

North Fork Draw Ranch

340± acres | \$824,500 | Paducah, Texas | Cottle County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

North Fork Draw Ranch

A Legacy Property with Exceptional Potential

Offered for the first time in generations, North Fork Draw Ranch is a rare opportunity to own a versatile Texas Rolling Plains property offering established annual income, exceptional wildlife habitat, excellent access, and long-term water potential.

Located about 9 miles from Paducah, Texas, this 340± acre ranch has been held by the same family since 1944 and is bordered on two sides by paved Ranch Road 3102, providing convenient year-round access and multiple points of entry.

The ranch features scenic rolling topography with native grasses and draws that create outstanding habitat for quail, Rio Grande Turkey, whitetail deer, mourning dove, and other native wildlife, making it an ideal hunting and recreational retreat.











Water Resources

One of the property's most intriguing features is an old irrigation well that reportedly produced approximately 800 gallons per minute when last operated in the early 1980s. While the well is not currently in use and will require reworking, its production history suggests tremendous future potential. In a region where dependable water resources are increasingly valuable, this historic well represents a significant long-term asset.



Wildlife • Habitat • Native Vegetation

North Fork Draw Ranch offers an exceptional blend of native rangeland and diverse habitat that supports the abundance of wildlife that defines the Texas Rolling Plains.

The overstory consists of a mixture of mesquite, live oak, and Osage orange, while the understory is dominated by side-oats grama, buffalo grass, little bluestem, and numerous desirable native grasses and forbs.

The combination of native brush, grasslands, and open feeding areas creates outstanding habitat for whitetail deer, Rio Grande Turkey, bobwhite quail, mourning dove, wild hogs, coyotes, and bobcats. Excellent edge effect throughout the ranch provides abundant cover, nesting areas, and forage, with native forbs contributing significantly to the whitetail deer diet.

The diversity of vegetation and habitat types provides excellent hunting opportunities while preserving the natural beauty and ecological character of the Texas Rolling Plains.

Soil • Native Range

North Fork Draw Ranch is comprised primarily of Miles loamy fine sand and Miles fine sandy loam soils, which account for nearly 90% of the property. Smaller areas of Bukreek loam provide additional diversity across the landscape.

The combination of productive soils and diverse topography provides excellent conditions for both wildlife and livestock.











Soil • Native Range

North Fork Draw Ranch features gently rolling terrain characteristic of the Texas Rolling Plains, with approximately 90 feet of elevation change across the property. The landscape is highlighted by native grass-covered ridges, shallow draws, and natural drainage corridors that provide both scenic beauty and functional wildlife habitat.

The varying topography contributes to diverse habitat transitions that support a plethora of native wildlife species.

The combination of elevation changes, native vegetation, and open areas contributes significantly to the ranch's recreational appeal and offers numerous attractive locations for future improvements or homesites.











Income • Improvements

North Fork Draw Ranch offers the added benefit of annual income through the Conservation Reserve Program (CRP), with approximately 306.63± acres currently enrolled and generating approximately \$7,052.49 annually.

King-Cottle Water is available through an existing water meter on the property. Electricity provided by South Plains Electric runs along two sides of the ranch, providing convenient utility access for future improvements. In addition, a buried Cap Rock Telephone Cooperative fiber optic line is located directly on the north property line, offering high-speed internet capability and enhancing the ranch's long-term utility and investment appeal. An existing water trough provides an important year-round water source for livestock and native wildlife.

Combined with its annual income, available utilities, and long-standing family ownership since 1944, North Fork Draw Ranch presents a unique opportunity to acquire a well-cared-for piece of Texas land.



Location

North Fork Draw Ranch is conveniently located approximately 9 miles from Paducah, 112 miles from Lubbock, 123 miles from Abilene, 146 miles from Amarillo, and 232 miles from Fort Worth, providing the perfect balance of rural seclusion and accessibility to major West Texas population centers.

For those traveling by private aircraft, Dan E. Richards Municipal Airport (3F6) in Paducah offers a 3,186-foot asphalt runway and is located just minutes from the ranch, providing convenient access for owners and guests.

