

B Bar Canyon South Ranch

9,100± acres | \$10,237,500 | Matador, Texas | Motley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

B Bar Canyon South Ranch

We are very pleased to offer an exclusive listing on the southern portion of the B Bar Canyon Ranch. This exceptional ranch is very well located, has access by paved highway frontage, and is considered to be well watered. The property has been owned and under the care and supervision of the same family for around twenty years. Much emphasis has been placed on range management and the ranch has been conservatively stocked. The ranch has an exceptional turf and native grasses are abundant.

Property Description

The property is located between Matador and Childress in an area with an abundance of large ranch ownerships. The terrain in this region is diverse and is considered to be ideal for both wildlife and livestock. Whitetail and mule deer roam freely across endless range along with quail, wild boar, and predators such as coyotes and bobcats. The land is generally open, rolling, and views in all directions are scenic.

The property is generally sandy in nature with mesquite, juniper, and sage being prevalent. Although portions of the property have thickets of brush the ranch is generally fairly open in appearance. Brush management practices including prescribed burns, spraying, and mechanical removal have all been in place under the current ownership. Due to the management practices utilized, wildlife and livestock have benefited immensely.

Elevations range from around 2,000' to approximately 2,200'. Overall, fences on the property appear to be in good condition. Fences are generally of older construction but have been well maintained.

This is considered a desirable ranching area with precipitation averaging 22 – 24 inches per year and typically around 5-6 inches of snow through the winter months. Most of the precipitation occurs in May and June, with July and August being hot and dry. In the fall the ranch generally receives beneficial rains, growing strong grass lasting through the winter months. Most ranchers in this area run a cow/calf operation with supplemental protein feeding through the winter months.



