

# HACKBERRY LAKES RANCH

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4,480± Acres | \$4,256,000 | McLean, Texas | Gray County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# HACKBERRY LAKES RANCH

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**A nice-sized working cattle ranch with hunting and recreational appeal, and all within a morning drive from Amarillo, Oklahoma City & Lubbock.**

We are pleased to have obtained the exclusive listing on the scenic and very productive Hackberry Lakes Ranch located in the Eastern Texas Panhandle, approximately 3 miles north of McLean, Texas. The property has great access with state highway frontage and is only 3 miles north of Interstate 40. This ranch is only a little over an hour's drive from Amarillo and less than 3 hours from Oklahoma City or Lubbock. The Hackberry Lakes Ranch is an outstanding recreational property and working cattle

ranch featuring beautiful spring fed lakes surrounded by large cottonwood trees.

The topography consists of rolling native grasslands, tree-lined draws and over one mile of live water, large cottonwood trees and a series of deep spring fed ponds and lakes along Hackberry Creek. Soils range from sandy and sandy loam with a cover of native grasses, shinnery and sage, to tighter soils offering a good turf of palatable grasses such as gramma and buffalo. There are

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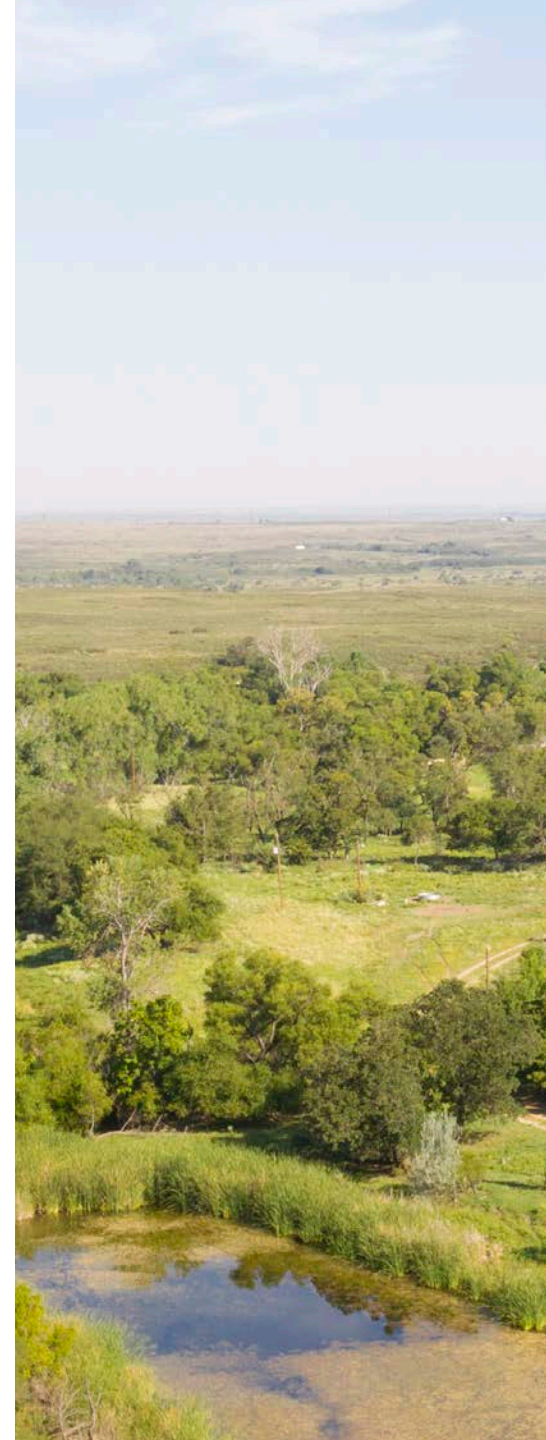
primarily 3 areas of cultivated ground on the ranch, consisting of approximately 140 acres that can be utilized for livestock wheat pasture, or wildlife food plots.

