

Texas Panhandle Ranch

Hall County, TX

4,500 Acres Bordering PDTF & Little Red Rivers





*To obtain additional information or to
arrange an appointment for a site visit,
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The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.

Texas Panhandle Ranch

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RANCH OVERVIEW



The ranch is bounded by the Prairie Dog Town Fork of the Red River

(locally known as the “Big Red”) on its north side, and the Little Red River on its south side. It is easily accessible from area airports. The closest commercial airport to the property is located in Amarillo (approximately 97 miles). Private airports are located in Clarendon (approximately 37 miles) and Childress (approximately 45 miles). The Childress airport features a lighted, paved 6,000-foot runway. Clarendon’s airport runway is also paved and 4,500 feet in length.



Southeastern Texas Panhandle – 4,500 acres in Hall County, Texas. The secluded location of this property makes it one of the most suitable ranches of its size for managed hunting anywhere in the Texas Panhandle.

The ranch is fully developed for livestock production with good permanent fencing, water facilities supported by the local rural water supply co-op, working corrals & handling facilities, and roadways throughout. The subsurface water table level is not significantly affected by fluctuations in rainfall. Therefore, grass availability for livestock and wildlife habitat is fairly consistent from year to year and not affected by variations in weather conditions to the extent of most other Panhandle properties.

TOPOGRAPHY



The ranch is open land with gently sloping and rolling topography throughout. It is represented by the Lincoln-Yahola, Trivoli and Riverwash soil series and supports a diverse plant community based on the characteristics of these soils. Upon entering the ranch through the main gate on the west side, evidence of saline conditions is obvious. Grasses such as alkali sacaton and saltgrass are common. Proceeding eastward, scattered mesquite, hackberry, red-berry juniper and salt cedar dominates the over story, while sand sagebrush, vegetative gray gold aster, and other shrubs occur in the understory. Riparian vegetation includes cottonwood, hackberry, willow, salt cedar, and other wet-soil plants. High-quality native grasses such as little bluestem, indiangrass, sideoats gramma, sand dropseed, and hooded windmill grass are common throughout much of the ranch, as are common forbs such as ragweed and annual broomweed.

Approximately 116 acres, previously in the government CRP program, is currently classified by FSA as cropland. Specific information on soils and elevation contours is shown in the maps located in the Appendix.



A site visit to investigate potential for enhancing wildlife on the property was conducted in October 2017. The resulting Management Summary report (available on request) contains information regarding site conditions and recommendations for a potential Wildlife Management Plan.

As noted in the above-mentioned report, this ranch forms the western end of 4 adjoining ranches that together form a contiguous stretch of wildlife habitat, approaching 13,500 acres – all bounded by the “Big Red” river on the north. A cooperative Wildlife Management Plan covering this entire area would likely prove especially beneficial to all of the subject properties.

LAND USE



Overall, the property provides excellent habitat for a diverse array of wildlife including mule deer, white-tailed deer, badger, bobcat, coyote, fox, beaver, Rio Grande wild turkey, bobwhite quail, mourning dove, ducks, numerous small mammals, reptiles and amphibians. Feral hogs are present and controlled by various legal means. An independent quail survey, conducted in December 2017, indicated an abundance of bobwhite quail.

Many areas of the ranch have a shallow water table, and depressional potholes can be found throughout, providing either fresh or saline surface water. These potholes and associated drainages into the Prairie Dog Town Fork and Little Red rivers provide important habitat for migrating waterfowl and other wetland-dependent wildlife. In addition, the ranch has an extensive water system for livestock which can easily be modified to supplement the natural water for wildlife use.

Generally, the ranch will support approximately 175 - 200 cow/calf units annually, with peaks reaching 250 units. Livestock grazing rights are currently leased to an area rancher.

IMPROVEMENTS



The north, south & east boundaries are fenced with well-maintained, 4-strand barbed wire fencing. The west boundary is high-fenced. Two barbed wire cross fences separate the ranch into 3 pastures. A set of steel corrals with multiple pens is located on the western side of the property. A small set of holding pens is located in the center and east pasture.

Livestock water is supplied by the Red River Water Authority of Texas. The water is distributed to stock tanks located throughout the property through an underground piping system.

Electrical power is available approximately ½ mile from the ranch's western boundary, and can be readily extended to the property if desired. Lighthouse Electric Coop, the electrical provider, is headquartered in Floydada, Texas, with a local office in Memphis, Texas.

