

B Bar Canyon North Ranch

10,060± acres | \$11,317,500 | Matador, Texas | Cottle and Motley Counties



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

B Bar Canyon North Ranch

We are very pleased to offer an exclusive listing on the northern portion of the B Bar Canyon Ranch. This exceptional ranch is very well located, has multiple access points, 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 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 1 and 2

The B Bar Canyon Ranch is operated in four divisions, with each unit being utilized independently.

This offering is made up of Units 1 and 2, which are the two northernmost units of the ranch. Unit 1 contains approximately 5,600 acres. This unit is where the main shipping pens are located and has the only cultivated ground on the ranch. Unit 1 is fenced into four main pastures with several traps and pens for livestock centrally located. Richland Creek flows through this portion of the ranch. There is a cultivated field of approximately 95-100 acres, typically utilized for grazing or baling, located on this unit near the main pens. Topography is defined by several draws and access is by a deeded lane with paved highway frontage.

Moving west, Unit 2 contains approximately 4,400 acres. This may well be the most scenic portion of the ranch with two named seasonal creeks, several draws, and arroyos. This unit is fenced into three main pastures with pens and traps centrally located.





Water Features

Overall, the ranch is considered to be well watered. Approximately 3 solar water wells, 3 electric submersible water wells, and 3 working windmills provide water for livestock and wildlife. Several miles of poly pipe have been utilized for additional water distribution to approximately 15 drinking troughs. Water is found in Richland Creek, which has proven to be very resilient in dry weather. Several other 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 the headquarters at Unit 1, on the extreme eastern 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. There is a large powerline that runs through a portion of the ranch that could potentially serve as transmission should a new owner wish to develop wind or solar energy.

There is little oil production in this general area and this offering of the northern portion of the property is not unencumbered with oil production.



