

BIDDY RANCH

2,445± Acres | \$4,388,775 | Paducah, Texas | Cottle County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

BIDDY RANCH

A well-functioning and nicely-improved cattle and recreational property with the added bonus of over 200 acres of farmland and a gorgeous home.

We are pleased to have obtained the exclusive listing on the Biddy Ranch in Cottle County, Texas. The Biddy Ranch is comprised of a well-located property near Paducah, Texas with 12 nearby acres featuring an extraordinary ranch style home located on the edge of Paducah.

LOCATION

The ranch is about an hour and 45-minute drive from Lubbock or

Wichita Falls, and a little over 2 hours' drive from Amarillo. Municipal airports are located in Paducah and Childress, 27 miles to the north.

The ranch itself is very well located, just to the South of the community of Paducah. Access is provided by paved highway frontage on three sides of the ranch, with over 1 mile of US Highway 83 frontage on the west side of the property, and 2.25 miles of FM

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Highway 1038 frontage on the north and east sides. This ranch property is only minutes from Paducah, but you will feel secluded and isolated once on the property.

ACREAGE

The Bidly Ranch consists of approximately 2,225 +/- acres of native ranchland, with an adjoining 208 +/- acres of dryland farmland. Included in the 2,225-acre ranch is 65 acres, which was formally the Paducah Country Club property. This portion of the ranch includes the old Country Club golf course, club house, ponds, city water, septic system, and 15-unit RV park. Total land area is 2,445 +/- acres.

TERRAIN/SOILS

The topography of the ranch consists of level to rolling and undulating ranchland, highlighted with wet weather creeks and draws that cross the property. The majority of soils on the ranch are productive loam soils consisting of Woodward, Frankirk and Bukreek complexes, with mostly Woodward and Quinlan loam soils along the draws. Salt Creek traverses the ranch property from the northwest to southeast, and this creek is dammed in the south pasture creating an outstanding fishing lake that can approach 20 acres or more in surface area, and over .6 miles in total length when at capacity. The lake is stocked with nice-sized catfish, largemouth bass, crappie and perch. Five other wet weather creeks and draws cross the ranch with cover and large trees

CONTINUED ON PG 10









that provide excellent wildlife habitat. In addition to the lake on Salt Creek, there are five other dirt tanks, with two also stocked with catfish and bass. Much of the mesquite has been sprayed in the past and currently the ranch has a moderate canopy of mesquite with more tree cover along the draws and seasonal creeks.

The 208+/- acres of farmland on the west side is considered productive land, consisting of mostly Bukreek and Woodward loam soils. In 2016, this farmland produced 396 bales of cotton according to the owner.

WILDLIFE

Whitetail deer are found most frequently on the ranch, with some mule deer found on the northern side of the property. Other wildlife include quail, dove and turkey along the tree-lined draws. Ducks, geese and sandhill crane frequent the ponds during the winter months. The new owner and their family and friends will certainly enjoy catching fish in the three ponds located on the property.



RANCH WATER

The Biddy Ranch is considered very well-watered, with Paducah city water piped to two drinking troughs on the north side of the property, and also to the country club facilities along the highway. The King-Cottle water line is on the South side of the ranch and is piped to two drinkers. There is one solar well and a total of six 20' x 20' newly installed concrete drinking troughs, with freeze proof float boxes located on the ranch.

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As mentioned earlier, one of the nicest water features on the ranch is the stocked lake on Salt Creek. The five other dirt tanks and series of underground lines, concrete drinkers, submersible well and city water from two different sources make the Biddy Ranch a very well-watered property.

