

Lowe Ranch

155.81± acres | \$264,877 | Clarendon, Texas | Donley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lowe Ranch

We are pleased offer for sale the Lowe Ranch in Donley County, Texas.

Location

This 158.81± acre eastern Texas Panhandle ranch property is located on paved State Highway 70, about 6.5 miles north of Clarendon, the county seat of Donley County. It is located nearby to Greenbelt Lake and the community of Howardwick. It's about an hour drive from Amarillo, 40 minutes from Pampa, and about a 2.5 hour drive from Lubbock.

Greenbelt Lake offers fishing and camping, as well as an 18-hole golf course within 1 mile of the property.



Topography

The topography of the ranch is mostly level to rolling, with a good overall quality of soils. The property is currently in native and improved grasses and is well suited for livestock grazing, with portions of the ranch suitable to put into cultivation.



Improvements

There are no structural improvements. A rural water line is located on the property and three-phase electricity is available. A natural gas line can also be accessed on the property. The ranch is perimeter fenced, with fences rated as average to good condition.



Wildlife

Whitetail and mule deer are found in this area of the panhandle. Other game animals include dove and quail. Whitetail deer are routinely observed on the property.













Resources

All owned minerals and wind royalty rights will convey to the new owner.

Remarks • Price

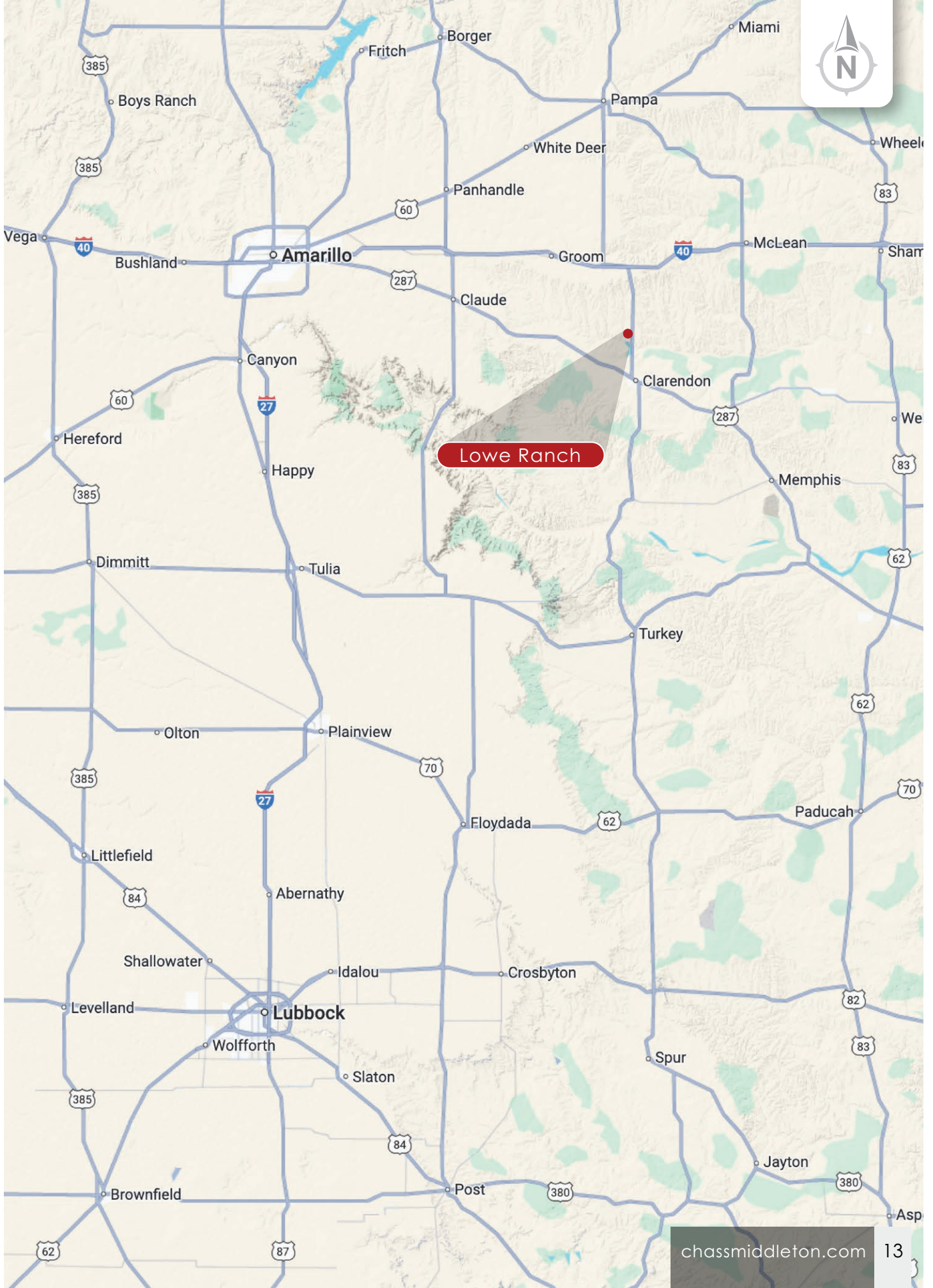
The Lowe Ranch can be utilized as a small cattle or horse ranch. Being located on pavement with electricity, rural water and natural gas, the property would also make a great homesite/ranch headquarters, or a good commercial property business location.

