

Burdett River Ranch

1,805± acres | \$4,512,500 | Paducah, Texas | Cottle County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Burdett River Ranch

Property Description

The Burdett River Ranch is located in Cottle County, Texas on the South Fork of the Pease River. This is a highly improved hunting ranch that has large neighbors, spring-fed tanks, river frontage, and a very nice lodge overlooking the South Pease River Valley. The current owner has spent the last 20 years improving this property and creating a world-class hunting ranch in this portion of Northwest Texas.

The property adjoins the Buckle L Ranch. This ranch contains approximately 45,000 acres and adjoins three sides of the Burdett River Ranch. Other large neighbors also adjoin or are nearby, ensuring quality whitetail and mule deer populations in the immediate area.

The South Pease River has live spring water feeding the river in this area. There are two spring fed ponds stocked with fish on the property. Both ponds hold water even under severe drought conditions. The ponds are deep and wind through the canyons, offering truly remarkable water features for this area of Texas.

You will have to look long and hard to find a ranch with approximately 1 mile of river frontage on both sides, large neighbors, and the quality of hunting that the Burdett River Ranch has to offer. This property is set up and ready to be enjoyed on day one. All of the hard work has already been accomplished, including deer blinds, feeders, fenced food plots, lodge, rural water and electricity, all in place for the future owner to experience.

This area of Northwest Texas has a rich history of ranching complimented with areas the Indians often inhabited along the Pease River Valley. As an added bonus, several Indian artifacts have been found on the ranch, especially along the creeks, springs, and the river.



Location

The Burdett River Ranch is located just east of US Highway 83/62 between Childress and Paducah, Texas. Amarillo is approximately 120 miles to the northwest, Lubbock is approximately 140 miles to the southwest, the DFW Metroplex is around 220 miles to the southeast and Oklahoma City is approximately 205 miles to the east.









Improvements

The Burdett River Ranch is a highly improved hunting ranch with a main lodge constructed in 2013. This lodge structure measures 40 ft. x 80 ft. and consists of 2,764 sq. ft. of living area, including 3 bedrooms, 2 bathrooms, and a 320 sq.ft. loft that is perfect as a game room or sleeping area. The remainder of the lodge is for storing ATVs and hunting equipment. The lodge is being offered turn-key with stove, oven, microwave, refrigerator, washer/dryer, and all furnishings. The lodge overlooks the South Pease River Valley and one of the beautiful spring fed ponds, along with the numerous canyons that feed down to the river. The fencing and road work is first class providing access to most every part of the ranch.

The hunting infrastructure is in place and has been very well planned out to optimize the hunting experience on the ranch. These improvements include: 6 deer blinds, 13 feeders, 4 small fenced food plots, one 35 acre food plot, electricity, and a network of ranch roads.





Water Features

The Burdett River Ranch is considered to be very well-watered with rural water, surface water, river water, and numerous springs. There are 9 ponds on the property, with 2 being spring fed and stocked with fish. Other water sources include numerous springs and live water in the South Pease River.











Hunting • Fishing • Recreation

The hunting and fishing on the ranch is some of the best in this portion of Northwest Texas. There is something for everyone to enjoy, whether you are a deer hunter, bird hunter, fisherman, or just want a place to explore and ride ATVs. With the ranch being surrounded by the Buckle L Ranch on 3 sides, and very little hunting pressure, there are both trophy whitetail and mule deer in this area. There has been a feed and management program in place for years and the ranch has produced quality grown trophy bucks. As an added bonus, there is a significant amount of Aoudad throughout this portion of the Pease River Valley. Near the lodge, the ranch has a small 10-acre high fence pasture, perfect for keeping a few animals. Quail, dove, turkey, ducks and geese are typically present for the avid bird hunter. The 2 spring fed ponds are stocked with bass, catfish, perch, and crappie and offer great fishing for everyone to enjoy.

From hunting to fishing, hiking, exploring, riding ATVs, or just sitting out and enjoying the dark sky, you need to inspect this ranch in order to appreciate all that it has to offer!







Resources

The Burdett River Ranch is being offered on a surface-only basis, as the current owner does not own any of the minerals. There is no active production on the ranch. All alternative energy such as wind and solar convey to the Buyer at closing.



