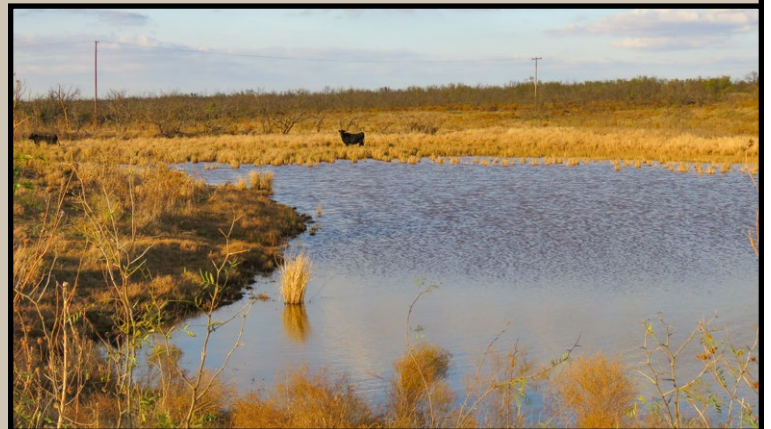


# BUFFALO CREEK RANCH

WICHITA COUNTY, TEXAS 3,051.49 ± ACRES

North Central Texas Cattle and Recreational Ranch



Offered Exclusively By

*Chas. S. Middleton and Son*

[www.chasmiddleton.com](http://www.chasmiddleton.com) (806) 763-5331

# BUFFALO CREEK RANCH

WICHITA COUNTY, TEXAS 3,051.49 ± ACRES



The Buffalo Creek Ranch represents a great opportunity to purchase a well located, north central Texas ranch that's within a 2 hour drive from Ft. Worth. The Buffalo Creek Ranch is known for its whitetail deer, as well as abundant numbers of dove, quail and waterfowl. The ranch has an excellent cover of native grasses for a livestock operation, and good cover for wildlife. This 3,051.49 ± acre ranch is located on US Hwy 287 and offers easy access as well as privacy and seclusion once on the property.



Subject to sale, withdrawal, or error

The Buffalo Creek Ranch has been in the same family ownership for 35 years. Historically, it has been operated as a cow/calf operation. The stocking rate has been limited to 100 head so as to preserve the best conditions for hunting. Per the owner, it is believed the carrying capacity of the ranch is closer to 150 animal units. The carrying capacity of the ranch was tested during the 2011/2012 drought, when the holder of the lease requested, and was granted, the short-term right to exceed the contractual stocking rate in order to utilize the ranch's surface water.



