

408.11 ± acre Hunting and Cattle Ranch

408.11± acres | \$673,382 | Memphis, Texas | Donley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

408.11 ± acre Hunting and Cattle Ranch

We are pleased to have obtained the exclusive listing on this recreational hunting and cattle ranch with the added bonus of some CRP acres in Donley County,

Location

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 one-hour and twenty-minute drive from Amarillo and about a two-hour drive from Lubbock or Wichita Falls.



Topography

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, wooded valleys, and scenic canyons. 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.









Conservation Reserve Program (CRP)

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, cancel the contract, and begin fully utilizing the excellent grass cover for grazing and wildlife cover now.



Improvements

The only structural improvement of value is a pole and wood-frame 40 x 30 hay barn. Exterior fences are considered good.

Water Features

Two old irrigation wells are located on the property. These wells were used several years ago with side-roll sprinklers to irrigate the valley bottom land. The condition of the wells are unknown, but could be investigated by the buyer to determine the feasibility for use for either maintaining a fishing pond or for irrigation. The water table is believed to be shallow on this ranch. Two domestic livestock wells are also located on the property. One is in good working condition and is being used. The other has not been in use.

















Utilities

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

Resources

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

Wildlife • Hunting

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

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 suitable for a homesite or weekend retreat. The property can support a cattle operation today and provide good recreational activities.

This property is being reasonably offered at \$1,650 per acre.

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

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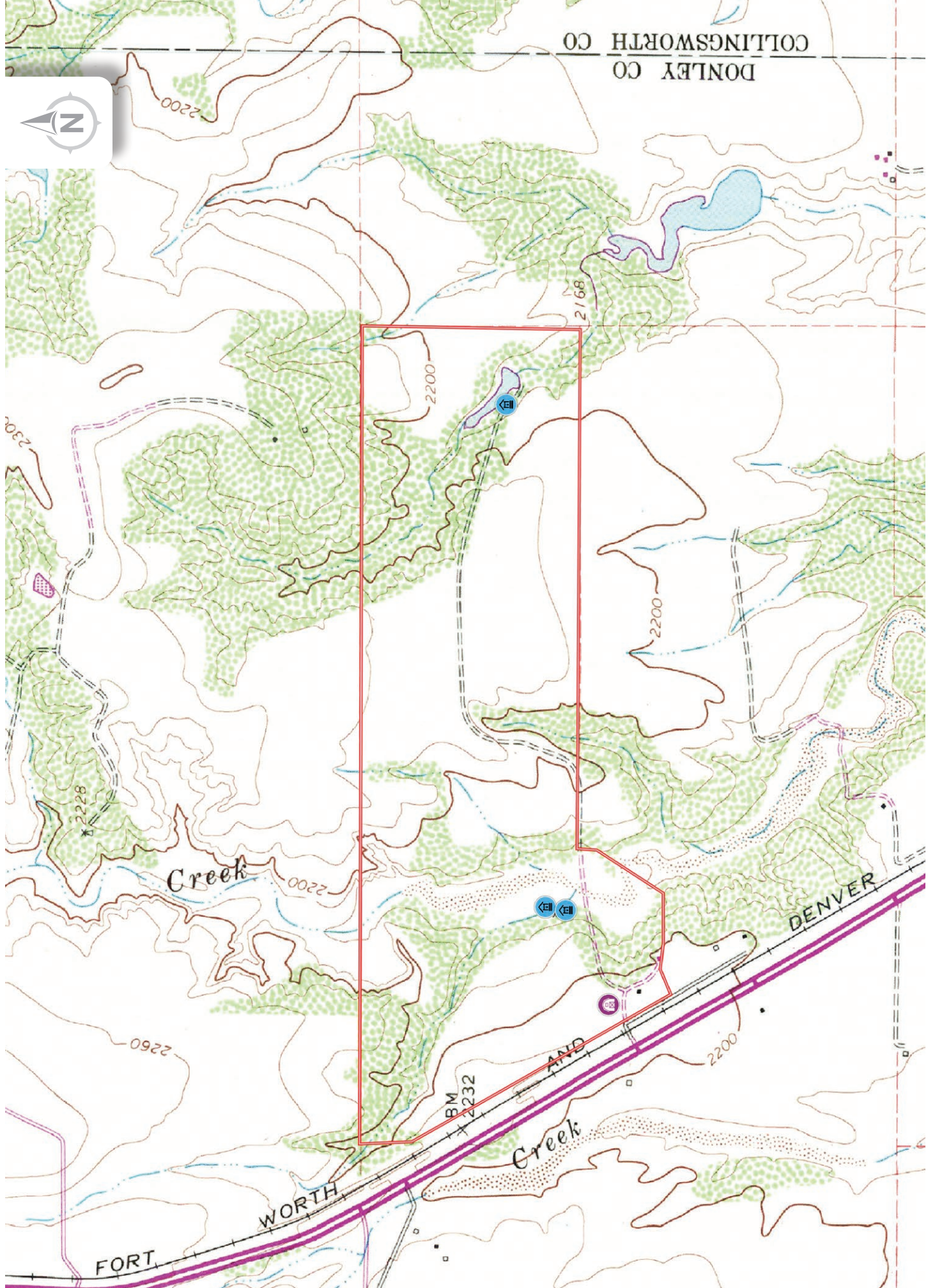
Memphis

Plainview

Lubbock



34.7732, -100.5634



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