get-away retreat, with a 2,000 sq. ft. 3-bedroom home and barns nestled in the trees overlooking the ranch.

Location

The Diamond B is conveniently located a little over an hour's drive from Amarillo, and about three hours from Lubbock, Wichita Falls, and Oklahoma City. Access to the ranch is provided by State Highway 291 and County Road 22 on the west side, and County Road 23 and B on the north.







Topography

The landscape of the ranch is comprised of mostly rolling native grassland, accentuated with broken draws, valleys, and Parks Creek on the eastern side of the ranch. Parks Creek is a seasonal creek that traverses the ranch from north to south for almost 3 miles and contains a variety of vegetation and cover. There is an attractive mix of hardwood trees along the creek, including very large cottonwoods on the southern end of the ranch.

The property also contains over 200 acres of land that was previously farm ground that has since been planted to improved grasses to enhance grazing capacity. Mesquite and sage are scattered throughout the property, with areas of shin oak on the southern portion of the ranch providing cover and browse for whitetail and mule deer. Soils are predominately fine sandy loam and provide a good turf of short grasses including buffalo and gramma grasses on a majority of the ranch.







Improvements

The ranch is nicely improved with an owner's home, new fencing and gates over a majority of the ranch, and newly constructed barns and livestock pens. There are a total of 12 submersible and solar wells on the property, with 2 wells being newly installed. Electricity is available at multiple locations throughout the ranch.

The owner's home is a 2019, 3-bedroom, 2-bath manufactured home that has been well cared for and in good condition. The home has a 30 x 12 ft wrap-around porch that provides nice views of the sunrise each morning. This spacious home is light and bright, with great views of the ranch countryside.

It is open concept, with a separate dining area and a stone fireplace in the living room. The home sits at ground level, with concrete and sidewalk landscaping, a bricked retaining wall, a sprinkler system, and a curbed and graveled driveway leading up to the home. Two double-car ports and two storage containers are located at the homesite. Adjacent to the home is a newly constructed 50 x 30 ft steel frame and insulated, 3 bay garage and shop with 10 ft roll-up doors and a concrete front apron. A pipe rail fence surrounds the home site with a cattle guard entrance at the driveway.

Near the livestock pens north of the home, is a newly constructed 30 x 40 ft steel frame barn that includes a finished office. The barn is insulated and has a 10 ft roll-up door and 25 x 38 ft concrete apron. The office is 12.5 x 23 ft with adjoining restroom and shower, HVAC, and tankless water heater. Large office windows provide a great view of the pens and the surrounding ranch countryside.

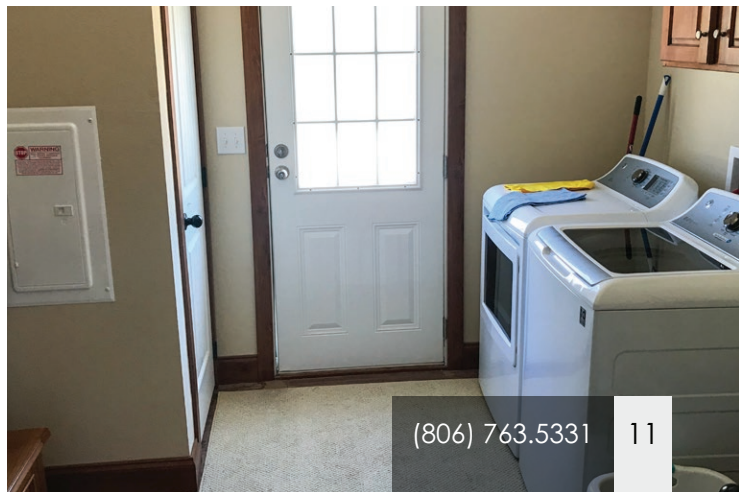
A new set of steel pipe corrals were recently built near the barn and office. These pens are approximately 175 x 175 feet and include a 40 x 16 covered working/processing area with electricity. Guard rail was used on the north sides of the pens to provide wind break. The corrals consist of 4 pens, a center alley, alleys on all sides, and water provided to each pen.

A new 70 x 100 all-steel hay barn with 25 ft sides is located east of the barn/office.

The fencing is considered excellent, with over 9 miles of new fence being built over the last three to four years. The majority of the ranch has newer fencing rated in good to excellent condition. The ranch is cross-fenced into 7 pastures ranging in size from approximately 400 acres down to as small as 50 acres and a trap. Each pasture is well watered, has good fencing, new gates, and good road infrastructure providing easy access to each pasture as well as access along the perimeter fences.



















