

160 acre Ranch with Home

159.92± acres

| \$1,324,500

| Clarendon, Texas

| Donley County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

160 acre Ranch with Home

We are pleased to have obtained the exclusive listing on this well improved ranch property in Donley County, Texas.

Location

This 160 ± acre Eastern Texas Panhandle ranch is located just southeast of Clarendon. It's a short 2-mile drive to the ranch from Clarendon. Other distances are:

- 45 minutes from Pampa -
- One hour from Childress -
- About an hour from Amarillo -
- A little over 2 hours from Lubbock -

Clarendon Municipal Airport is located nearby

Topography

The topography of the ranch varies from mostly level near the owner's home and barn, to rolling ranchland with some valleys, plum thickets and tree cover. A good turf of native grass exists on the ranch that includes buffalo and grama grasses. Mesquite and cedar are limited on the ranch. There are approximately 20 acres of cultivated land in the northwest corner of the ranch that can be utilized for wheat pasture or planted to improved grasses.



Improvements

The ranch is improved with a well-built and updated 4 bedroom, 3.5 bath, 2 car garage home, as well as a 40 x 60 ft shop/barn and a 120 x 15 ft livestock shed with pens north of the home.





Home

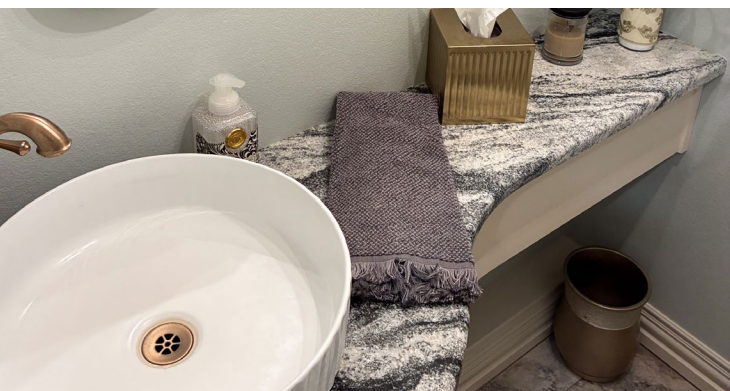
The 2-story home was originally constructed in 2016, with an addition completed in 2023. It has approximately 3,418 total sq. ft. of living area (measurements per the owner), The home is well designed to take advantage of the beautiful countryside and landscaping surrounding the home.

- » The living room features high ceilings, engineered hardwood flooring and a wood burning, stone fireplace in the corner.
 - » The kitchen has granite counters, double ovens, built in microwave, and breakfast island. The cabinetry is quality construction with ample storage.
 - » The dining room joins the kitchen area with an entrance to patio/sunroom.
 - » Enclosed 15x18 ft. sunroom off dining room is light and bright with large windows that create beautiful views of the countryside and grazing cows.
 - » Down the hallway from the kitchen, it has a coffee bar with granite counter, ceramic tile floors, half bath, mud room and butler's pantry with sink and refrigerator/freezer.
 - » The large laundry room has granite counters and ample cabinet and storage. The front load washer and dryer are included.
 - » The master bedroom is on the first floor, and has an electric fireplace, and large windows and doorway leading to the outdoor patio. The master bedroom provides outstanding views of the countryside and patio.
 - » The master bath features double vanities, tub, large shower and a spacious walk-in closet.
 - » A second downstairs bedroom has engineered hardwood flooring, a murphy bed, and bath with tub, stall shower and antique sink vanity.
 - » The second story contains two bedrooms with walk-in closets in addition to an upstairs office area.
 - » The two-car garage includes a 12x8 ft. reinforced safe room.
 - » Double pane windows and solid wood doors are throughout.
 - » The home is heated with a combination of propane and electric.
 - » Asphalt paved entrance and driveway.
 - » Dog run and garden area off of patio.
 - » Nice landscaping and trees.
 - » Starlink is utilized for internet.
 - » Water well and septic.
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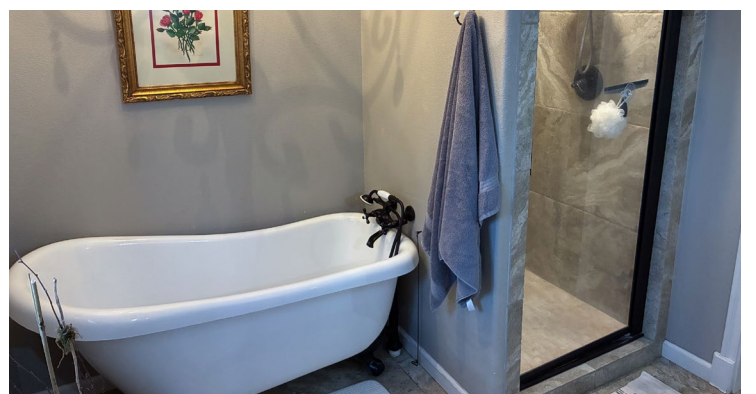


















Barn/Shop • Livestock Shed • Fencing

The ranch features a 40x60 ft. steel frame barn with concrete floor and 14 ft. door to accommodate a motor home. 50-amp service is provided at the barn.