MINERALS AND WIND

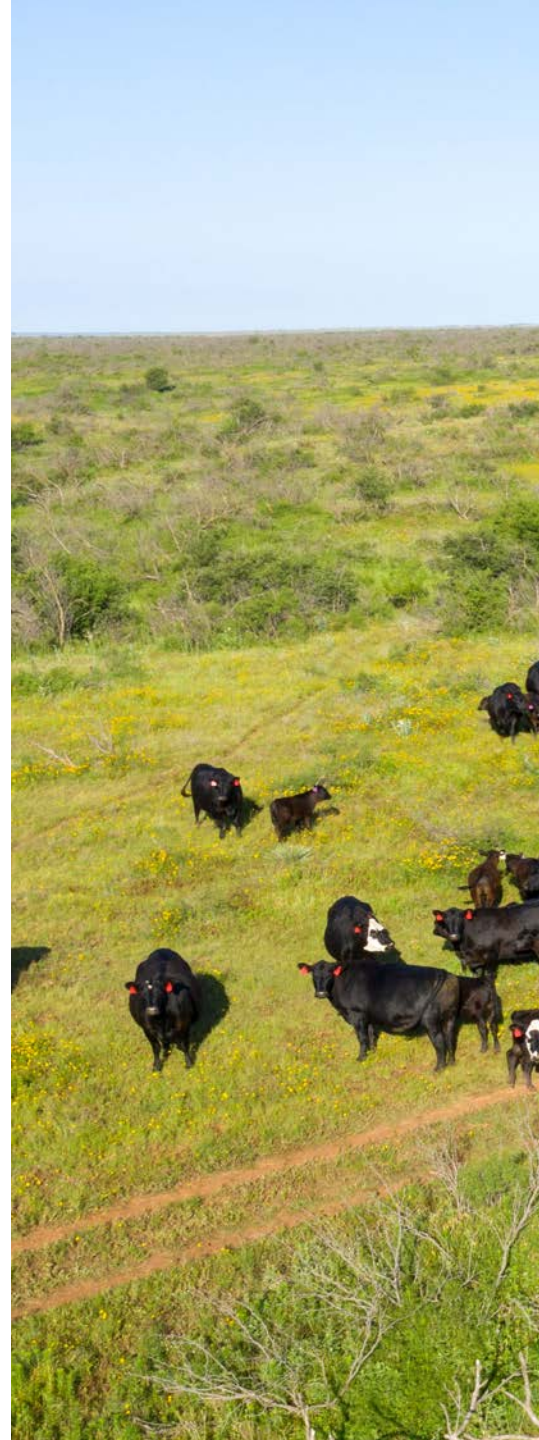
One-half of the seller's mineral and royalty interest will convey with the sale, and all wind energy generation rights will transfer to the new owner.



RANCH IMPROVEMENTS

There are no structural improvements on the 2,433+/- acre ranch/farm property other than the country club facilities on the north side. The six concrete drinking troughs, water lines and float boxes were recently installed at a reported cost of \$33,000. The ranch is nicely fenced and cross-fenced, with the fences rated in good condition and very well maintained. The traps and pens were recently completed at a reported cost of \$35,000 and are well-built with 8-wire fence, 6 ½ foot T-posts spaced at 12 feet, and bull stays 1.5 feet in ground. Line posts are set in concrete at every 10th T-post. Rural water and electricity are available on both the north and south sides of the ranch if the owner desires to build a home or hunter's cabin on the property.









HOME AND BARN

As previously mentioned, the very impressive owner's home is situated on 12 acres located on the outskirts of Paducah. Less than 2 miles from the ranch, this beautiful owner's home with acreage offer the buyer a rare opportunity to purchase a nice sized West Texas and home designed for luxury country living. The home, at approximately 5,329 square feet (per tax records), is a 5-bedroom home, and with 12 acres offers ample room for the new owner to build pens, horse barns or a roping arena.

This ranch style home has been recently updated with tremendous attention to detail in every room. Perfect for upscale country living, this home includes a custom gourmet kitchen with granite countertops, knotty Alderwood cabinets, Thermador, Wolf and Sub-Zero appliances, and a beautiful view of the courtyard, luxury pool and countryside. This home features gorgeous wood and travertine flooring, includes a master suite, separate wing with 4 bedrooms and two custom Jack & Jill baths, large dining area, spacious great room, a basement/theatre room, large laundry, and a gun room. The grand living area provides a relaxing retreat or entertaining space framed by Oklahoma stone columns and grand fireplace, with a solid mesquite wood mantle and remote window shades. A security system is installed with video cameras along with motion and water leak detectors. Additional

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features include Wi-Fi and a state-of-the-art stereo and sound system throughout the house and outdoor living areas, with volume control in each room. City water and sewer service is provided to the home, while the sprinklers are operated on a private well located on the property.

A beautiful stone driveway leads to the home and the 3,600 sq. ft. custom-built insulated garage and barn. This barn joins the patio and outdoor kitchen area, and includes a game room, and large shop with 3 overhead doors, with one

door large enough to accommodate an RV. The outdoor living area includes an outdoor kitchen with granite countertops, fireplace, Saber grill, Sub-Zero refrigerator, and a sparkling pool and built-in hot tub. This area provides plenty of space for entertaining and enjoying the West Texas sunsets. This one-of-a-kind home was designed as the perfect private retreat as well as a great place to entertain friends and family.