Broker Comments • Price

The Burdett River Ranch is truly one of the finest ranches in this part of Texas. You need to see this one to appreciate all that it has to offer.

It is reasonably priced at \$2,500/acre (turnkey).

Please contact Dane Mount at (940) 839.6247
or dane@csmanson.com to schedule your private showing







Amarillo

BURDETT RIVER RANCH

Plainview

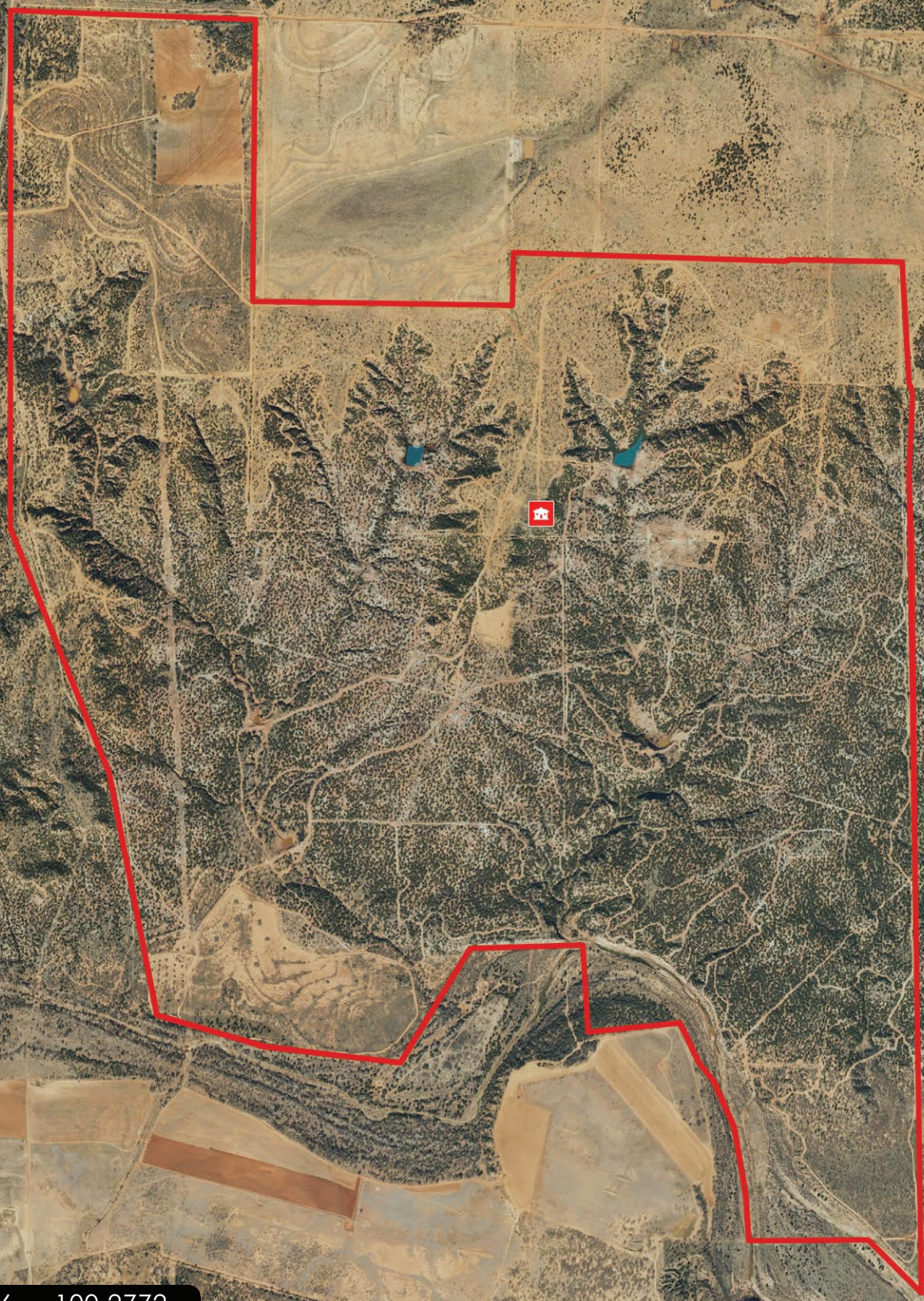
Paducah

Lubbock



83

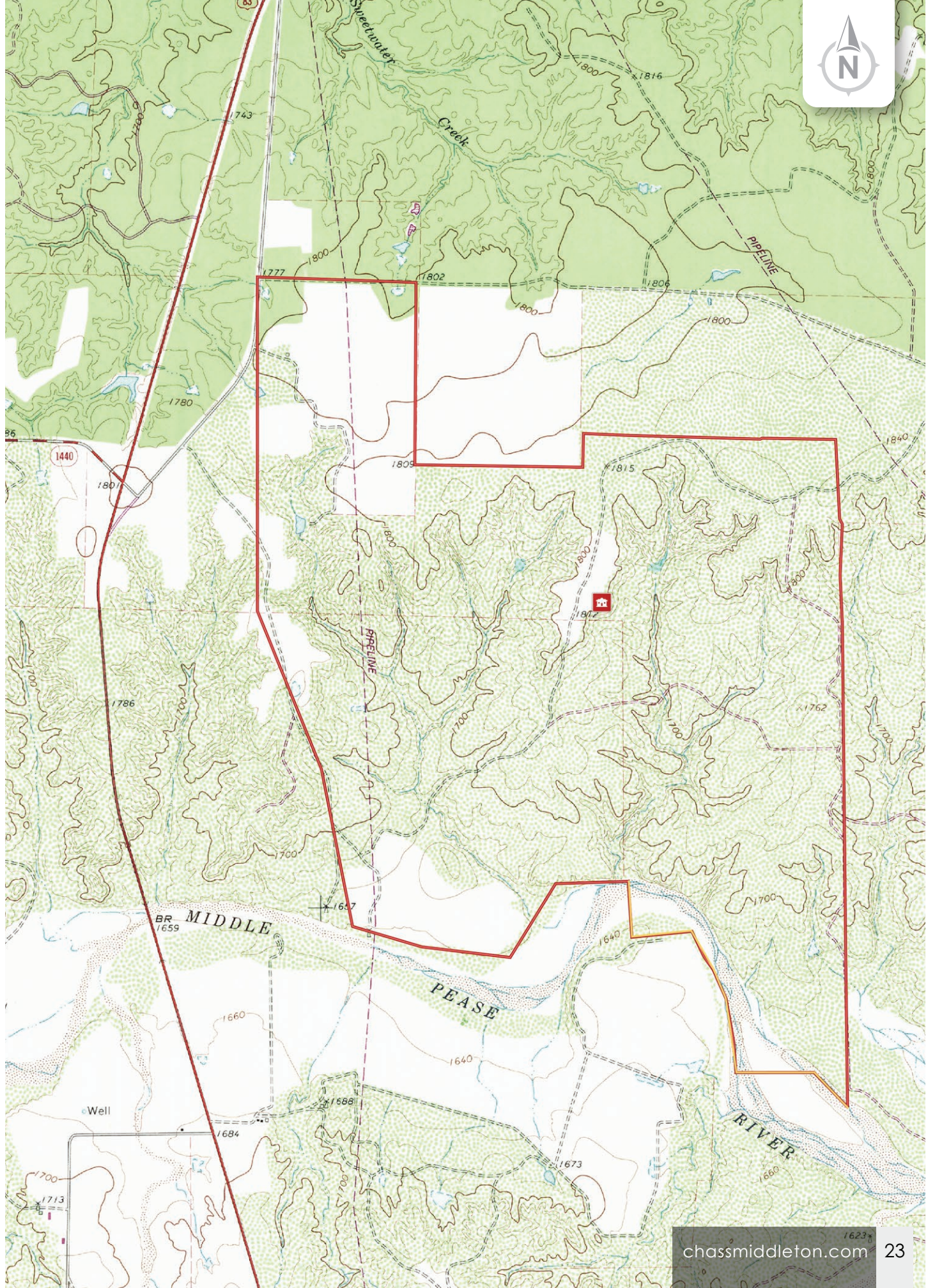
62



34.2216, -100.2772

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62



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