A 120x15 ft. livestock shed, pens and solar well is located north of the home. The Powder River squeeze chute is included in the offering.

Fencing is all 5-wire and in good condition.













Wildlife

Whitetail and mule deer are found in this area of the Panhandle, with mule deer being the predominate species observed. Other game animals include dove, quail and predators.

Resources

No reservations for minerals, wind and solar rights.

Remarks • Price

This ranch is considered a rare find in the Clarendon area for buyers wanting a very well-improved and well-maintained ranch property. The outstanding views provide a tranquil setting that cannot be replicated in the city.

This property presents a great opportunity for buyers locating to the Clarendon area, commuting from Clarendon, or for buyers looking for a nice weekend retreat with first-class amenities in place and ready to enjoy.

The ranch is being offered for sale at \$1,324,500.

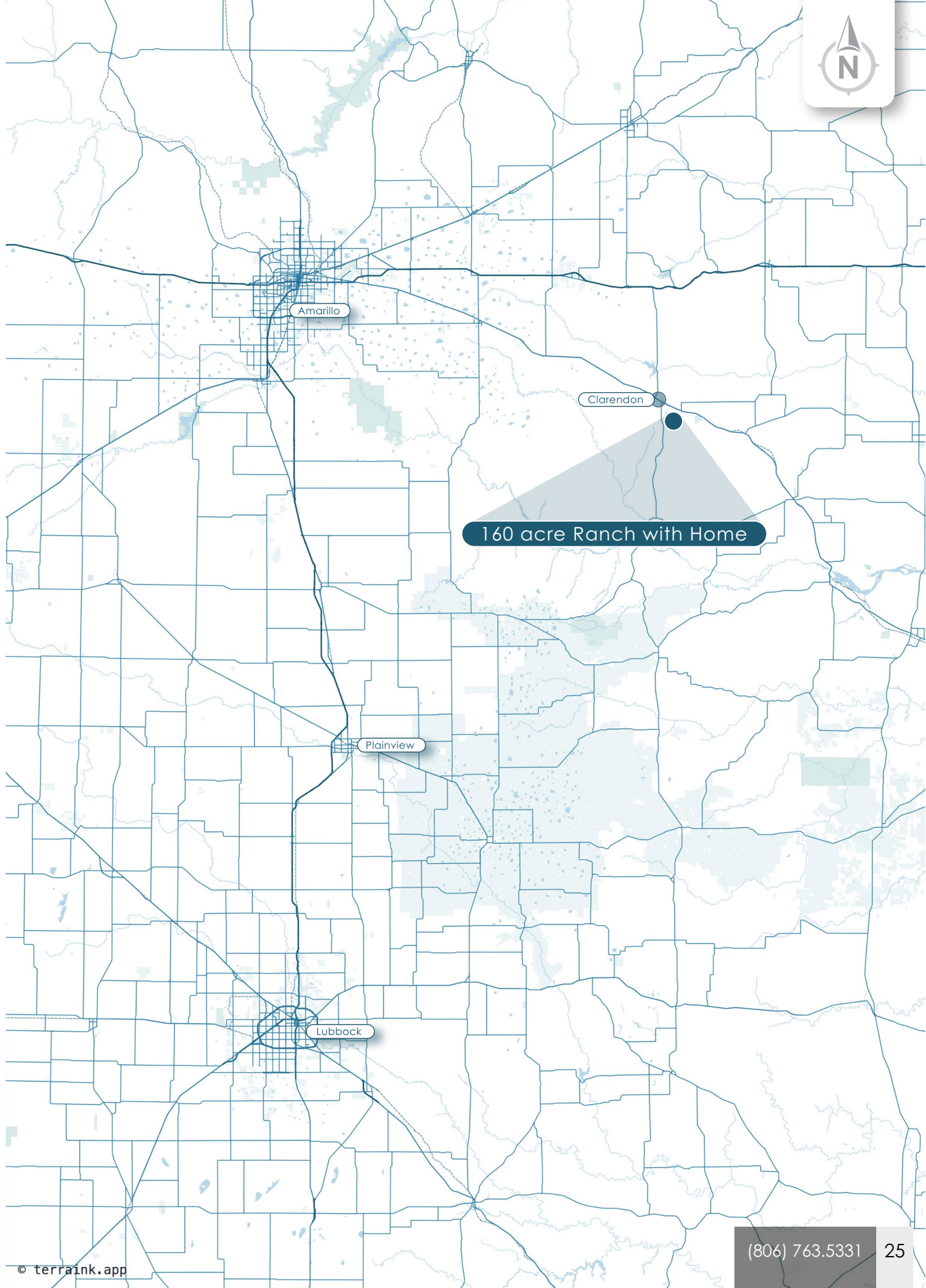
For more information or to schedule a private showing,
call Clint Robinson at (806) 786-3730.