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PRICE

The entire package, including the ranch, farmland, home, barn and all improvements is offered at \$1,795 per acre, or \$4,388,775. If someone has interest in only purchasing the home and 12 acres, the seller will consider selling this property separate from the ranch.

REMARKS

The home on this property is described as simply stunning, with attention to detail and quality of improvements and craftsmanship that is rarely found, especially for a rural property. The nearby ranch is a well-functioning and nicely-improved cattle and recreational property, with the added bonus of over 200 acres of farmland. There is no question that this property would make an outstanding headquarters for a ranching operation, or an unparalleled weekend retreat with luxury amenities for the new owner and their guests to enjoy.

It is difficult to adequately describe this property to its full credit, so we invite you out for a private showing to see for yourself. Contact Clint Robinson at (806) 786-3730 to learn more about the Biddy Ranch.





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HOME AND 12 +/- ACRES

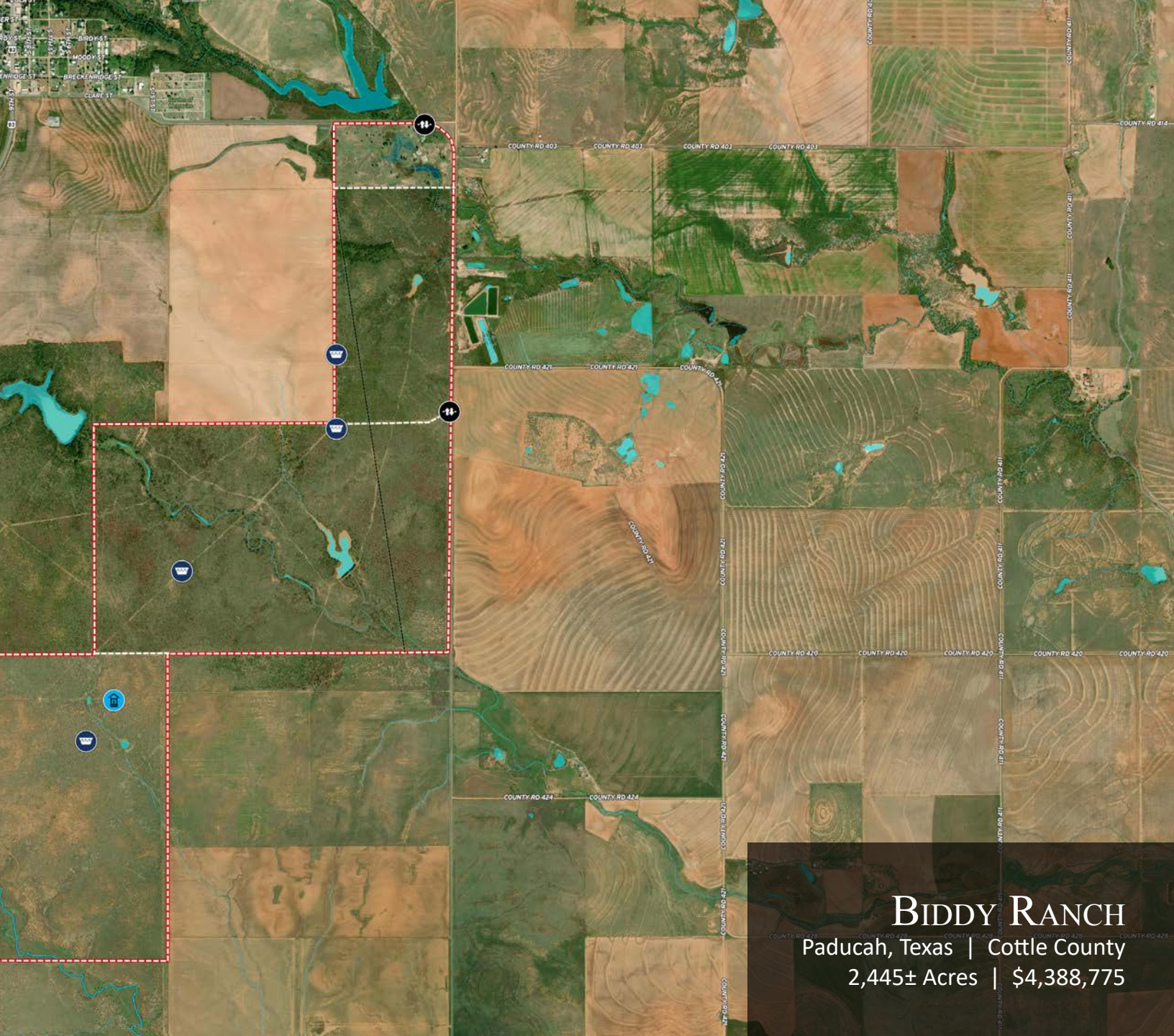
BIDDY RANCH

SHIL CREEK



Aerial Map

- Fence
- Pond / Tank
- Boundary
- Stream, Intermittent
- Concrete Drinker
- Solar Well
- Gate
- Transmission Line



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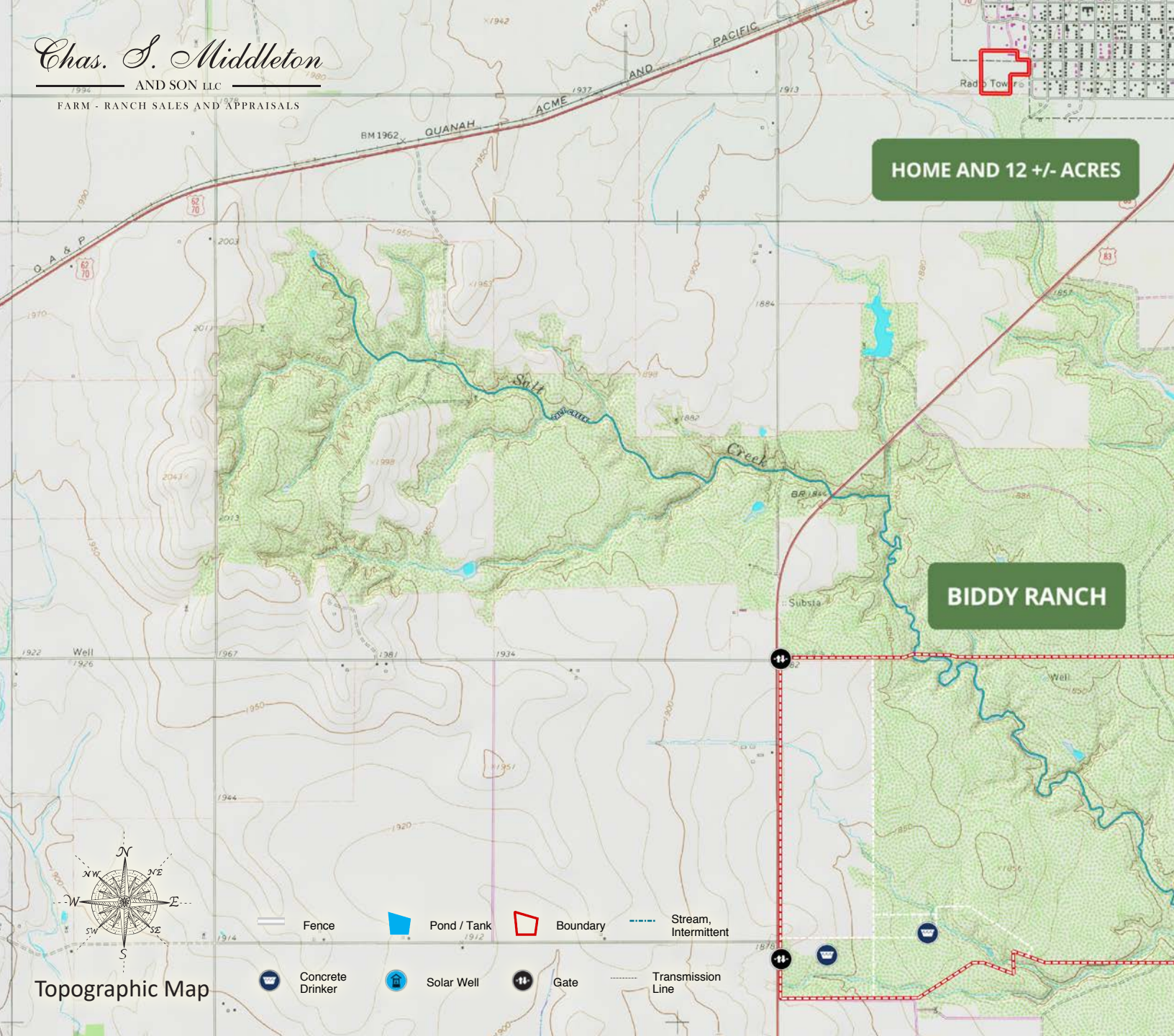
HOME AND 12 +/- ACRES