DESCRIPTIVE INFORMATION



LOCATION / ACCESS

Access is via an unpaved roadway off FM 657 through adjacent property. An established easement, in use for more than forty years is documented in 2006 correspondence between the current landowners. See Location Map in Appendix for additional location information.

UTILITIES

Water: Red River Water Authority.

Electricity: Lighthouse Electric Co-op, Floydada, TX (~½ mile west of Ranch)

Gas: Propane.

ZONING / EASEMENTS

There are no known easements that affect normal operation of the property.



SALE PRICE - \$3,200,000.00

MINERAL RIGHTS

Seller will convey fifty percent (50%) of owned mineral rights.

WATER, WIND, & SOLAR RIGHTS

All water, wind and solar rights convey.

GOVERNMENT PROGRAMS

Government programs governing this property are administered through the USDA, FSA office located in Memphis, Texas. The property is designated as Farm No. 2417, Tract 1411.

PROPERTY TAXES

Property Taxes for the Year 2018 were \$1,629.00

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Texas Panhandle Ranch

APPENDIX

AREA DEMOGRAPHICS.....	A1
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AREA DEMOGRAPHICS

The area surrounding the ranch is as rich in history as it is beauty. It is located less than a half a mile away from the homestead of the late American Western swing musician, Bob Wills. Each year,



thousands of fans come to Turkey, Texas, to celebrate the life and music of Bob Wills. When not visiting for the cultural aspect, visitors come to this destination for quail, deer, and turkey hunting. The rolling terrain, ground cover, and seclusion make this land the ideal setting for hunting wildlife in the area.

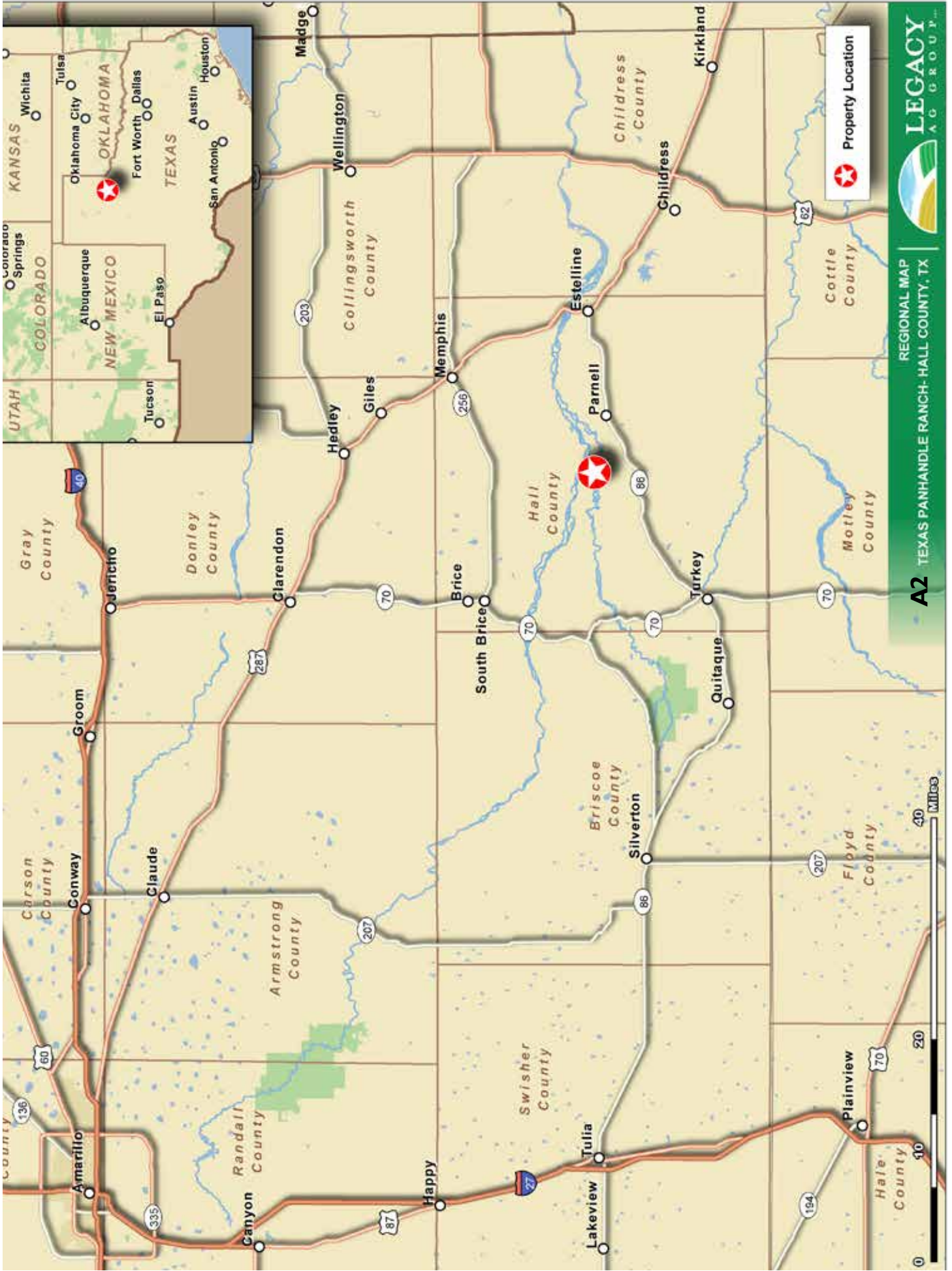
Located 37 miles northwest of the ranch is the quaint town of Clarendon, Texas. Established in 1878 as a town for religion, education, and temperance, Clarendon prospered as one of the first three towns in the Texas Panhandle. Today, Clarendon remains a special community with vibrant history, unique character, and a genuine panhandle hospitality that is home to roughly 2,000 residents.

