

From Clarendon, Texas, go west on FM 2362 approximately 5.5 miles to County Rd Q, then west on CR Q for one mile to the entrance of the Ranch.

Recreational Hunting Ranch

1,949± Acres in Donley Co. TX

Offered for Sale at \$4,750,000.00

If you are looking for a neat, clean, well-managed recreational hunting ranch, you need to look no further. This ranch is located one hour southeast of Amarillo, Texas, just off of US Highway 287.



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CliftLandBrokers.com
800.299.LAND (5263)

Pampa Branch Office
 Gary Sutherland, Associate Broker
 601 W. Kentucky, Ste. 104
 Pampa, Texas 79065
 Office 806.688.0066
 Cell 806.662.6949



This partially high-fenced ranch is at the end of a county road, with limited public access. This ranch has 5 ½ miles of 8-ft. high game fence around the north and east sides. A large portion of the rest of the ranch perimeter joins two large ranches. There are nine pastures with good interior fencing and metal pipe gates and two sets of pipe and cable cattle pens.

Abundant wildlife including trophy White Tail Deer and Mule Deer can be found on this Ranch. Many deer taken from this Ranch have scored 150 to 180 inches. There is also a significant quail population, as well as hogs and occasional Aoudad sheep and exotics. Other wildlife includes predators, dove, waterfowl, and turkeys in the spring. The Ranch has been well managed for all wildlife with deer and quail feeders and 12 water wells. Five areas have livestock drinking tubs and runoff ponds with food plots, feeders, and blinds.



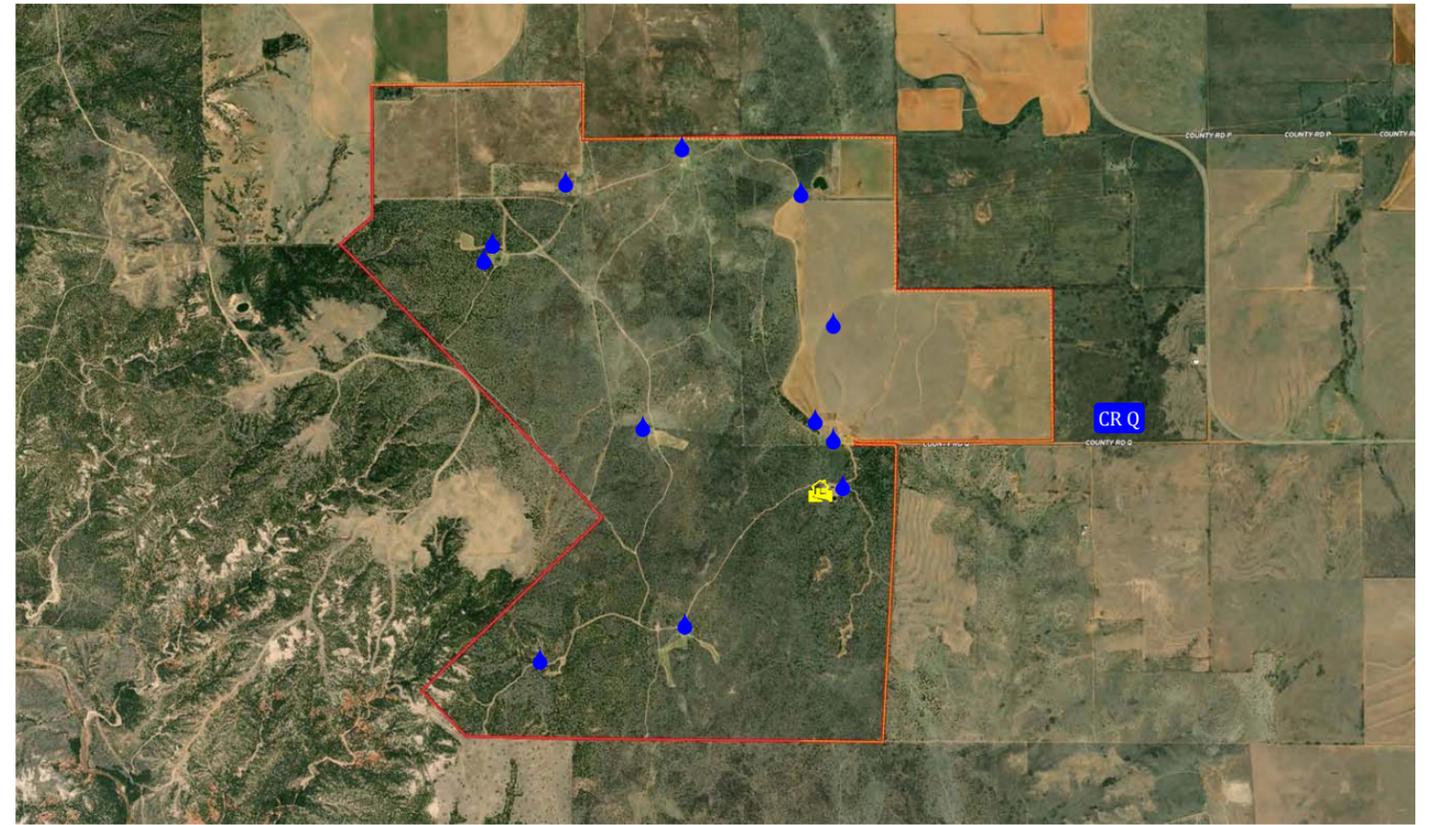
There is a one-acre rubber-lined pond with a dock for swimming and fishing. The pond is heavily stocked with Florida bass, channel catfish, sunfish, hybrid bluegill, and crappie. The edge of the pond is lined with rock and cattails. There is also a 12 ft. x 16 ft. pergola with a brick floor. Water for the pond is supplied by a 12 gpm solar well and supplemented with an 8-inch irrigation well.

The 1826 sq. ft. Austin stone house was built in 2012. It has a fireplace, metal roof, and a large wraparound covered porch on 3 sides. There are 3 bedrooms and

2 ½ baths and the house is fully furnished. The 16 ft x 32 ft Pavilion with concrete floor, lighting, stereo, picnic table, propane fire pit, propane grill, pellet smoker, and multiple rocking chairs, will provide the perfect environment for entertaining your friends and family. The house and pavilion both overlook a nice small pond. The small storage buildings, carports, and sheds provide protection from the elements for your equipment, tools, and supplies.



In addition to the hunting, fishing, and other recreational activities, the current owner has approximately 60 cows grazing the improved grasses on the north side of the Ranch. The cattle will not convey with the property. However, the Ranch will sell with all equipment, including a tractor, other farm equipment, rolling stock, hunting blinds, and feeders, as well as the furnishings in the home.



Call today for a personal tour of this Ranch. 806.662.6949