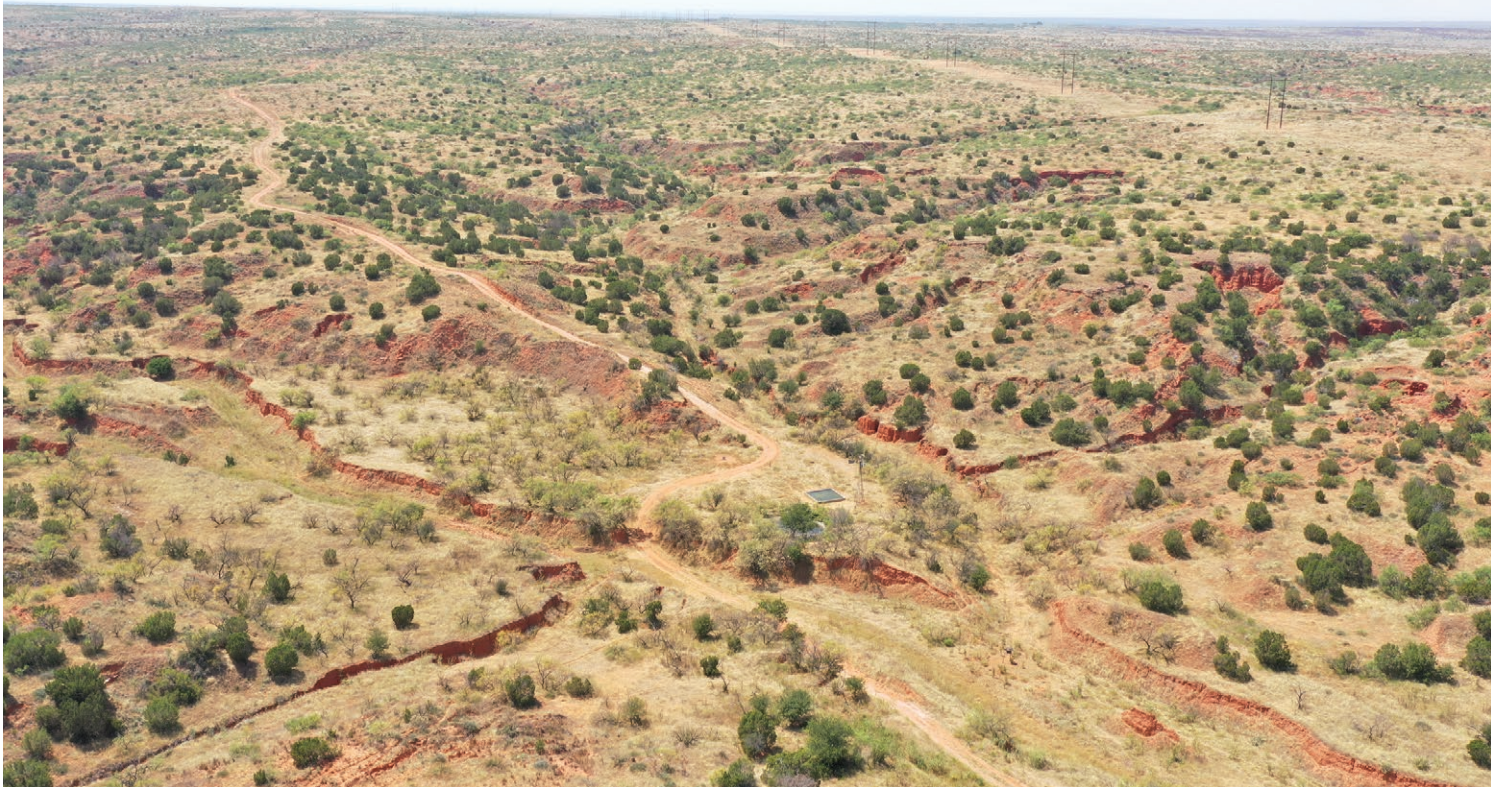
B Bar Canyon • Units 3 and 4

The B Bar Canyon Ranch is operated in four divisions, with each unit being utilized independently. This offering included Units 3 and 4, being the southernmost portion of the ranch.

Unit 3 contains roughly 4,400 acres and is fenced into three main pastures. A set of livestock pens is located on the northern portion of this unit near the county road. This area is productive as well as scenic. There is some oil production on the property, located in the far southern reaches of this unit. This production is generally accessed through a neighboring landowner.

Unit 4 is the furthest west portion of the ranch, offering approximately 3.25 miles of highway frontage. This unit contains approximately 4,680 acres and is fenced into two main pastures. This portion of the ranch has the most open and rolling appearance with little invasive brush, being very scenic. A set of livestock pens and a trap are located centrally near the highway.





Water Features

Overall, the ranch is considered to be well watered. Approximately 6 solar water wells, and 3 working windmills provide water for livestock and wildlife. Poly pipe has been utilized for additional water distribution to a few drinking troughs. Several seasonal creeks and tributaries have holes of water at times, and there are several good dirt tanks and ponds on the ranch.

Rural water is piped to Unit 4, on the extreme western portion of the property. This water source has not been thoroughly developed, but there is an ability to utilize this extremely valuable water source should the need arise.













Resources

The B Bar Canyon Ranch was assembled in six purchases over the years starting approximately 20 years ago. Due to this, the seller owns minerals on scattered tracts and the mineral ownership varies from tract to tract. Seller is of the opinion that they own up to 50% of the minerals on several of the larger tracts and no minerals on other tracts. Wind energy rights were reserved by previous owners on a portion of this property.

There is little oil production in this general area and most of this ranch is unencumbered with oil production. That said, there is some oil production on the far southern portion of the property. This production is in an area in which the seller does not own any of the minerals, so currently, there is no income to the ranch other than through surface damage income.



Price

The ranch is very realistically priced at \$1,125 per acre. The listing price includes all owned minerals and owned wind/solar energy rights.

Remarks

This is an excellent opportunity to purchase a very well maintained ranch that has not been overgrazed or abused, operated with a pride of ownership making this the kind of place a new buyer can be extremely proud to own.

Call Charlie Middleton today at (806) 786-0313 for more information or to schedule a tour.