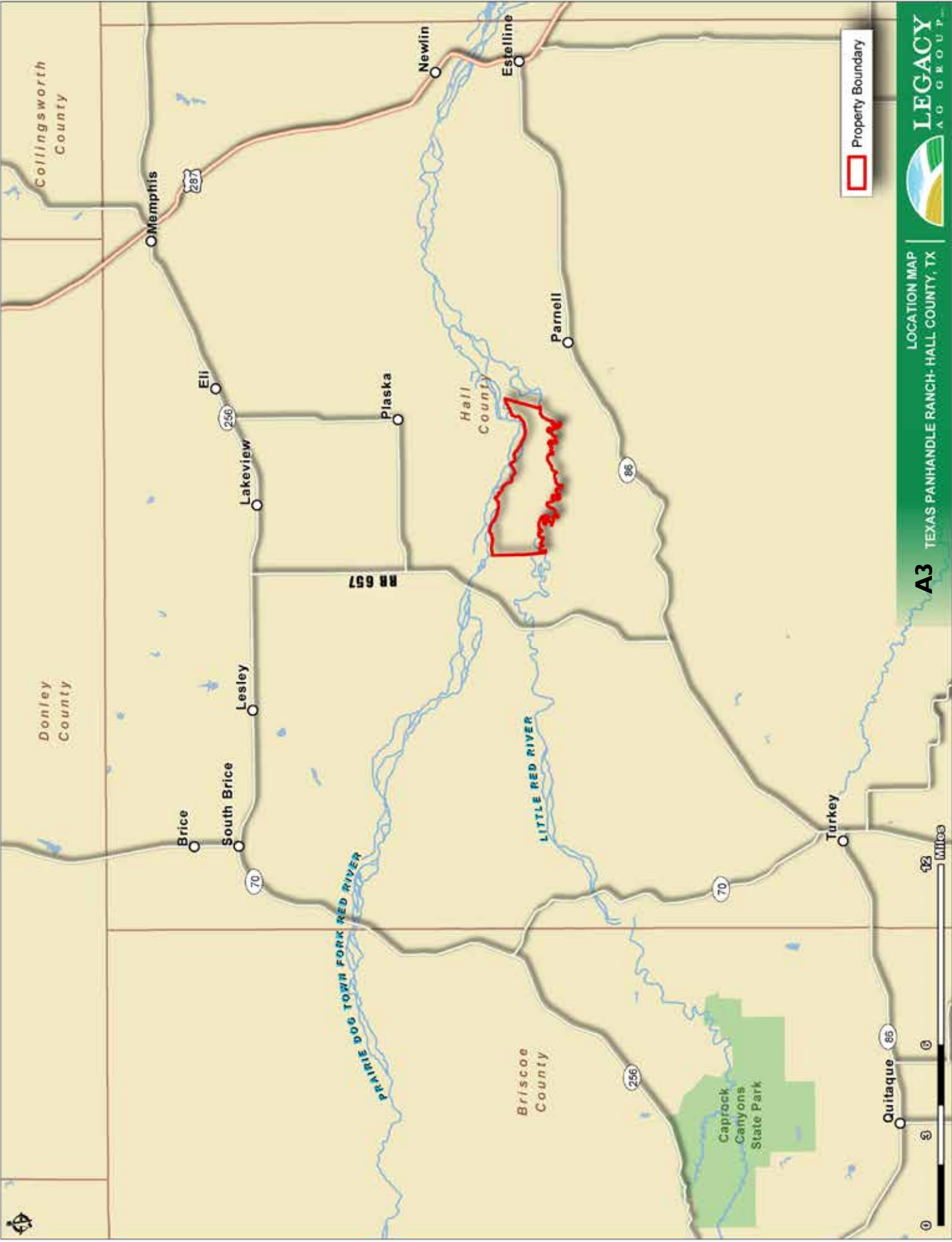
Clarendon offers several amenities that make it a convenient yet alluring destination for travelers. The town itself boasts several restaurants, a grocery store, and locally owned shops that sell everything from antiques to handmade cowboy boots. Clarendon is easily accessible, as it has a municipal airport less than five minutes away from the downtown square. Additionally, the surrounding area provides a variety of activities for visitors.

