

# 408 acre Hunting & Cattle Ranch with CRP

408± acres | \$714,000 | Memphis, Texas | Donley County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# 408 acre Hunting & Cattle Ranch with CRP

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We are pleased to have obtained the exclusive listing on this recreational cattle ranch and CRP property in Donley County,

## Location

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This Eastern Texas Panhandle ranch is situated in the southeast portion of Donley County just 2 miles northwest of Memphis, with frontage along US Highway 287. It is a short 1 hour and 20-minute drive from Amarillo, and about a 2 hour drive from Lubbock or Wichita Falls.

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## Topography

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The topography of the ranch is extremely varied, with the CRP tracts overlooking native grassland with deep, tree-lined draws and bluffed valleys.

Approximately 222 acres of land is native, and this area of the ranch is considered very scenic, with large trees, and wooded valleys.

185.39 acres of land was previously in farmland and now enrolled in the CRP. Soils on the CRP tracts are mostly level to gently rolling in topography and contain a good cover of CRP grasses.

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## Conservation Reserve Program (CRP)

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185.39 acres of the ranch is in the CRP program, with a rental rate of \$20 per acre, expiring September 30, 2030. This CRP contract can be assumed by the buyer, and provide an annual CRP income of \$3,707, or can be bought out of CRP and cancel the contract.

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## Improvements

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The only structural improvement of value is a pole and wood-frame 40 x 30 hay barn. Several older dilapidated barns/sheds are on the property that are in need of demolition. Exterior fences are considered good, with few interior fences, and most in poor condition.

Two old irrigation wells are located on the property. The condition of the wells are unknown, but could be investigated by the buyer to determine feasibility for use. Two domestic livestock wells are located on the property. One is in good working condition, with the other unknown.

Single phase electricity and natural gas are available on the property.

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## Resources

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All owned mineral and wind energy rights will convey to the new owner.

## Wildlife • Hunting

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Whitetail and mule deer are found in this area of the Panhandle, with whitetail being the predominant species observed on this property. Mule deer are occasionally seen on some portions of the ranch. Other game animals observed include dove, quail, and predators. No hogs are seen at this location.

## Remarks • Price

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The 408± acre Ranch is considered a good investment property that can provide outstanding hunting and recreational appeal. Being located on Highway 287, this property is also quite for a homesite or weekend retreat. The property can support a cattle operation today, and upon expiration of the CRP contract, the entirety of the ranch can be used in the livestock operation to take advantage of the CRP grass cover for grazing.

This property is being reasonably offered at \$1,750 per acre.

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



*The information contained herein is believed to be correct. However, Charles S. Middleton and Son, LLC, does not warrant for its accuracy. It is the buyer or buyer agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany his/her prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son, LLC.*





Amarillo

408 acre Hunting & Cattle Ranch

Memphis

Plainview

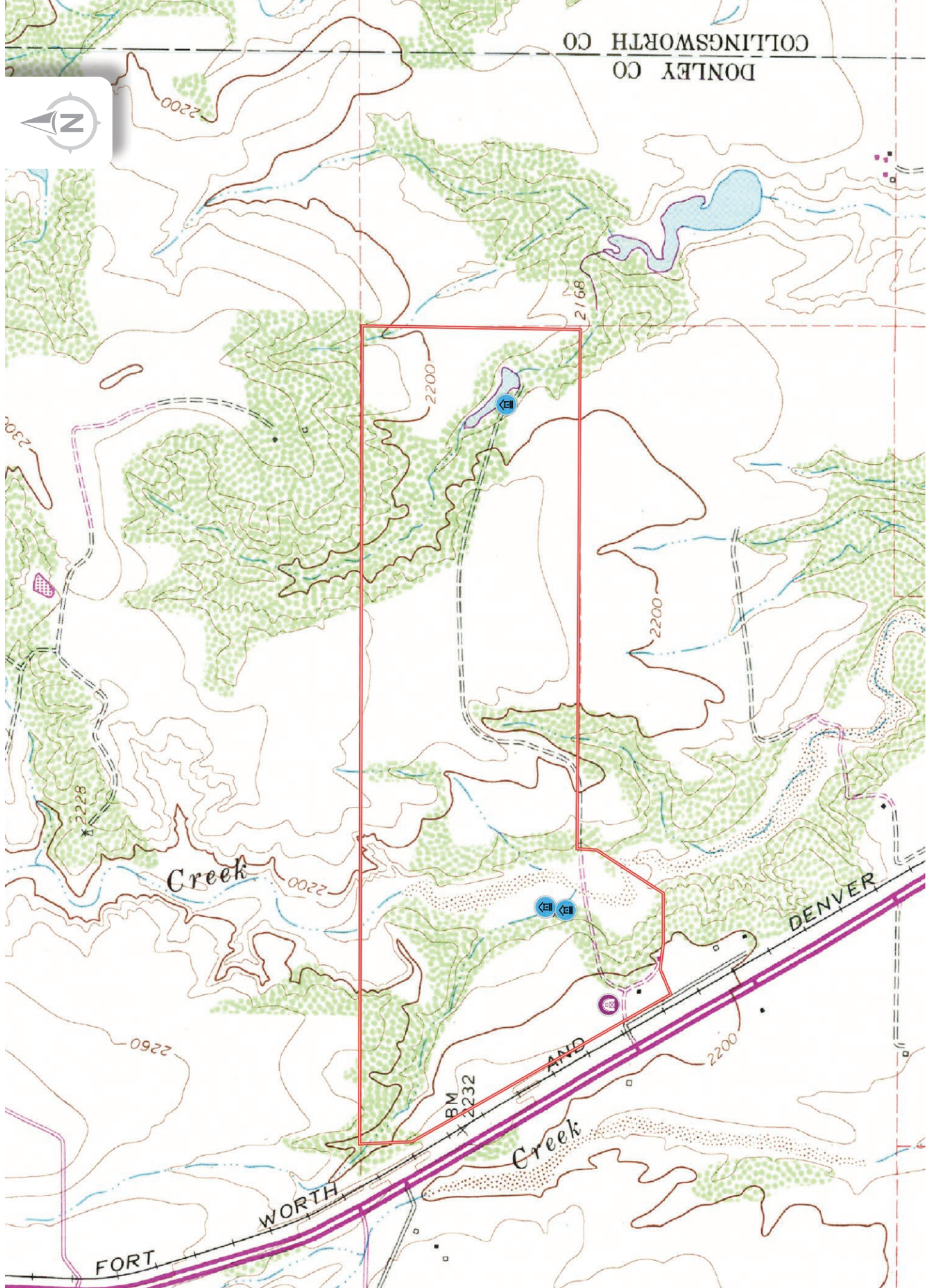
Lubbock





34.7732, -100.5634







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YouTube

