

Burson Ranch

372.658± acres | \$1,120,000 | Paducah, Texas | Cottle County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Burson Ranch

The Burson Ranch spans approximately 372 acres in the North Rolling Plains of Cottle County, situated just 10 miles north of Paducah, Texas. This expansive property offers a diverse landscape, ideal for multiple uses.

The land consists mainly of native and improved grasslands and includes three reliable water wells. It's well-suited for grazing, hunting, and various recreational activities. There are two tracks of land, split by an all-weather accessible county road. The tracks are 237± acres to the southwest and 135± acres to the northeast.



The sellers have invested extensively in brush management around the home place, greatly reducing dense mesquite stands and opening up the landscape. The sandy and sandy loam soils found throughout the ranch support strong grass production. On the southern tract, a dense stand of improved grasses is complemented by scattered motts of wild plum thickets and minimal brush, creating wide-open views of the gently rolling plains. The northern tract offers a touch of rugged character, with a mix of native grasses and light brush, adding diversity to the property's terrain and habitat.



Ranch House

A standout feature of the ranch is the impressive, four bedroom, two bath, 3,192 square-foot home, located in the northeast track with direct access to the all-weather county road. Built in 2000 and renovated extensively in 2017, the home boasts a spacious 2-car garage, a basement, and modern amenities such as propane heating, fiber optic internet, quality water well and home alarm system. A secure fenced yard enclosing a spacious backyard to the north enhances the property's appeal, making it ideal for families and pets.















Access

The Burson Ranch property is located 10 miles north of Paducah and accessed along FM 125, an all-weather road, and approximately one mile west of Texas Highway 83. This property is centrally located to several major cities in the Central Plains: 138 miles south of Amarillo, 130 miles west of Wichita Falls, 122 miles east of Lubbock and 135 miles north of Abilene.

Minerals • Wind Energy

The owner will convey 100% of any/all owned mineral rights and wind energy rights with acceptable offers.

Price • Broker Remarks

The Burson Ranch, spanning 372± acres in Cottle County, Texas, offers a prime combination of native and improved grasslands, three water wells, and diverse terrain, perfect for grazing, hunting, and recreation.

Split into two tracks—237± acres to the southwest and 135± acres to the northeast—this property features a beautifully renovated 3,192-square-foot, four-bedroom home with modern amenities, including propane heating, fiber optic internet, and a secure yard.

With minimal brush, strong grass production, and scenic views of rolling plains, this ranch is an ideal rural retreat with easy access via an all-weather county road.

This ranch property and home is listed at \$1,120,000

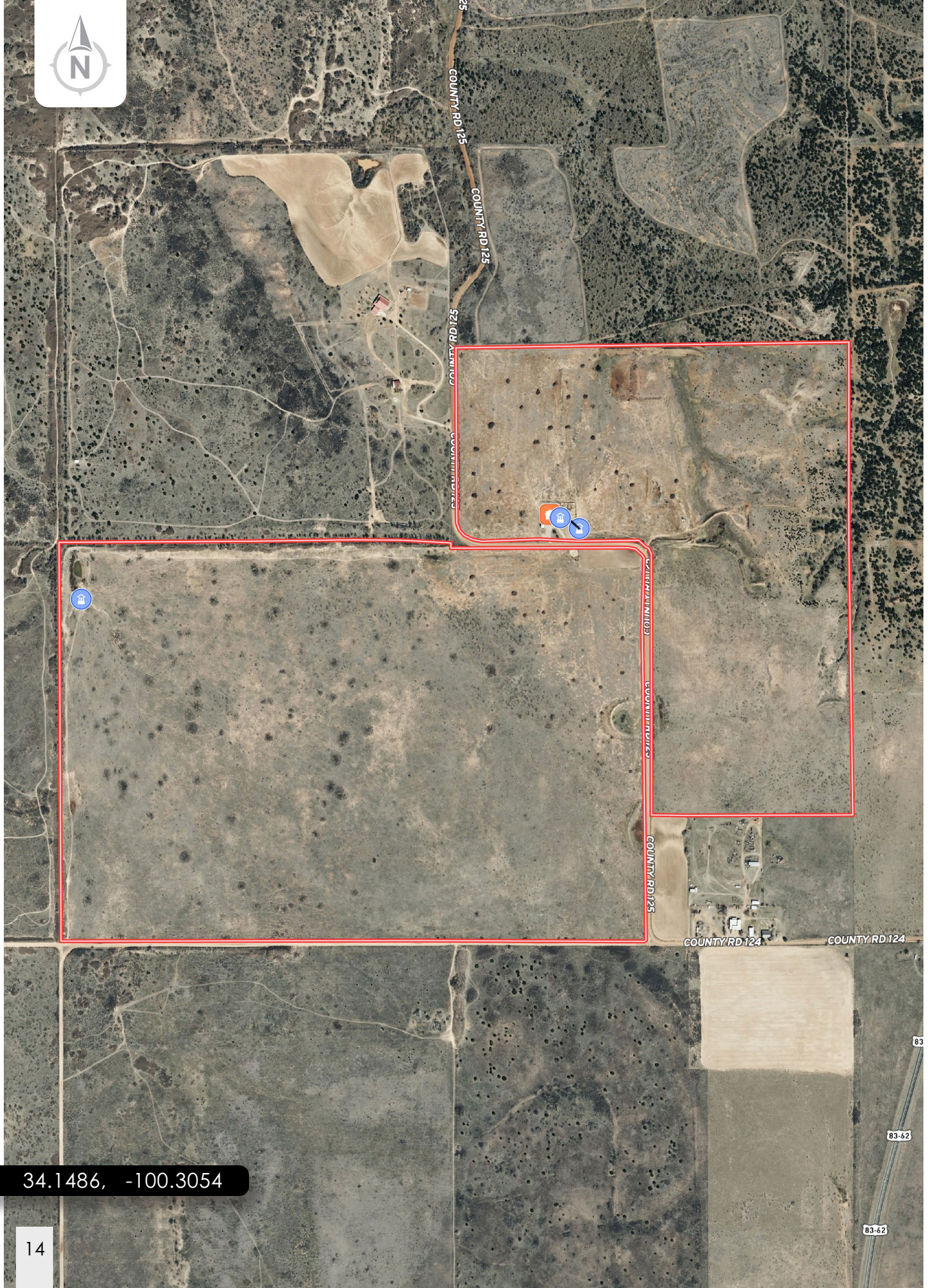
Please contact Cooper Cogdell (806) 683-6045 for more information or to schedule a showing.



