

South Draw Ranch

163± acres | \$378,975 | Paducah, Texas | Cottle County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

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South Draw Ranch

Proudly owned by the same family since 1943, South Draw Ranch reflects more than eight decades of thoughtful stewardship in the heart of the Texas Rolling Plains. Encompassing approximately 163± acres, the ranch offers a pleasing balance of productive native pasture, diverse wildlife habitat, and dependable annual income through an existing Conservation Reserve Program (CRP). The gently rolling landscape, healthy native grasses, and open vistas create a property that is as enjoyable to own as it is practical to manage. Whether used for recreation, livestock grazing, or as a long-term investment, South Draw Ranch embodies the enduring character of this part of Texas.





Location

South Draw Ranch is conveniently located approximately 12 miles southeast of Paducah, Texas, 120 miles from Lubbock, 130 miles from Abilene, 170 miles from Amarillo, and 195 miles from Fort Worth, offering an excellent balance of rural privacy and convenient access to major West Texas population centers. For those traveling by private aircraft, Dan E. Richards Municipal Airport (3F6) in Paducah is located just minutes from the ranch and features a 3,186-foot asphalt runway, providing convenient access for owners and guests.



The Land

South Draw Ranch is defined by gently rolling terrain, subtle elevation changes, and broad views that are characteristic of the Rolling Plains. A natural drainage carries seasonal runoff toward South Buck Creek, adding visual interest while providing effective drainage across the property.

The ranch is comprised primarily of Miles Fine Sandy Loam and Miles Loamy Fine Sand soils, with smaller areas of Heatly Fine Sand and Woodward Loam. These well drained soils support healthy native grasses and contribute to the property's productivity and long-term stewardship.









Vegetation • Wildlife • Habitat

Native grasses, together with scattered mesquite, live oak, shin oak, and sand sage, create a diverse landscape that provides both excellent grazing and quality wildlife habitat. Whitetail deer, Rio Grande turkey, bobwhite quail, wild hogs, bobcats, and coyotes are regularly found throughout the ranch. The blend of native forage, browse, and natural cover provides year-round habitat while preserving the open character that makes the property so appealing.







Water • Improvements

An original windmill stands as a reminder of the ranch's agricultural heritage and marks the location of a historic water well. The presence of the windmill reflects the property's long history of agricultural use and careful stewardship through generations of family ownership. Electricity is available to the property. Improvements remain minimal, providing the next owner with the flexibility to enhance the ranch while preserving its natural character.





Conservation Reserve Program

Approximately 154.46 acres are enrolled in the Conservation Reserve Program through September 30, 2031. The current contract provides an annual payment of approximately \$3,398 while supporting soil conservation, healthy native grasses, and enhanced wildlife habitat. This established income complements the ranch's recreational and agricultural value.



Oil • Gas • Minerals

One exploratory well (API No. 42-101-30733) was drilled on the property and proved to be a dry hole. The well was plugged and abandoned on July 9, 2015, according to the Texas Railroad Commission.

The owners will convey a portion of the minerals they own with an acceptable offer.

Price

\$378,975 • \$2,325 per acre

Remarks

For more than eighty years, South Draw Ranch has remained in the care of one family. Today, it offers the opportunity for that legacy of stewardship to continue with its next owner. South Draw Ranch presents an opportunity to own a well cared for Rolling Plains property that has remained in the same family since 1943. The combination of productive native pasture, excellent wildlife habitat, and dependable CRP income creates a property that is equally well suited for recreation, grazing, or long-term ownership.

Call Sylinda Meinzer at (806) 392.5396 or Wyman Meinzer at (940) 256.8932 for more information or to schedule a private showing.