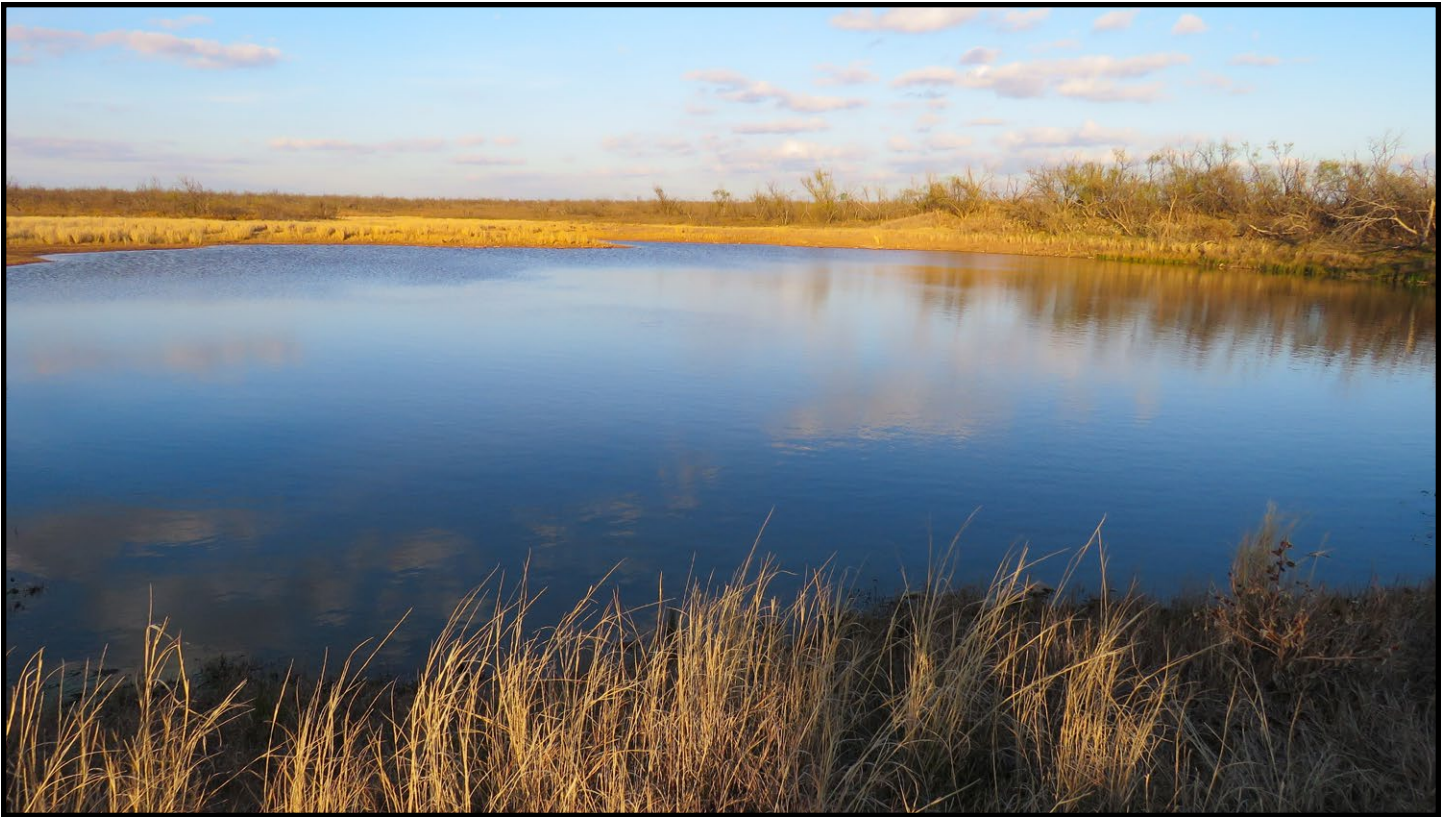
The ranch is characterized by mostly gently rolling topography, with sloping ground into various draws and lower elevations. Turf includes a good cover of native grasses. Mesquite has been under a management program for the past several years. The northern portion of the ranch has a more dense brush canopy, and is traversed by Buffalo Creek, a seasonal creek providing areas of standing water throughout the year.





The ranch was originally purchased for its outstanding quail hunting. Following the drought, the quail numbers have recovered beyond the owner's expectations. During the last 5 years, the ranch has been best known for its whitetail deer. However, with the many surface tanks, dove and ducks are plentiful on the ranch. Crane and geese also frequent the Buffalo Creek Ranch each year. The lower creek bottom areas are home to turkeys as well as wild hogs.





Water is abundant on the Buffalo Creek Ranch. Surface tank water was maintained during the drought years. During that time, the owners used the opportunity to construct a new dirt tank and deepen several shallow tanks. Today, these surface tanks provide plentiful water for both livestock and wildlife.





Improvements are limited to a modest hunter's cabin, a garage, and 2 sea containers. Electricity is provided to the hunter's camp and other locations on the ranch.

Located in Wichita County, in the north central portion of Texas, the Buffalo Creek Ranch is a well located ranch property on US Highway 287. Its located 6 miles from Iowa Park, 15 miles west of Wichita Falls, and about 2 hours from Ft. Worth.

Annual taxes were \$5,592 in 2017 with ag exemption.

We believe you will find that the location and all aspects of the Buffalo Creek Ranch provide an attractive choice for a recreational property and an outstanding cattle operation. The ranch is being offered at \$1,150 per acre. Call for an onsite visit, and we think you will be pleased with what the Buffalo Creek Ranch has to offer.

