

# Phillips Estate Ranch

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960± acres | \$1,704,000 | Memphis, Texas | Hall County



*Chas. S. Middleton*

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AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Phillips Estate Ranch

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We are pleased to have obtained the exclusive listing on this 960± acre Phillips Estate Ranch and recreational property in Hall County, Texas.

## Location

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This Eastern Texas Panhandle ranch is situated in the northeast portion of Hall County, just 7.5 miles southeast of Memphis. It is a short 1 hour and 30-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 ranch is mostly native grassland, with rolling hills, deep draws and valleys, large mature trees, and wet weather creek bottoms. The topography of the ranch provides dramatic changes in elevation, from 1,981 feet in the upper grasslands, to 1,850 feet in the lower valley along Jonah Creek. This creek traverses the ranch from west to east for over 2 miles. 115.01 acres of land were previously in farmground and is now enrolled in the CRP program. 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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115.01 acres of the ranch have been enrolled in the CRP program, with a rental rate of \$34.45 per acre that expires September 30, 2033. This CRP contract can be assumed by the buyer, and provides an annual CRP income of \$3,962, or can be bought out of CRP and cancel the contract.

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## Water Features

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The ranch is watered by one submersible well at the pens, and two dirt tanks. Additionally, there is a rural water line with the Red River Water Authority on the southwest corner of the ranch.

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## Improvements

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There are no structural improvements on property other than a set of wood post corrals and two boxcars. The property is divided into basically two main pastures with the interior fence considered fair to good. Exterior fences are believed to be generally good. The submersible water well located at the pens is served by single phase electricity.

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## Wildlife • Hunting

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Whitetail and mule deer are found in this area of the Panhandle and both are observed on this ranch in equal numbers. Other game animals observed include dove, quail, wild hogs, and predators. Numerous turkeys were observed on the property during inspection as well as numerous bob white quail calls.

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## Resources

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

## Remarks • Price

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The Phillips Estate Ranch is a scenic cattle and hunting/recreational ranch property. It is well located in the eastern Texas Panhandle that provides excellent hunting opportunities. An added bonus for the property are the CRP tracts that provide additional annual income and will be available to enhance livestock grazing upon expiration of the CRP.

The ranch is being reasonably offered at \$1,775 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

Memphis

Phillips Estate Ranch

Plainview

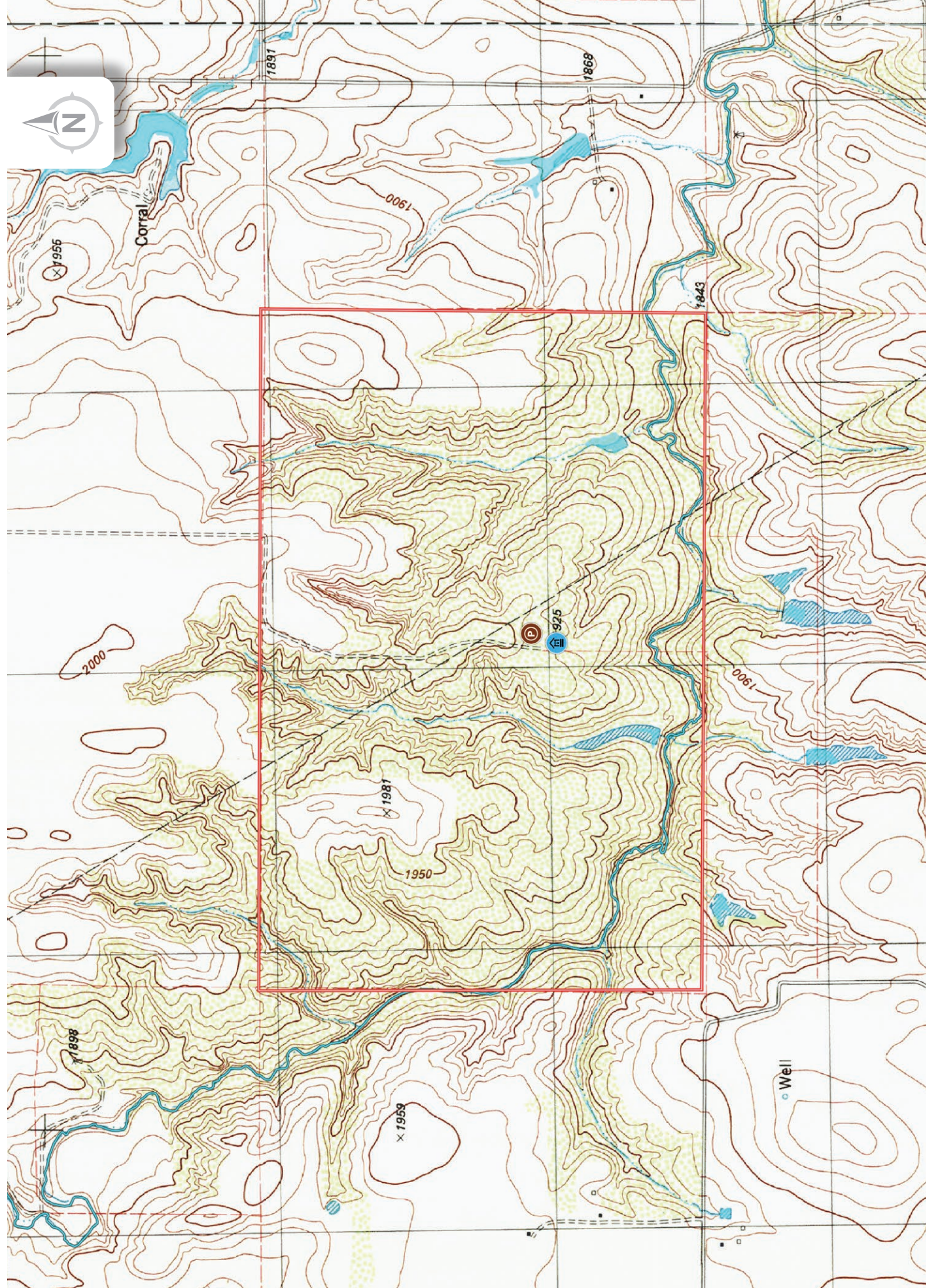
Lubbock





34.6526, -100.4398







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YouTube

