

Texas Panhandle Ranch

Hall County, TX

4,500 Acres Bordering PDTF & Little Red Rivers

Ranch Highlights

- Secluded Location - makes this ranch one of the most suitable ranches of its size for managed hunting anywhere in the Texas Panhandle
- Habitat for diverse array of wildlife that includes mule deer, white-tailed deer, wild turkey, bobwhite quail, and mourning dove
- Fully developed for Livestock Production
- High subsurface water table supports grass in times of drought
- Easily accessible from area airports
 - Amarillo ~ 97 miles
 - Clarendon ~ 37 miles
 - Childress ~ 45 miles



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.

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.



FINANCIAL INFORMATION

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

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

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.



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