



Clift Land Brokers



ROBERTS COUNTY TEXAS RANCH

PRIME PANHANDLE CATTLE RANCH

Miami, Roberts County, Texas • OFFERED FOR \$12,750,000

EVERY ONCE IN A WHILE, AN OPPORTUNITY COMES ALONG...
to purchase a cowman's ranch. You know the kind, an outfit so well cared for that it's ready to run a cow-calf herd from the first rattle out of the box, a ranch with the potential to put pounds on your cattle and dollars in your pocket from the first bite of the rich, hard, nutritious grass that the eastern Texas Panhandle has long been known for.



THAT RANCH IS THE ROBERTS COUNTY TEXAS RANCH,
just north of Miami, Texas, in Roberts County. Take the time to take a look.
YOU'LL LIKE WHAT YOU SEE.

One of the first things to impress you is the abundant amount of stockpiled grass. Indeed, under the caring eye of the long-time resident manager, this ranch has been stocked very conservatively for the last 40 years, and it shows. Rotational grazing and pasture-friendly stocking rates has this property in prime condition, just waiting for a new set of cattle to go to work.

The ranch covers 19 sections, all contiguous, and features excellent grazing both on the flats and in the bottom of the dry creek beds. This change in topography provides enough elevation change and topographical features to make the ranch both visually attractive as well as productive.

Elevation runs from 2,680 to 3,040 feet, providing around 350 feet of elevation change. About 6 sections have been developed for oil and gas production.

The main topographical feature on the ranch is Horse Creek, which forms much of the western border. This dry

creek bottom is broad and flat with plenty of grazing. Two springs are found in the side canyons. The topography ranges from flat to very rugged, with the draws, canyons and creek bottoms providing excellent winter protection.

The 13 pastures range in size from 350 to 1,420 acres and are well watered. In addition, five traps are strategically located to make gathering and working cattle convenient. Seventeen windmills and two solar-powered wells dot the ranch, along with more than 36 rain-fed dirt tanks, all of which provide ample water for cattle. All wells have been recently tested and the water, sourced from the Ogallala Aquifer, is strong and good. Windmill depths range from around 300 feet to around 600 feet.

The Roberts Co TX Ranch is a native grass ranch, with the predominant species being buffalo grass, grama grass, blue-stem and Indiangrass. Cedars dot the northern end of the ranch. Soil types include loams, clay loams and fine sandy loams. Another feature you'll notice are the fences. A massive



wildfire scorched much of the eastern Texas Panhandle in 2006 and this property wasn't spared. More than 30 miles of new 5-wire fence was constructed with steel T posts and pipe corners and braces. This fence will still be standing many, many decades from now, with little maintenance needed.

In addition, there are several new buildings at the headquarters, built after the fires. The hay barn, horse barn, equipment barn and shed are new. The headquarters also feature two houses—a 1,572 square-foot guest house remodeled in the late 1980s with an open kitchen footprint along with 3 bedrooms and two full baths and a 1,548 square-foot manager's house.

The domestic water is supplied by a well with a submersible pump. In addition, there are two sets of pipe corrals. A set of all-steel working and shipping pens with a hydraulic chute are at the ranch headquarters. The ranch is bisected by Quarter Horse Road, an excellent all-weather caliche road, and sits two miles off the pavement. Ranch roads are largely maintained by the oil and gas lessees; the pastures are, by and large, uncut by tire tracks.

Average rainfall in the area is 21 inches. The present manager estimates that in a normal rainfall year, the ranch can support 450 to 500 cows. But cattle aren't the only income opportunity this ranch offers.

Over the past 20 years, wind energy has grown in popularity in the Texas Panhandle. With the elevation change on the ranch, and the wind resource that the Texas Panhandle is known for, the opportunity exists to add wind energy production. More information is available if you're interested.

Another potential income stream is hunting. This property has not been leased for hunting for more than 40 years and is home to trophy mule deer and antelope. In addition, some quail also call the ranch home. The guest house could easily be used as a hunter's camp with no additional investment necessary.

The Roberts County Texas Ranch represents some of the very best cow country the Texas Panhandle has to offer. If you're looking for a large, productive Texas Panhandle ranch with well-maintained improvements and abundant water, look no further.



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CONTACT US TODAY TO SCHEDULE A SHOWING:

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