Water Features

As mentioned, the ranch is very well watered with a total of 12 submersible and solar wells. The owner reports both water quantity and quality is good. One well is dedicated to the home, and a separate well is utilized for the sprinkler system, which has been installed surrounding the home and also at the front entrance gate.

In addition, there are 6 dirt tanks constructed on the ranch and 4 constant level ponds fed by well water.





Hunting • Wildlife • Recreation

The Diamond B Ranch offers some of the best hunting in the Texas Panhandle with both whitetail and mule deer found on the ranch.

Dove, turkey, coyote, and bobcats are also seen on the ranch.

Good bobwhite quail populations have been reported.







Price • Remarks

The Diamond B Ranch, including all recently completed improvements, is realistically offered for sale at \$1,750 per acre.

If you are in the market for a productive and scenic eastern Texas Panhandle hunting and cattle ranch, or if you're looking for the perfect get-away retreat, the Diamond B Ranch deserves your attention and should be seen.

Call Clint Robinson for more information or a private showing at (806) 786-3730.







Lake Meredith

Pampa

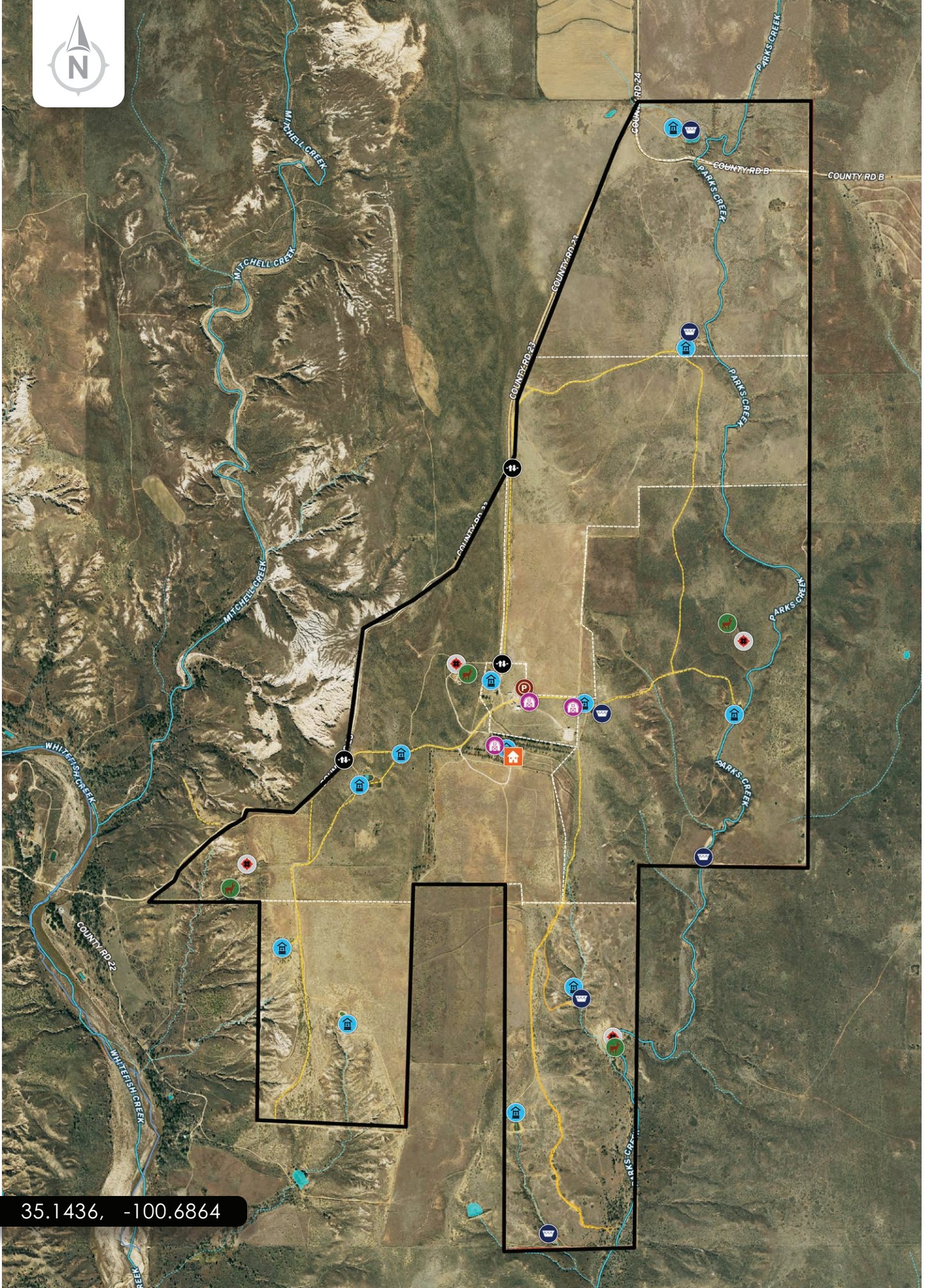
DIAMOND B RANCH

Groom

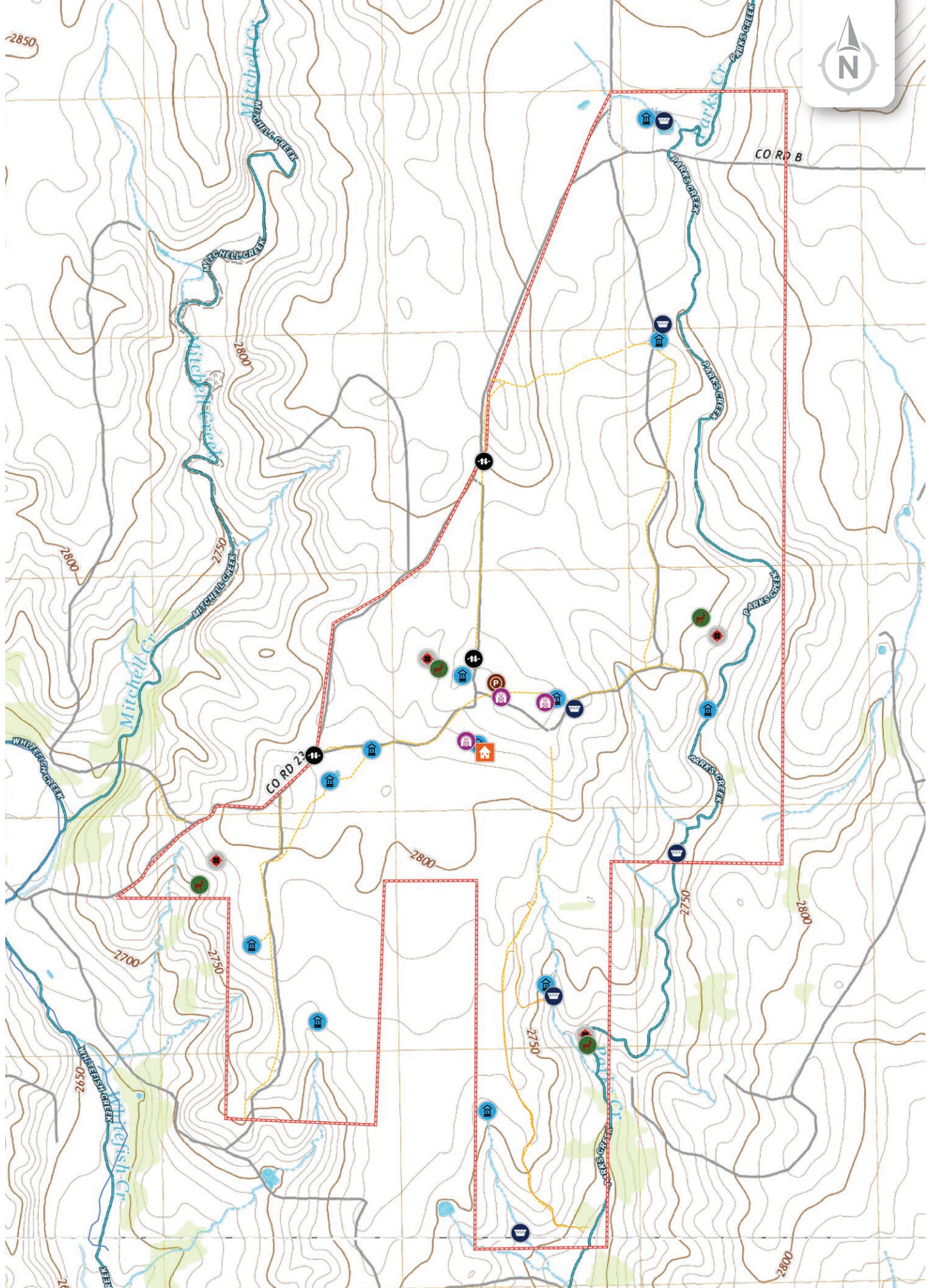
Amarillo

Clarendon

Plainview



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