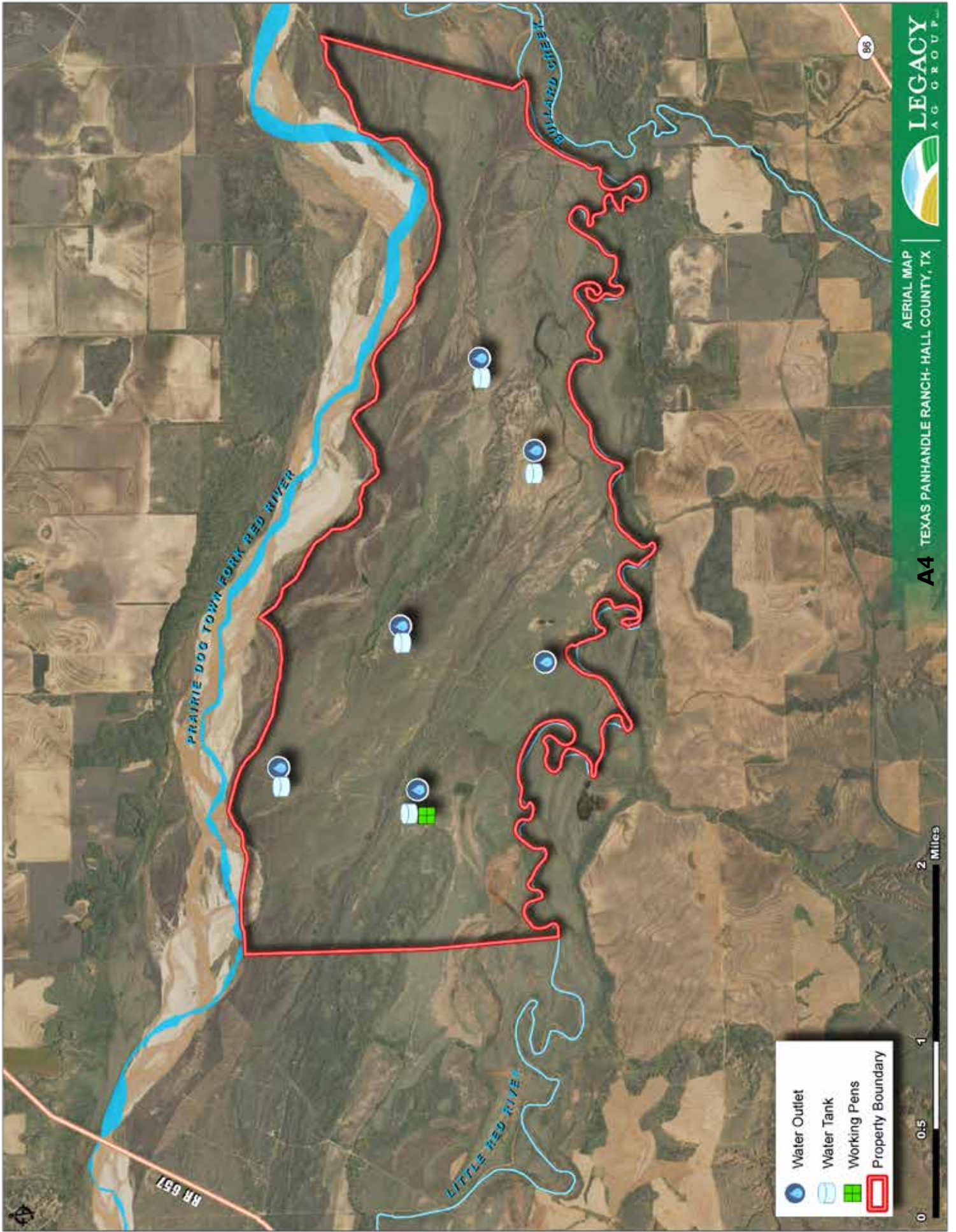
Whether it's a round of golf at the Clarendon Country Club, watersports on Greenbelt Lake, or a movie at the Sandell Drive-In, Clarendon offers entertainment for all.

