

HAPPY DRAW RANCH

RANDALL COUNTY, TEXAS 751.58± ACRES

Well Improved Texas Panhandle Ranch Located Just 15 Minutes South of Canyon



Chas. S. Middleton
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

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Don't miss a great opportunity to purchase a well located, Texas panhandle ranch that's about a 15 minute drive south of Canyon, Texas. This ranch is extremely well improved, and sits on 751.58 +/- acres. Improvements include a beautiful 3 bedroom, 2 3/4 bath, 3 car garage brick home, multiple livestock barns and sheds, pipe fence pens and a smaller manager's house at the gate entrance. The grass cover is considered excellent, and the soils are productive clay loam soils. We believe this property is a rare opportunity for the cattleman or horse person looking for a well improved ranch.

Location: Located in Southern Randall County, the ranch is 13 miles South of Canyon on US Highway 87, then 3.5 miles West on paved FM 1705 to the gate entrance. The property is bounded by FM 1705 on the North, and county maintained graded roads on the East and West. This property will make a great ranch headquarters, and is also ideally located for daily commutes to the nearby cities of Canyon, Amarillo, Hereford or Tulia.



Subject to sale, withdrawal, or error.



History: The Happy Draw Ranch has been operated as a ranch headquarters and show cattle facility, and is well improved for that purpose, however, it can also easily be used as a horse ranch. The grass has been rested, is in good condition and is ready to be stocked.



Terrain: The terrain is characterized as mostly level to gently rolling. Happy Draw enters the ranch from the northwest corner and traverses the property in a southeasterly direction. The soils on the ranch are productive, with approximately 70% classified as Olton Clay loam. The remainder of the soils primarily along the draw consist of Estacado, Bippus and Pep clay loam soils.



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Water: The ranch is well-watered, with 4 submersible wells and a pond near the main headquarters. Each pasture has water lines to drinking tubs in the fence line. The water quality is considered excellent. The pond serves as a water source for the approximate 75 acre horse pasture. Additional water lines with freeze proof faucets are found at many locations surrounding the barns, pens and house.



The pond near the main home is stocked with catfish and bass, and is over 1 acre in size and includes a dock. The nearby water well on a timer insures the pond stays full in periods of drier weather.





Improvements: This is one of the more highly improved cattle ranches you will find on the market. The headquarters home overlooks Happy Draw and the nearby fishing pond. Built in 2007, the home includes 3 bedrooms, a master bath with a separate shower and tub, large showers, a safe room, and a spacious 3 car garage, along with a finished upstairs office, an enclosed heated and cooled sunroom, and a hot water circulation system. The home has two separate heating and air systems so that room temperatures can be controlled independently. There is a joining 36'x76' covered patio/party area that has been used to host weddings, and is suitable for many other uses, including additional covered parking.





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The manager's house at the entrance is a small 2 bedroom 1 bath brick home with metal roof.

Livestock facilities and improvements are numerous, and include:

3 large barns, with one newly constructed in 2012, with 4 overhead doors, bathroom, and its own septic system. A large covered livestock shed, with both inside outside pipe pens and stalls. A cool room for show cattle. A covered working shed with hydraulic squeeze chute, attached pipe pens and loading ramp. An insulated confinement barn with heaters and fans. 2 smaller saddle/tack sheds, one with water and electricity. A considerable amount of both smooth and roughed concrete has been poured around the barns and cattle pens.



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Water is conveniently piped throughout and surrounding the livestock facility. The ranch is fenced and cross-fenced into 12 pastures. The lane leading up to the headquarters is fenced on both sides. Many miles of the fencing is newer fence.





Minerals/Wind: All of seller's owned minerals and wind rights will convey with this sale.

Price/Remarks: You will be hard pressed to find a better improved and more well maintained ranch property anywhere.

If you are looking for a ranch headquarters with a modern brick home, and well-designed and functional livestock improvements and barns, this offering should not be missed. The property is located in the Happy School District and is very realistically priced at \$1,251,500.