Price

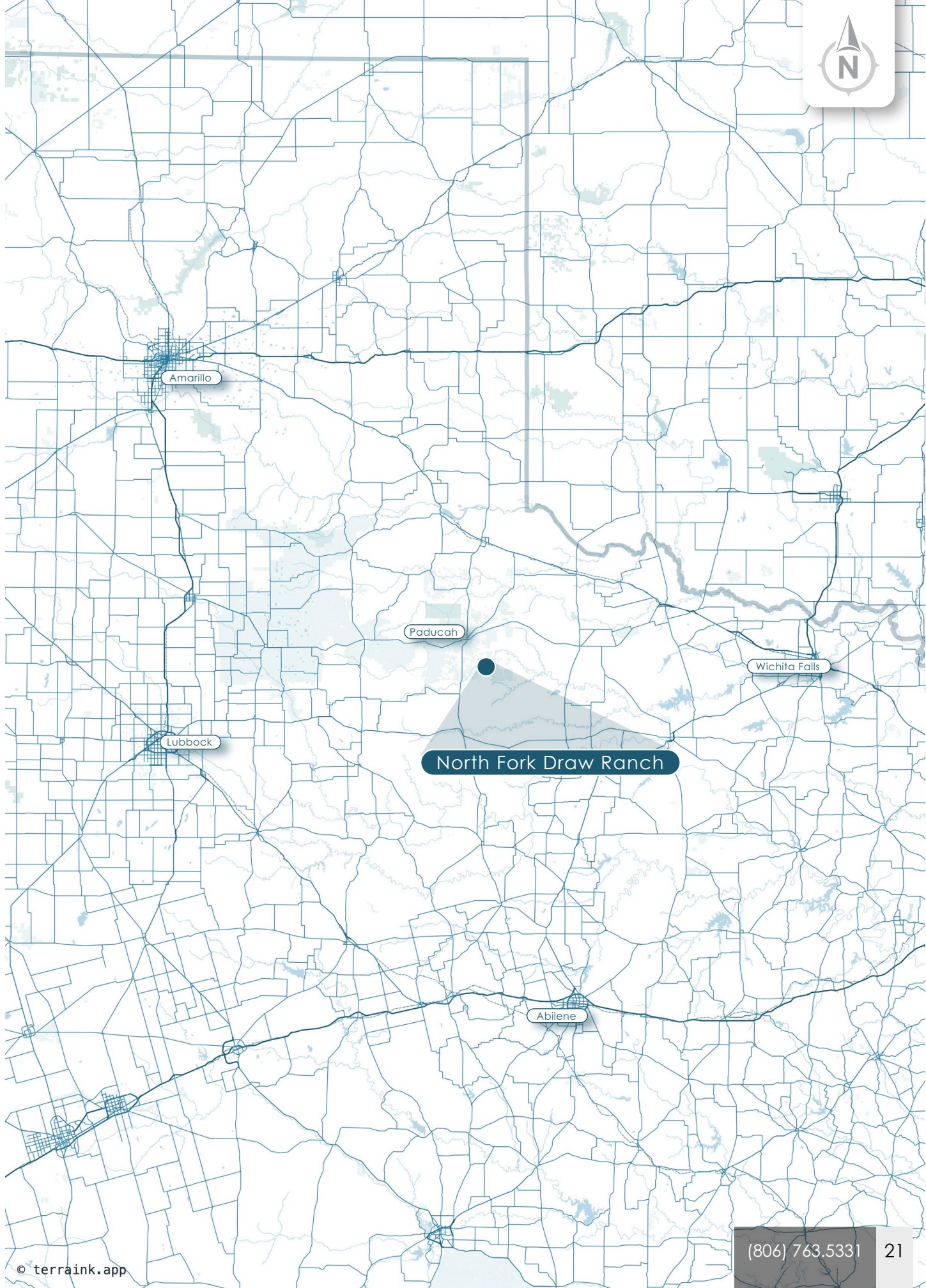
\$824,500 • \$2,425 per acre

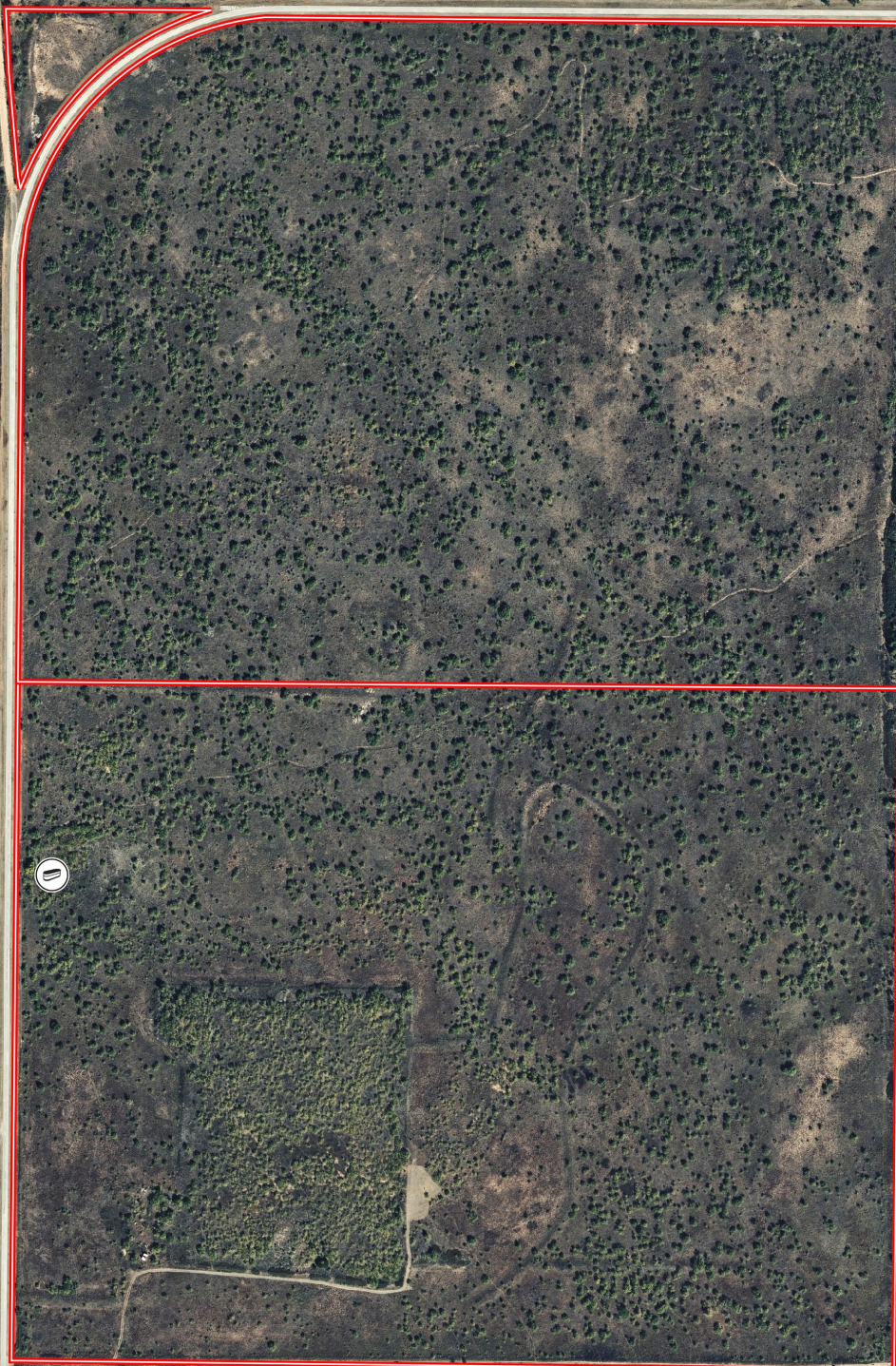
Remarks

North Fork Draw Ranch presents a rare opportunity to acquire an income-producing ranch in one of West Texas' premier hunting regions. Offering excellent access, annual income, excellent hunting opportunities, and valuable water resources, this property is ideally suited for the buyer seeking a hunting retreat, long-term investment, or a place to build a lasting family legacy.