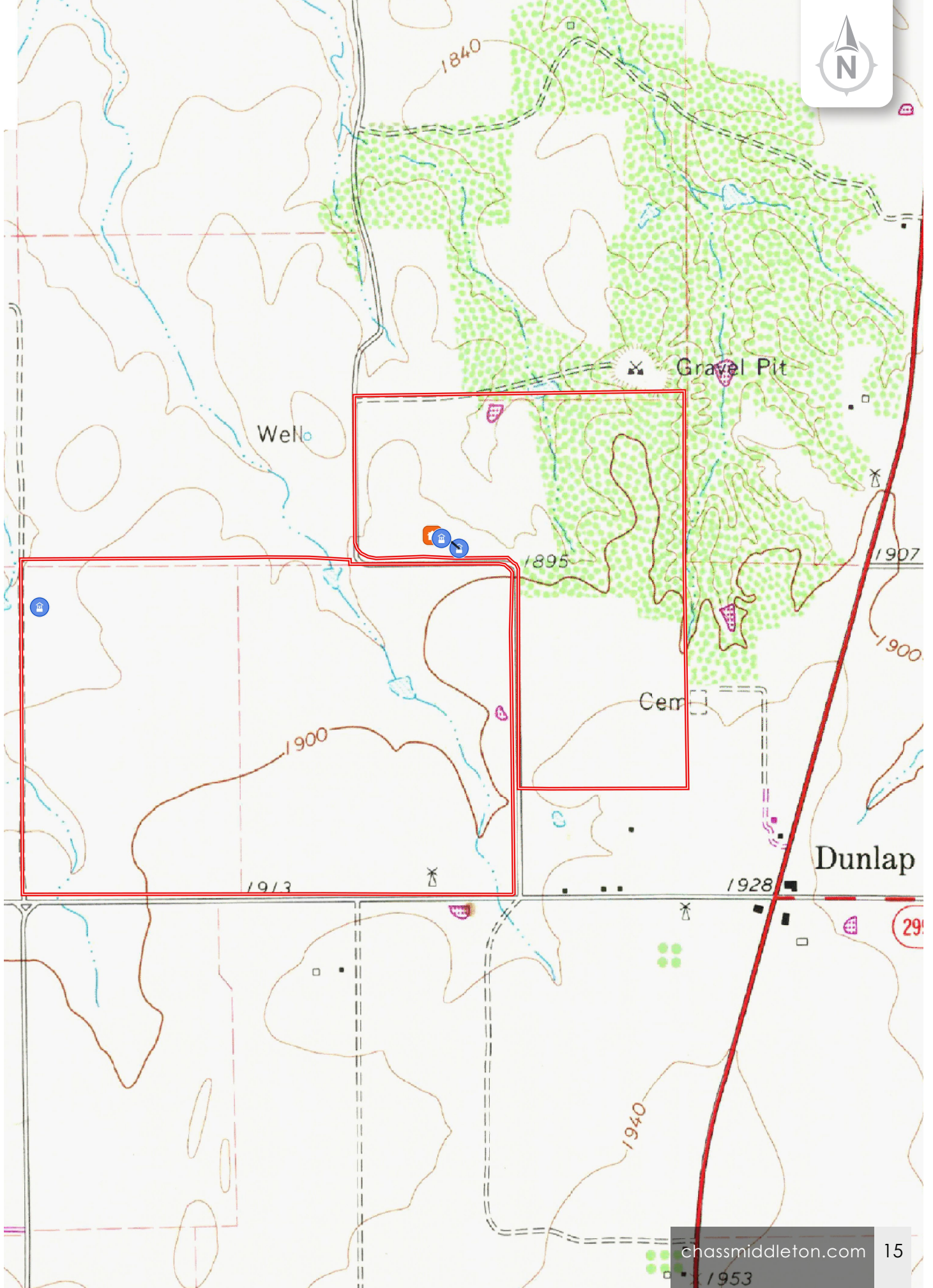




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34.1486, -100.3054



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