The information contained herein is believed to be correct. However, Charles S. Middleton and Son, LLC, does not warrant for its accuracy. It is the buyer or buyer agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany his/her prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son, LLC. Seller's agent must be present for all showings.







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Amarillo

Clarendon

Plainview

Lubbock



RD 13

COUNTY RD 13

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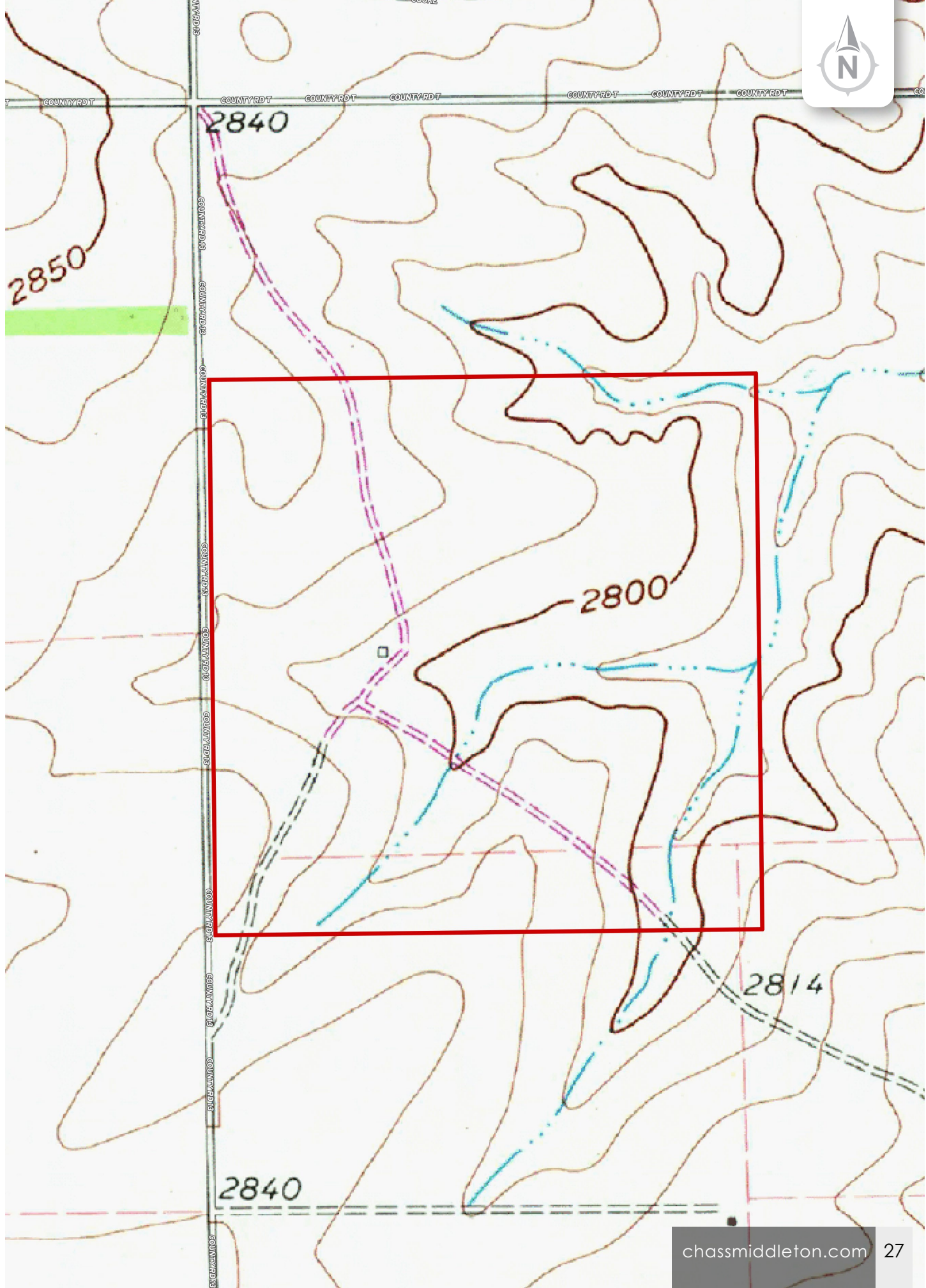
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