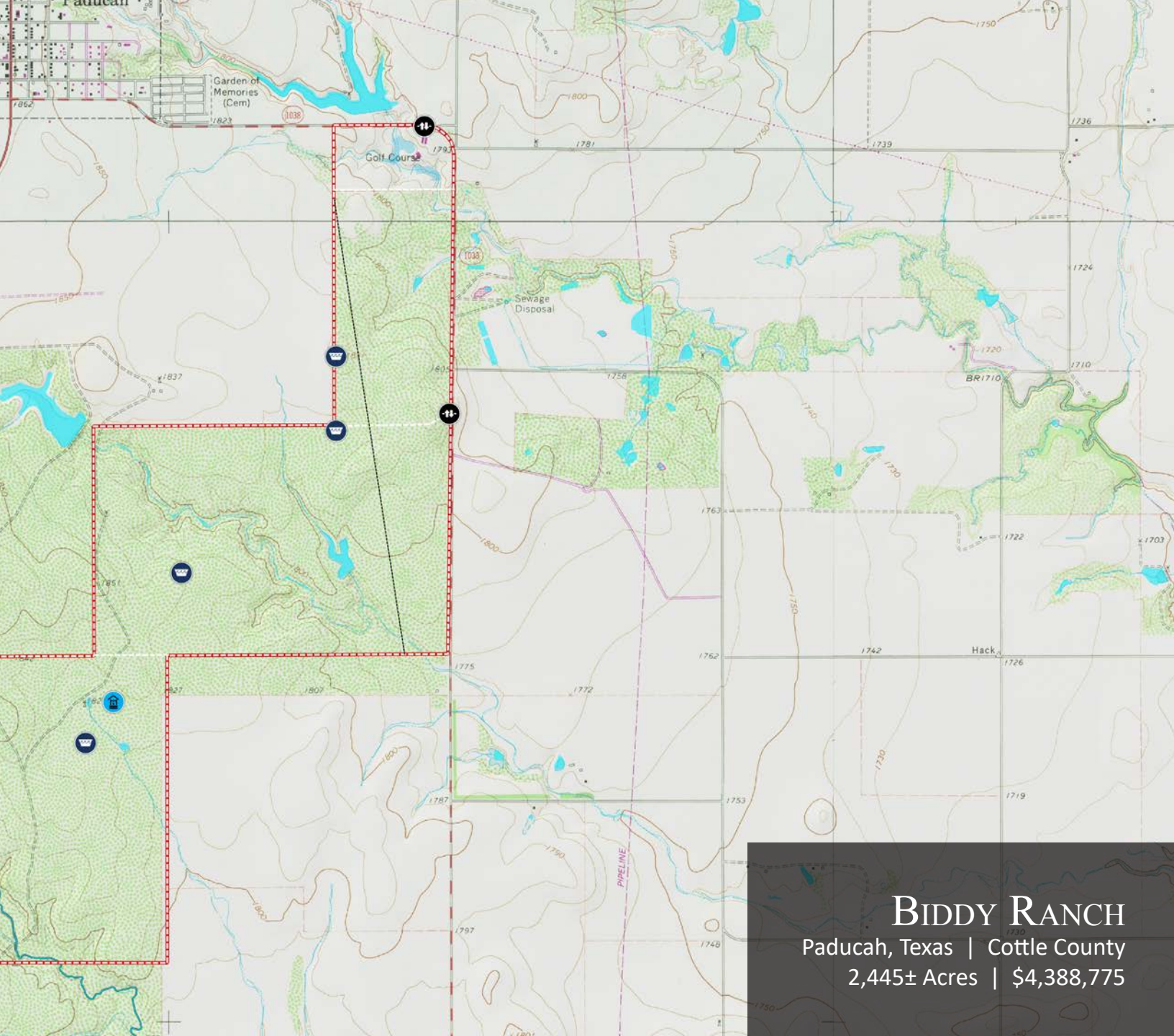
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Topographic Map

- Fence
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- Concrete Drinker
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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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