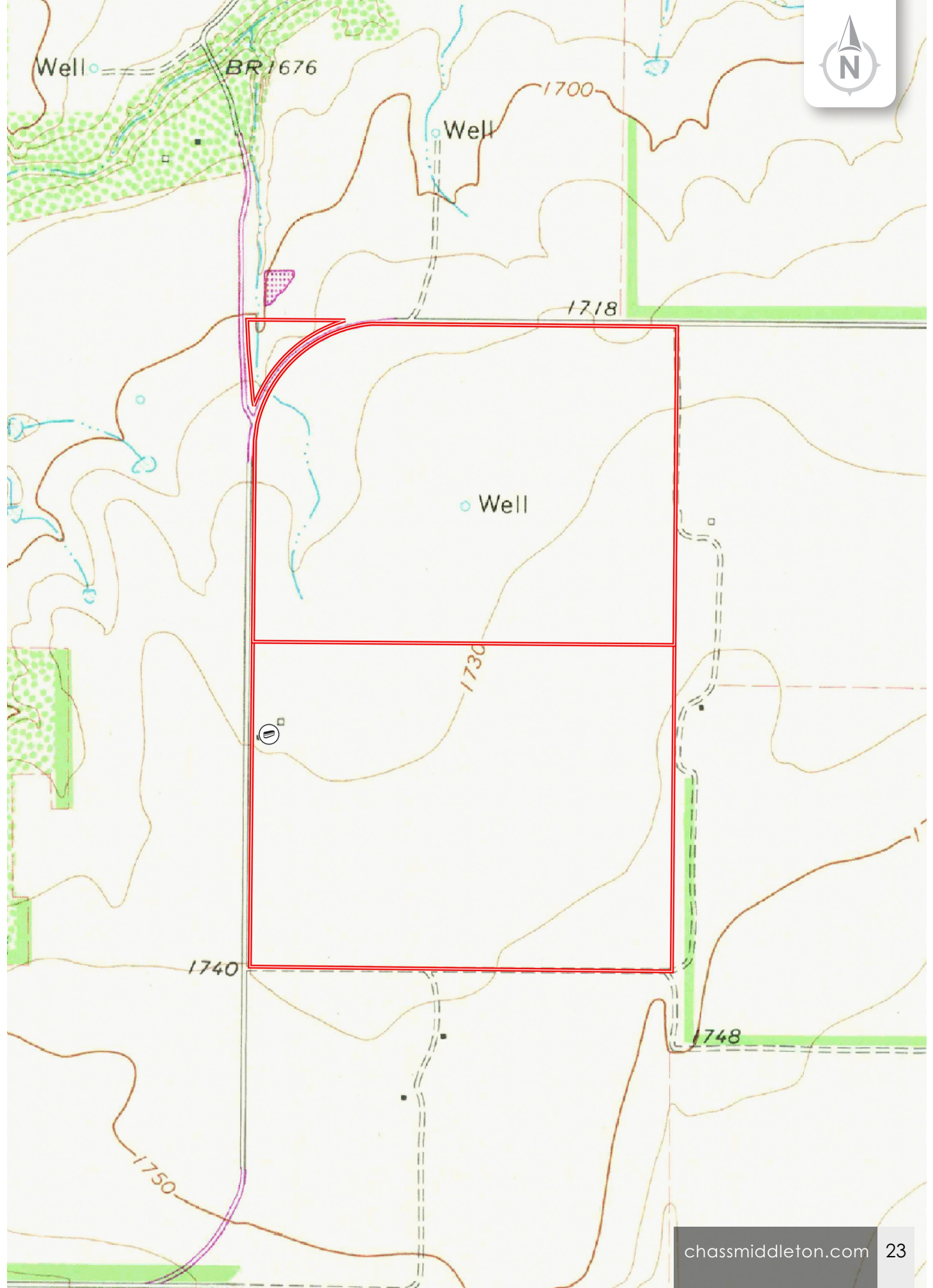
Call Sylinda Meinzer at (806) 392.5396 or Wyman Meinzer at (940) 256.8932 for more information or to schedule a private showing.







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