Plainview

Paducah

South Draw Ranch

Lubbock

Post

Snyder

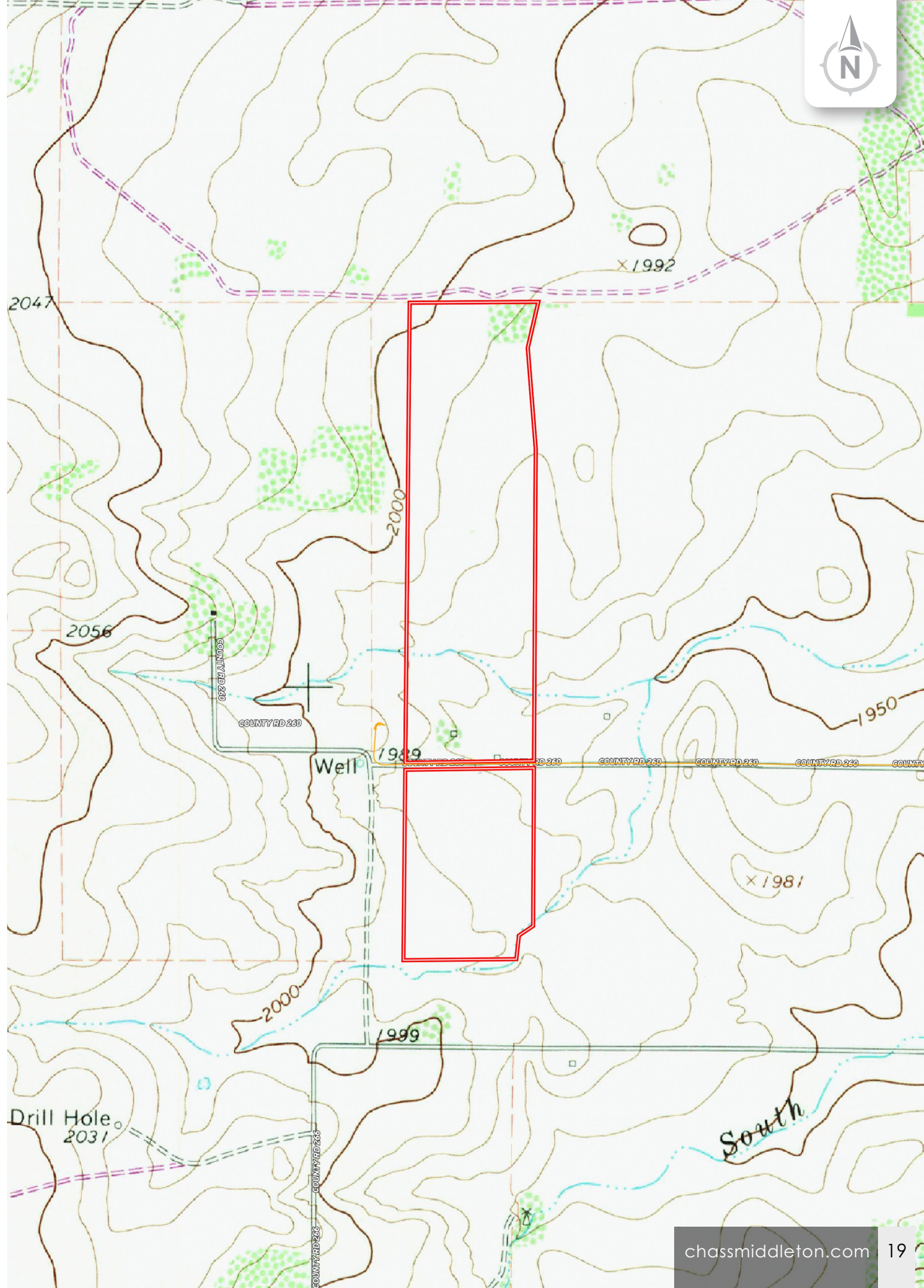


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Wyman Meinzer

Real Estate Sales Agent • TX

(940) 256.8932
wyman@csmansion.com

Sylinda Meinzer

Real Estate Sales Agent • TX, OK
Associate Broker • CO

(806) 392.5396
sylinda@csmansion.com



(806) 763.5331

chasmiddleton.com



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