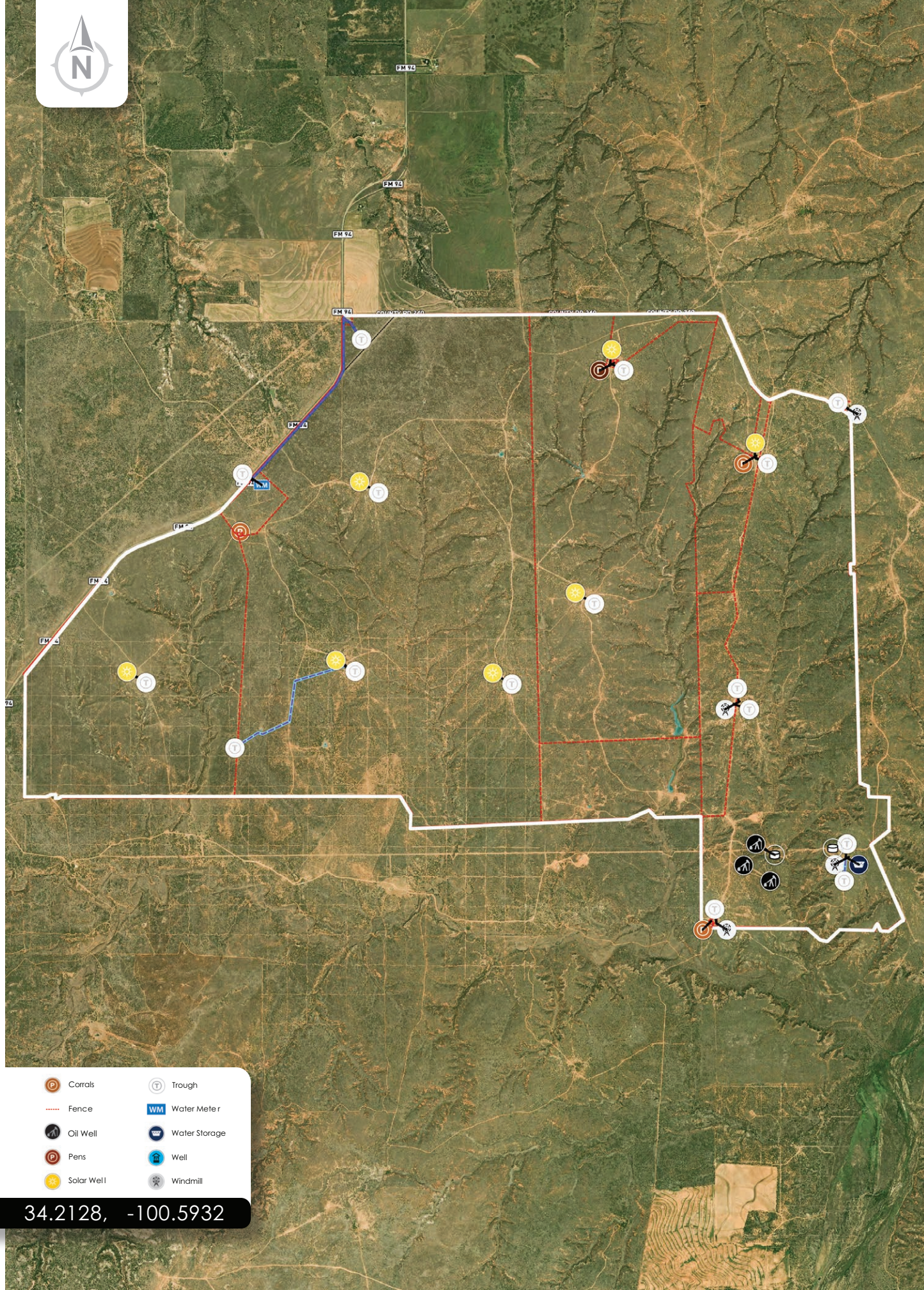


Amarillo

B BAR CANYON SOUTH RANCH

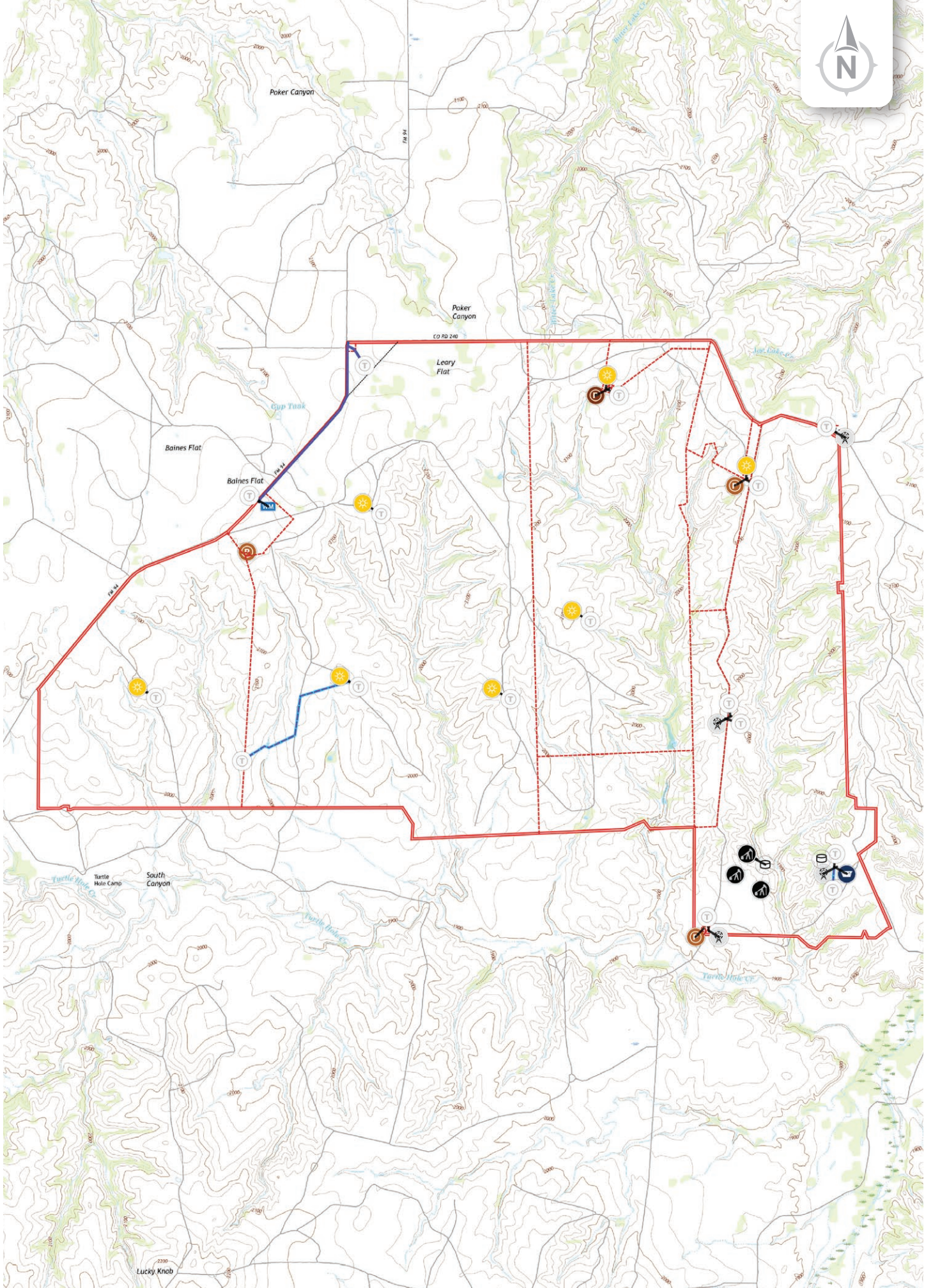
Plainview

Lubbock



- | | |
|------------|---------------|
| Corrals | Trough |
| Fence | Water Meter |
| Oil Well | Water Storage |
| Pens | Well |
| Solar Well | Windmill |

34.2128, -100.5932



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