

Ranchito Hideaway

218.88± acres | \$950,000 | Clarendon, Texas | Donley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Ranchito Hideaway

We are pleased to have obtained the exclusive listing on the 218.88 ± acre Ranchito Hideaway Ranch in Donley County, Texas. This Eastern Texas Panhandle ranch is a unique find, with scenic wooded valleys, rolling hills, and creek bottom land. In addition, the ranch is nicely improved with a barndominium and bunkhouse.





Location

Access to the Ranchito is good, being located on paved state highway 203, about 3 miles northeast of the community of Hedley.

It's about a 15-minute drive into either Clarendon to the west or Memphis to the east. Only about an hour's drive from Amarillo or Pampa, it's an easy commute for a weekend retreat or a mid-week break during the work week.



Topography • Landscape

The landscape of the property is scenic with nice elevation changes throughout the ranch. The ranch contains rolling hills and wooded valleys with large trees along the lower elevations and creek bottom land. These valleys contain some of the largest trees you will see in this area of the Panhandle. These trees include elm, soapberry, and hackberry. Plum thickets are found along the rolling hillsides. A desirable cover of mesquite is present on the upper elevations, providing good cover for wildlife.

Grasses consist mostly of gramma and buffalo with improved grasses on the southeast and northern portions of the property.







Improvements

The ranch is nicely improved with a barndominium and a smaller rock bunkhouse.

The barndo is a 2-bedroom and 1-bath and was constructed in 2018. It has an adjoining shop with roll-up doors on each side. The living area is nicely finished with wooden plank walls, stained concrete floors, and high 10 ft ceilings. The bath area has a separate lavatory. Appliances are included with an electric stove and fridge, as well as furnishings in the barndo. A 12 ft. wrap-around porch provides a nice setting for evening relaxation and outdoor cooking.

The rock bunkhouse has 1 bedroom and 1 bath. A second living area can also easily serve as an additional bedroom. Stove, fridge, and furnishings are included.

Attached to the bunkhouse is a 34 ft. x 39 ft. covered patio/picnic area with a concrete floor. This patio area is perfect for family gatherings or can be used as a covered carport or for equipment storage.

















Water

The ranch is watered by one submersible well. Additionally, there is an earthen pond that provides a water source for livestock and wildlife.



Hunting • Wildlife • Recreation

Both mule deer and whitetail are found in this area of the Texas Panhandle, with whitetail being the most prominent species found on this ranch. With abundant trees on the property, turkeys are found in good numbers. Dove and quail are commonly seen on the ranch. Other wildlife includes coyotes and bobcats.





Equipment • Tools • Personal Property

- John Deere 5065 E tractor with front-end loader and attachments
 - John Deere 5203 tractor with front-end loader and attachments
 - Two stock trailers and 3 utility trailers
 - Two Honda 4-wheelers
 - Kawasaki Mule side-by-side
 - Furnishings in the barndominium
 - Numerous shop equipment items, as well as tools and supplies, are included in this offering.
-