No matter where you go, you will be met with the smiling face of a local that will guide you on your way and tell you a story if you have the time to listen. The wide open spaces, Technicolor sunsets, and friendly residents make Clarendon the ideal location to spend the day.







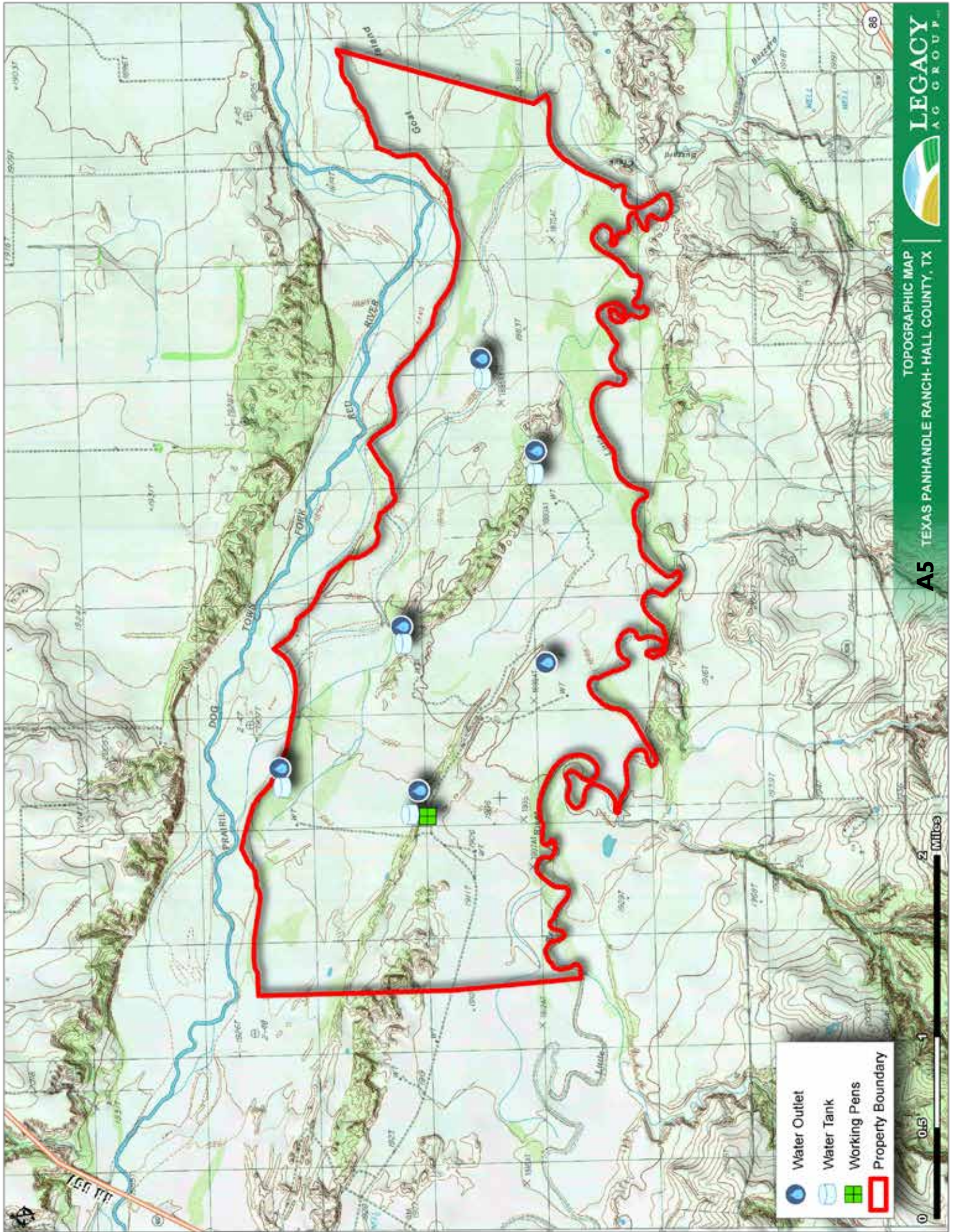


- Water Outlet
- Water Tank
- Working Pens