Contact Clint Robinson, (806) 786-3730.



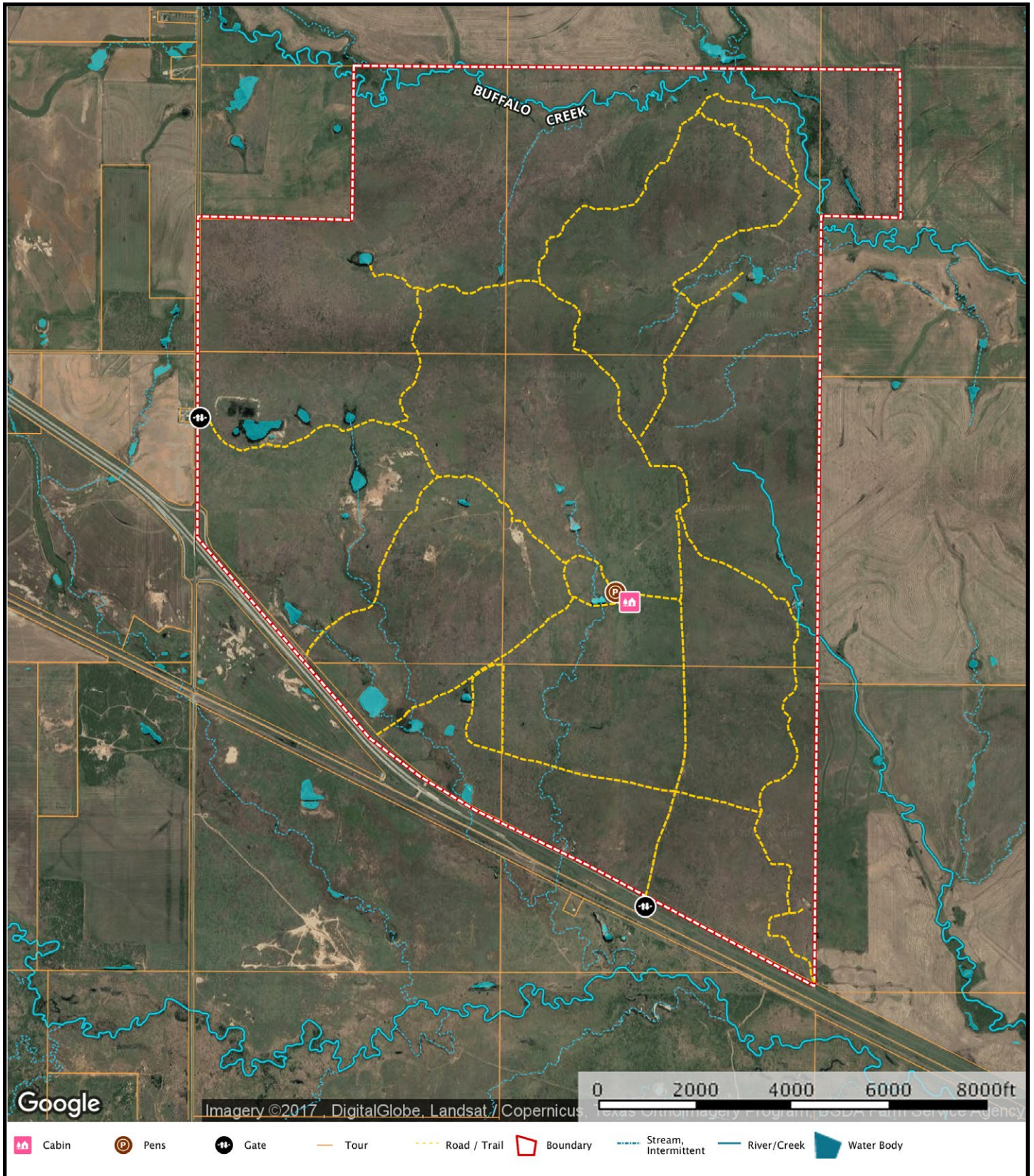
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Wichita County, Texas  
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