Established in 1920, Chas. S. Middleton and Son has been involved in farm and ranch sales and land appraisals for four generations. Based out of Lubbock, Texas, with salesmen in Dallas, Albuquerque, Lampasas, and Silverton, we specialize in farm and ranch real estate. Our firm currently serves Texas, New Mexico, Colorado, Oklahoma and Kansas. The firm is owned and operated by Lee Sam Middleton, ARA (Accredited Rural Appraiser).

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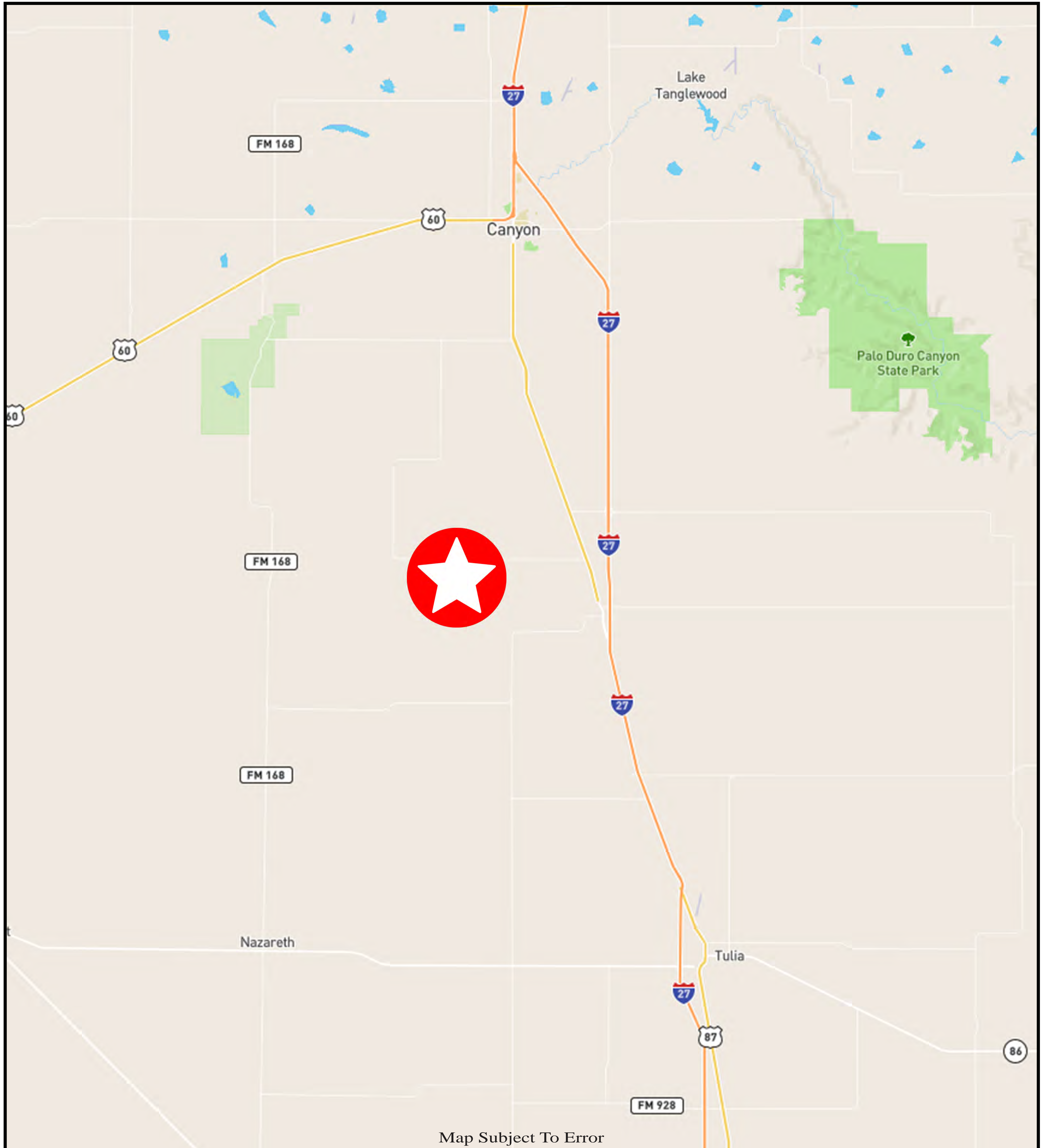
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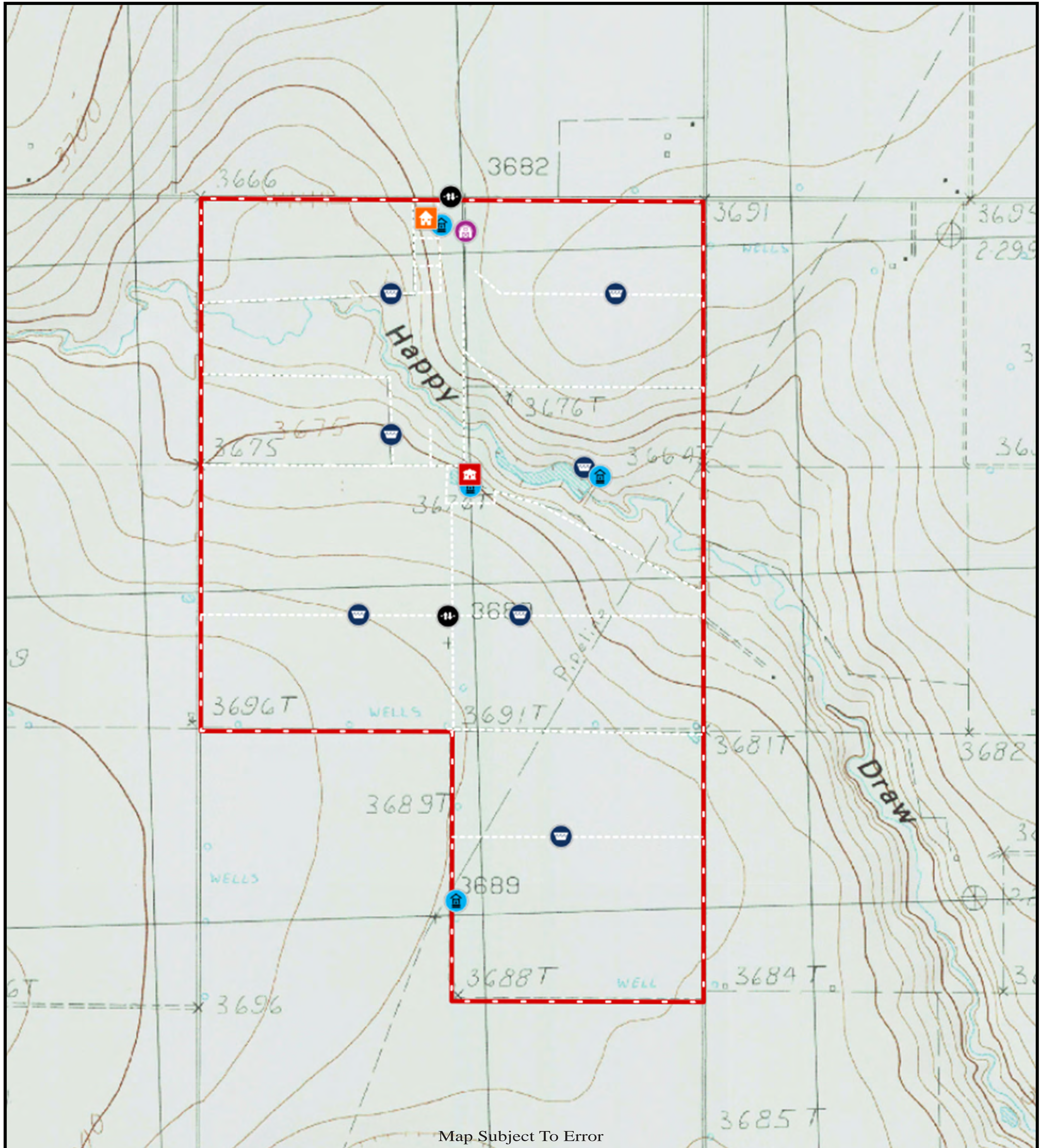
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