Price

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



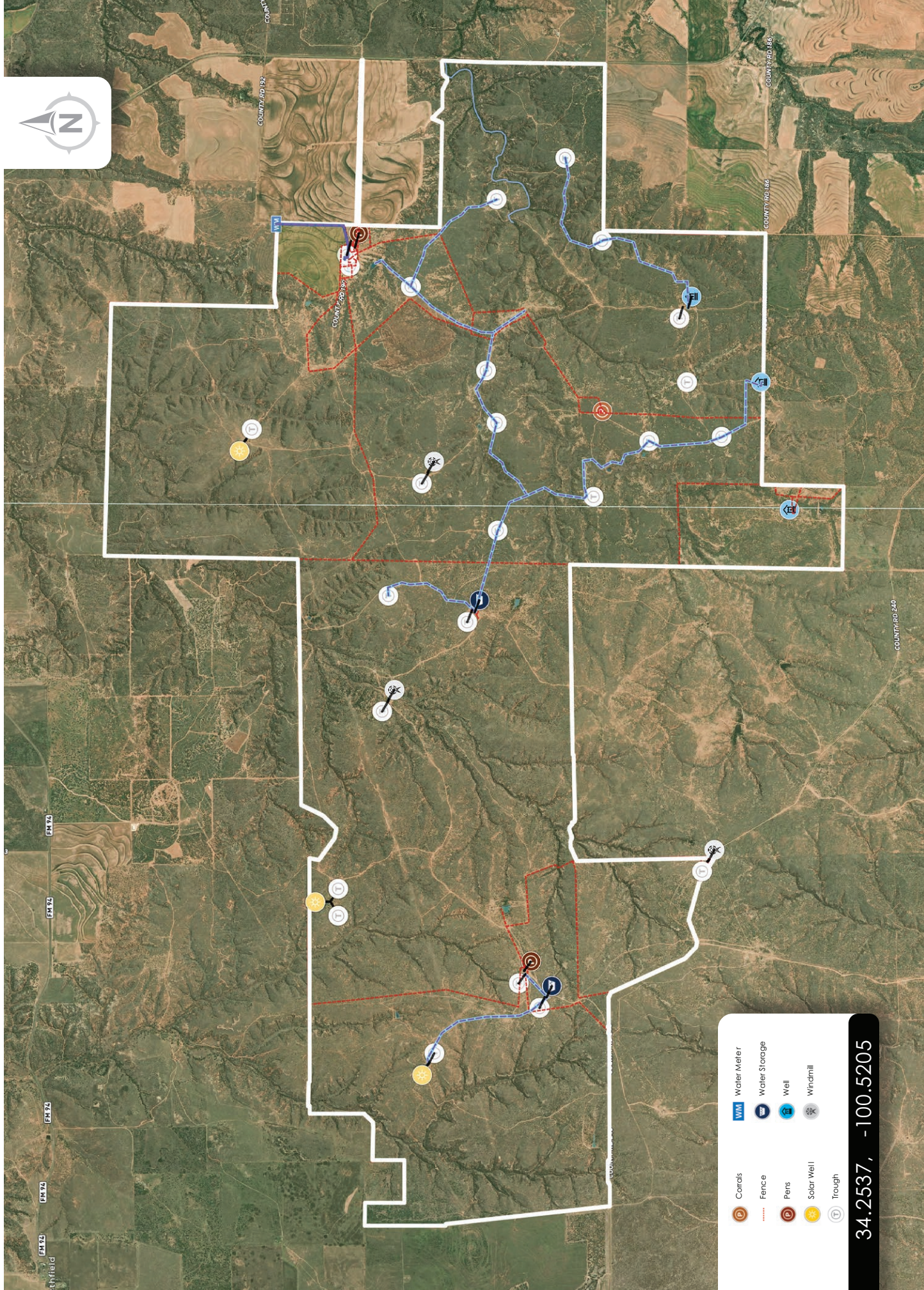


Amarillo

B BAR CANYON NORTH RANCH

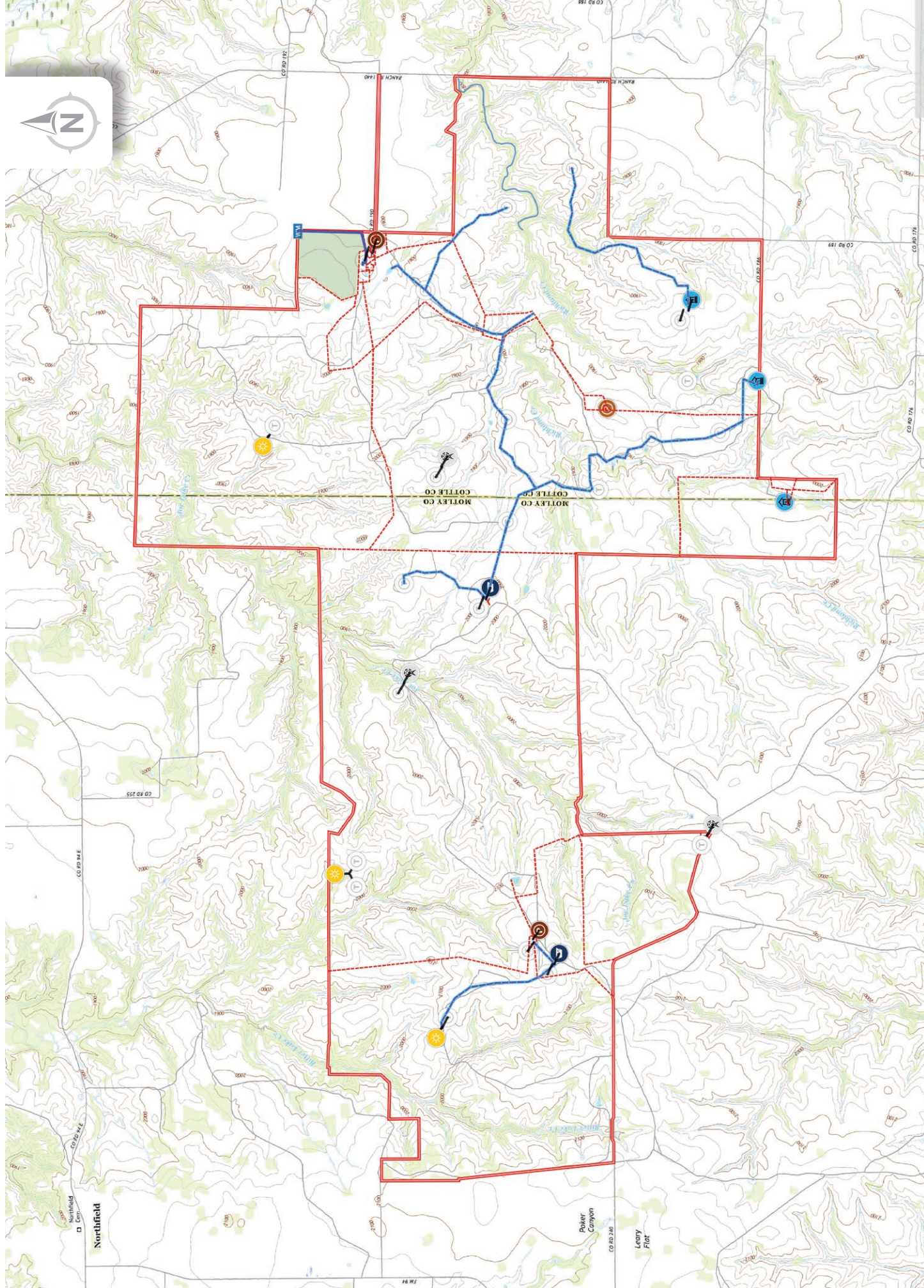
Plainview

Lubbock



- Corals
- Fence
- Pens
- Solar Well
- Trough
- Water Meter
- Water Storage
- Well
- Windmill

34.2537, -100.5205



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Charlie Middleton

Real Estate Broker • TX

Real Estate Associate Broker • NM

(806) 786.0313

charlie@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