- Property Boundary

0 0.5 1 2 Miles

A4 TEXAS PANHANDLE RANCH- HALL COUNTY, TX





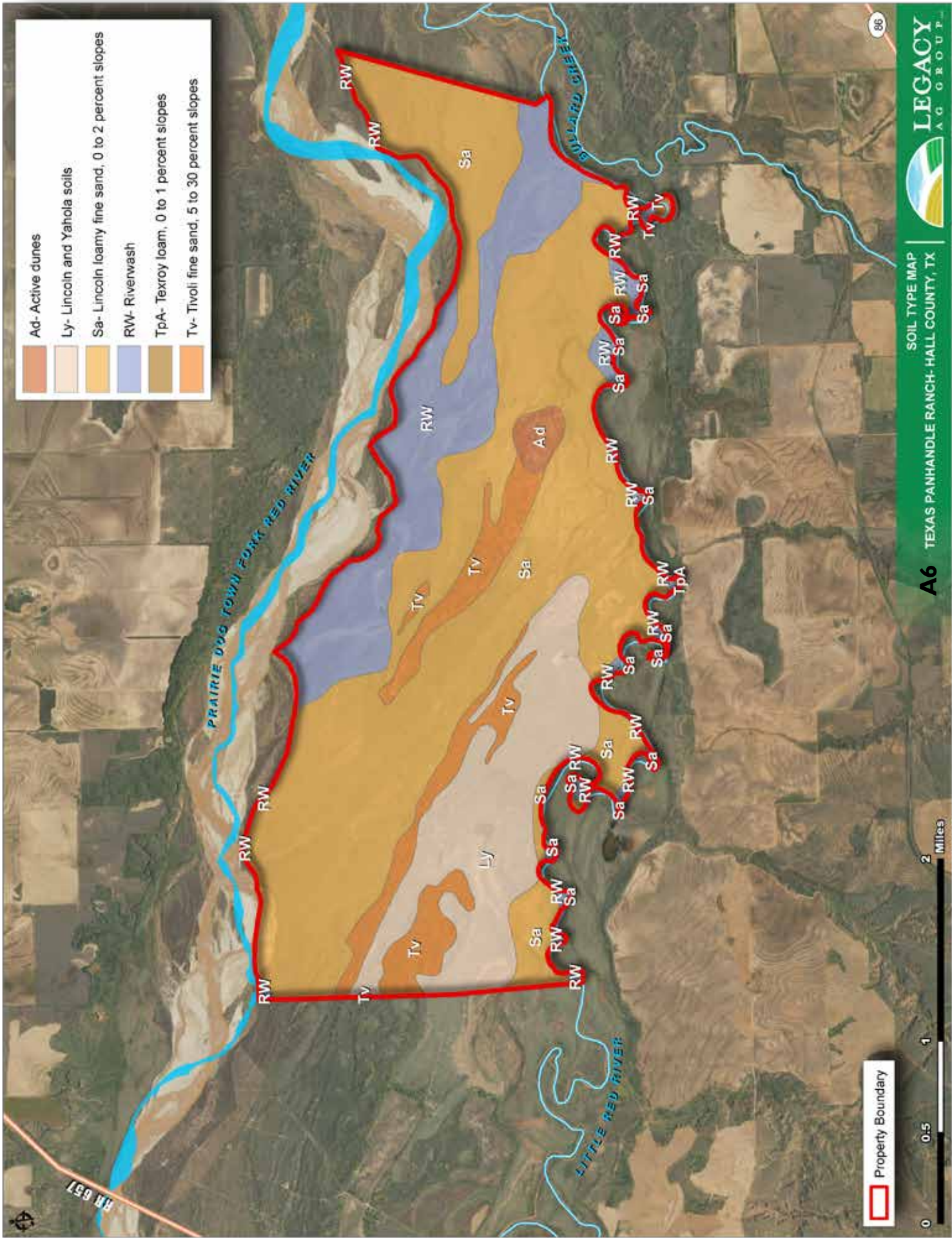
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0 0.5 1 2 Miles

A5 TOPOGRAPHIC MAP TEXAS PANHANDLE RANCH-HALL COUNTY, TX



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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