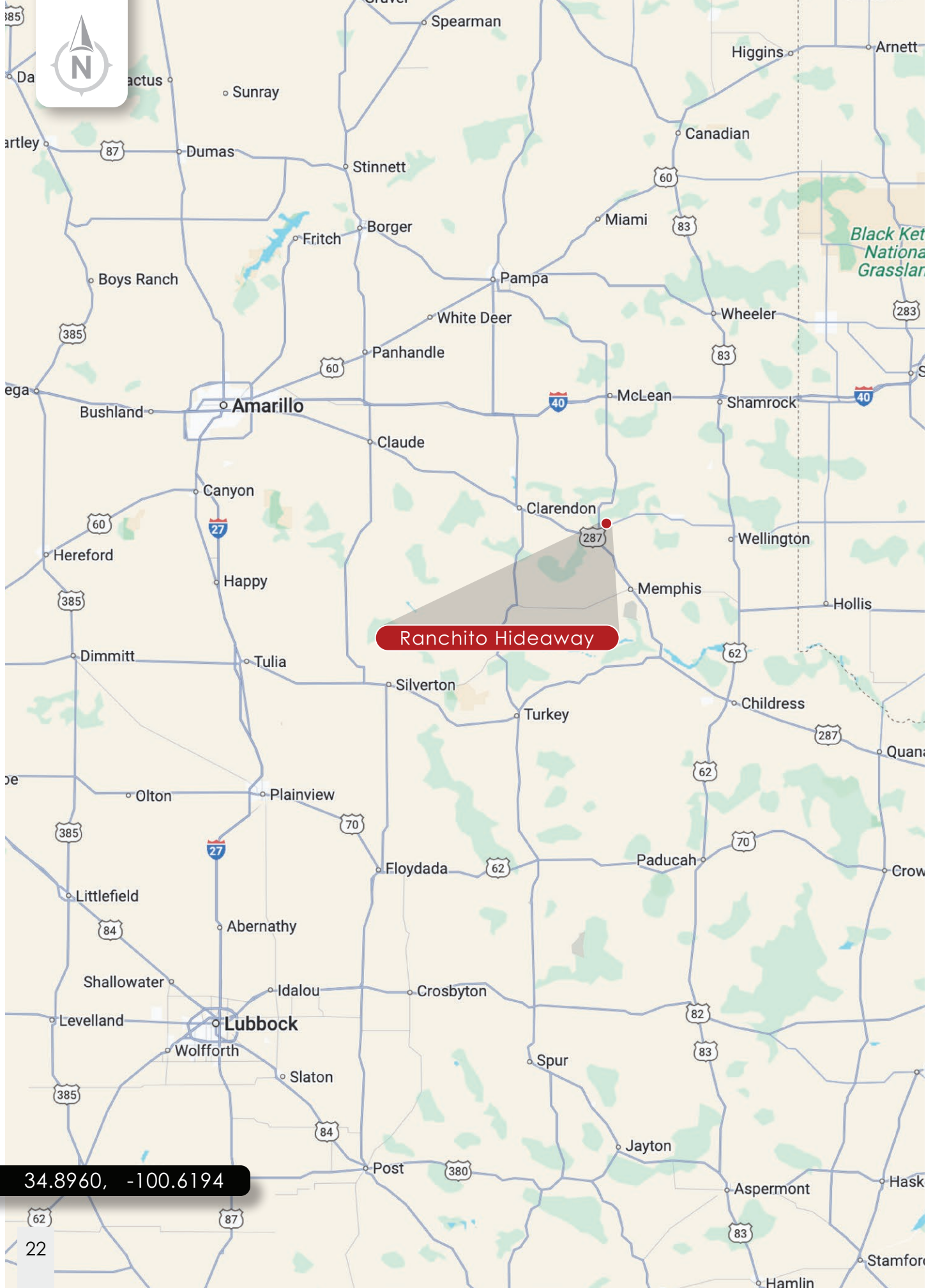
Remarks

The Ranchito Hideaway Ranch is without question a unique find in the Texas Panhandle. This ranch is being sold basically turn-key, with equipment, UTVs, tools, and furnishings offered.

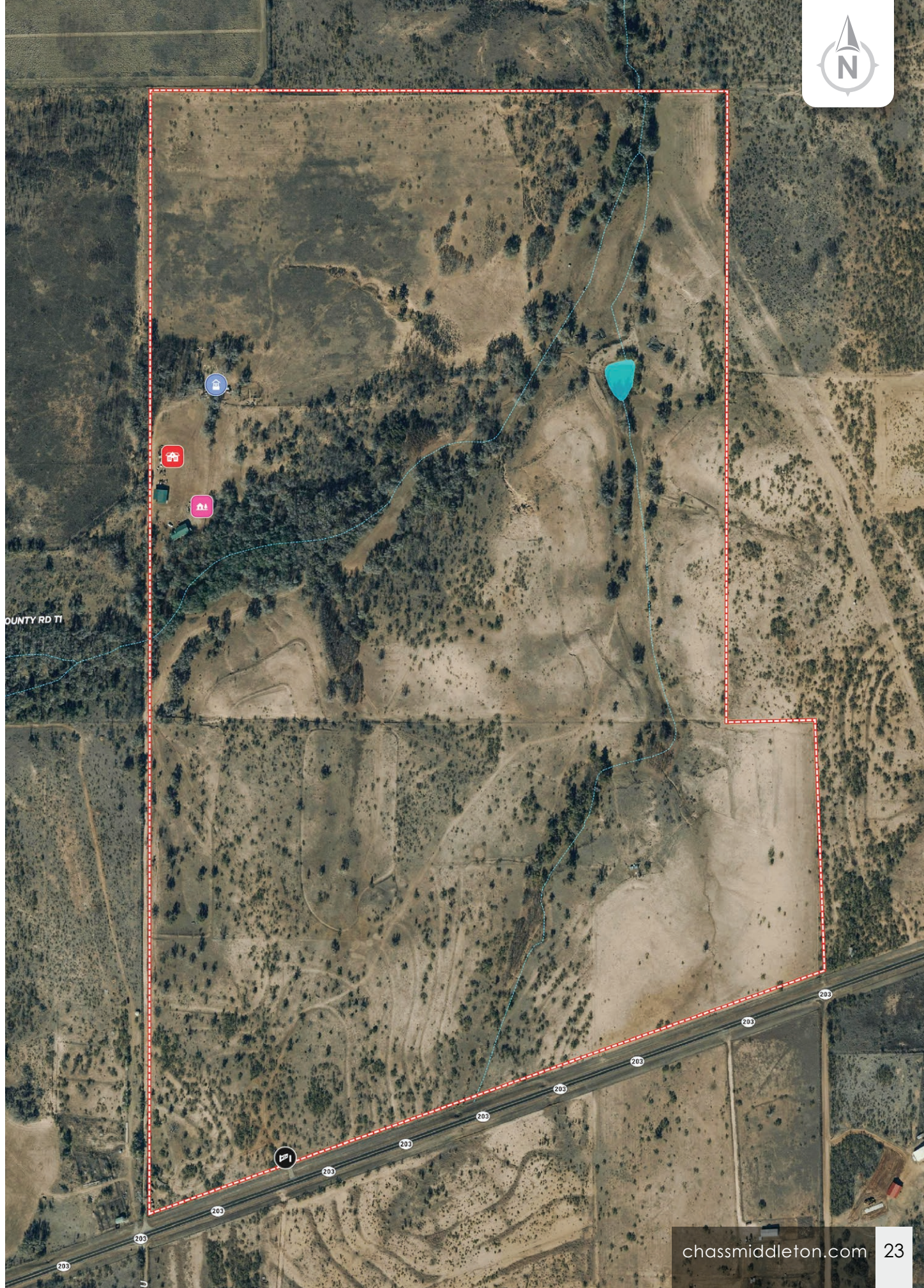
If you are looking for a well-located and scenic smaller ranch property that is nicely improved, this property should be seen. This ranch is realistically offered at \$950,000.

Call Clint Robinson at (806) 786-3730 to learn more and/or for a private showing.





22



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