The ranch is realistically priced at \$264,860, or \$1,700 per acre.

For more information or to schedule a private showing,
call Clint Robinson at (806) 786-3730.





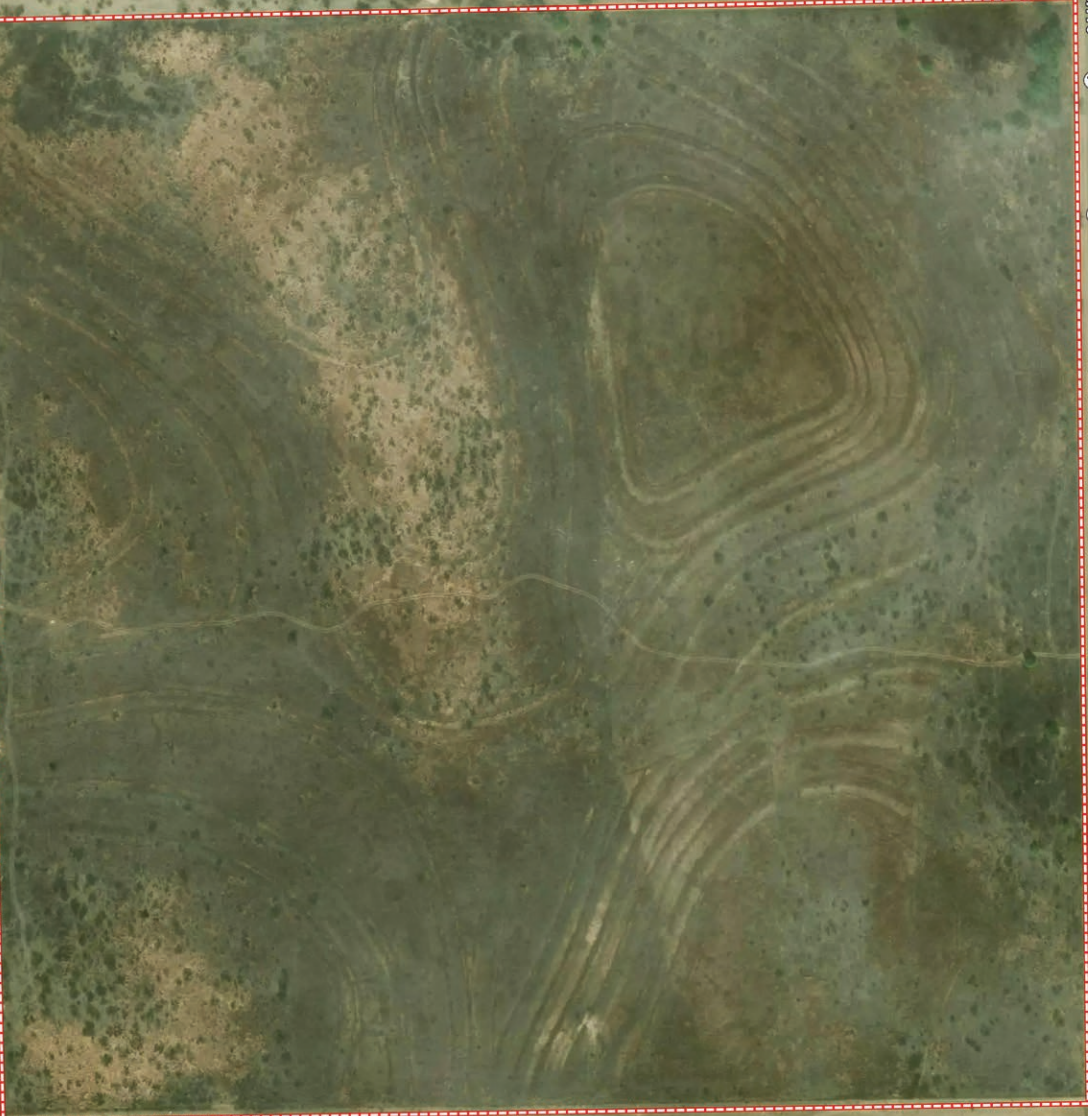


Lowe Ranch

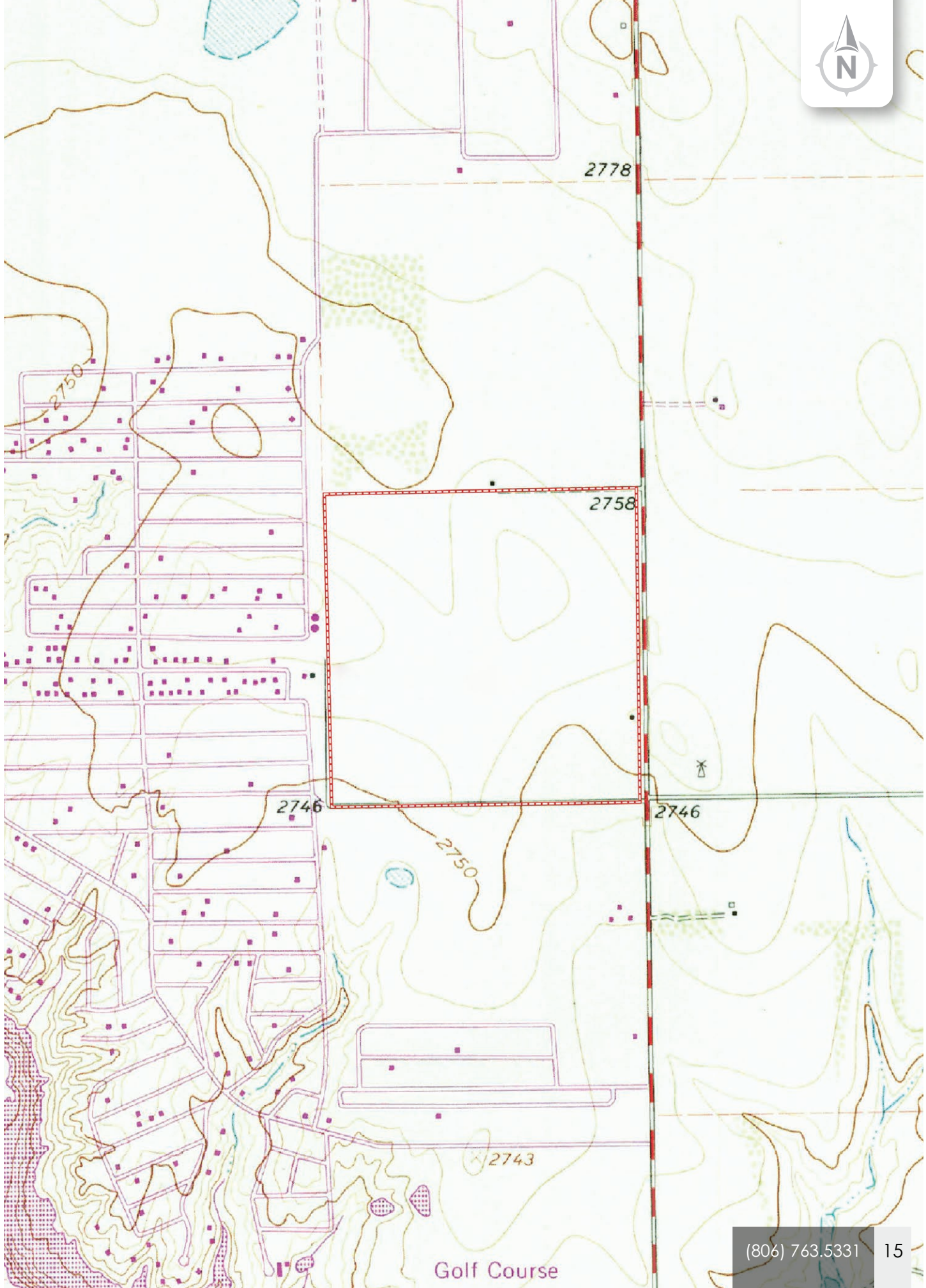


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