Hackberry Creek traverses through the property from the South to North, and drains into nearby McClellan Creek. The creek bottoms provide a picturesque setting of large cottonwood trees, ponds and lakes throughout the creek. The series of ponds, lakes and abundant cottonwood trees along Hackberry Creek create a park-like setting in this area of the ranch. The largest lake, RD Black Lake

approaches five acres or more in size. One of the other nearby lakes has diving boards on the water's edge and this lake reaches depths of 25 – 30 feet.

In addition to one mile of Hackberry Creek, a small portion of McClellan Creek touches a corner of the ranch. Because of terrain issues near this live water creek, the fence line along the Northwestern boundary of the ranch angles slightly to the Southwest, and touches the highway just south of the McClellan Creek bottom. From an ownership standpoint, the

**CONTINUED ON PG 10**











sellers believe their true boundary line goes into the McClellan Creek bottom and actually crosses the creek for a short distance. Because it would be nearly impossible to maintain livestock fencing in the creek bottom, this small area of the ranch is fenced out of the property.

Whitetail deer are found on the ranch in good numbers. Other wildlife includes quail, dove, and pigs. Abundant turkey numbers are found along Hackberry Creek near the large trees and water. The shinnery on the ranch provides very good cover for quail populations and excellent browse for whitetail. Fishing is considered exceptional along the creek and the ponds are stocked with bass and other species of fish.

With the excellent cover that exists on the ranch, this property is considered to be one of the best quail habitats in the panhandle region and the live water features on the property add to the recreational value of the ranch.

The Hackberry Lakes Ranch is considered to be very well-watered, with 4 solar wells, 3 submersible wells and 6 windmills. Water is piped to 6 different drinking troughs on the ranch. Water quality is considered to be good.

There are scattered shallow gas wells located on the property. One-half of seller's owned mineral and royalty interest is being offered with this sale. The owners also own a 50% working interest in two wells on the property, and this working interest is included in the offering. All wind energy generation rights will convey with the sale.

The owners placed a 2013 model, 4-bedroom, 2 bath, double-wide home with attached deck on the hill overlooking the creek and lakes below. This home provides a very scenic setting for weekend retreats. The house is a newer style, very functional, and in very good condition. This location would also be

**CONTINUED ON PG 15**













perfect for a site-built home or hunters' cabin. A separate water well serves the home, and is housed in a 21 x 14 foot metal well-house and storage shed with a concrete floor. The large barn on the ranch is located down by the creek, and is in very good condition. It is a 50 x 100 foot barn with steel frame and concrete floor. It has a tool room, skylights, 18 foot roll up doors on both ends, and is equipped with electricity and water.

Improvements also include 3 sets of working and shipping pens and a small set of horse stalls. Two sets of the livestock pens are pipe and sucker rod construction, with the third constructed of stout 4 x 12 foot wood and steel guard rail material. The corrals and pens are in good overall condition and are functional. Most of the ranch fencing is considered excellent and was rebuilt as a result of the range fire in 2006. An overhead feed storage bin is included in the sale. The ranch roads are maintained in good condition. As mentioned earlier, the ranch is well watered with multiple wells, windmills, submersible wells and a series of underground lines to drinking troughs. Power is located on the west, south and east sides of the ranch in case a purchaser desires to install more wells or build a home or hunter's cabin on other portions of the property.

2018 taxes were \$4,828 with ag exemption. The Hackberry Lakes Ranch is realistically offered for sale at \$950 per acre.

The ranch is currently being utilized in a yearling stocker operation and will also work well in a new owner's cow-calf program. This offering affords the opportunity for the buyer to purchase a nice-sized Texas Panhandle working cattle ranch with the added bonus of outstanding hunting and recreational appeal, and all within a morning drive from Amarillo, Oklahoma City or Lubbock.

Chas. S. Middleton

AND SON LLC

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MCCELLELLAN CREEK

MCCELLELLAN CREEK

ROAD W

WEST RD

WEST RD

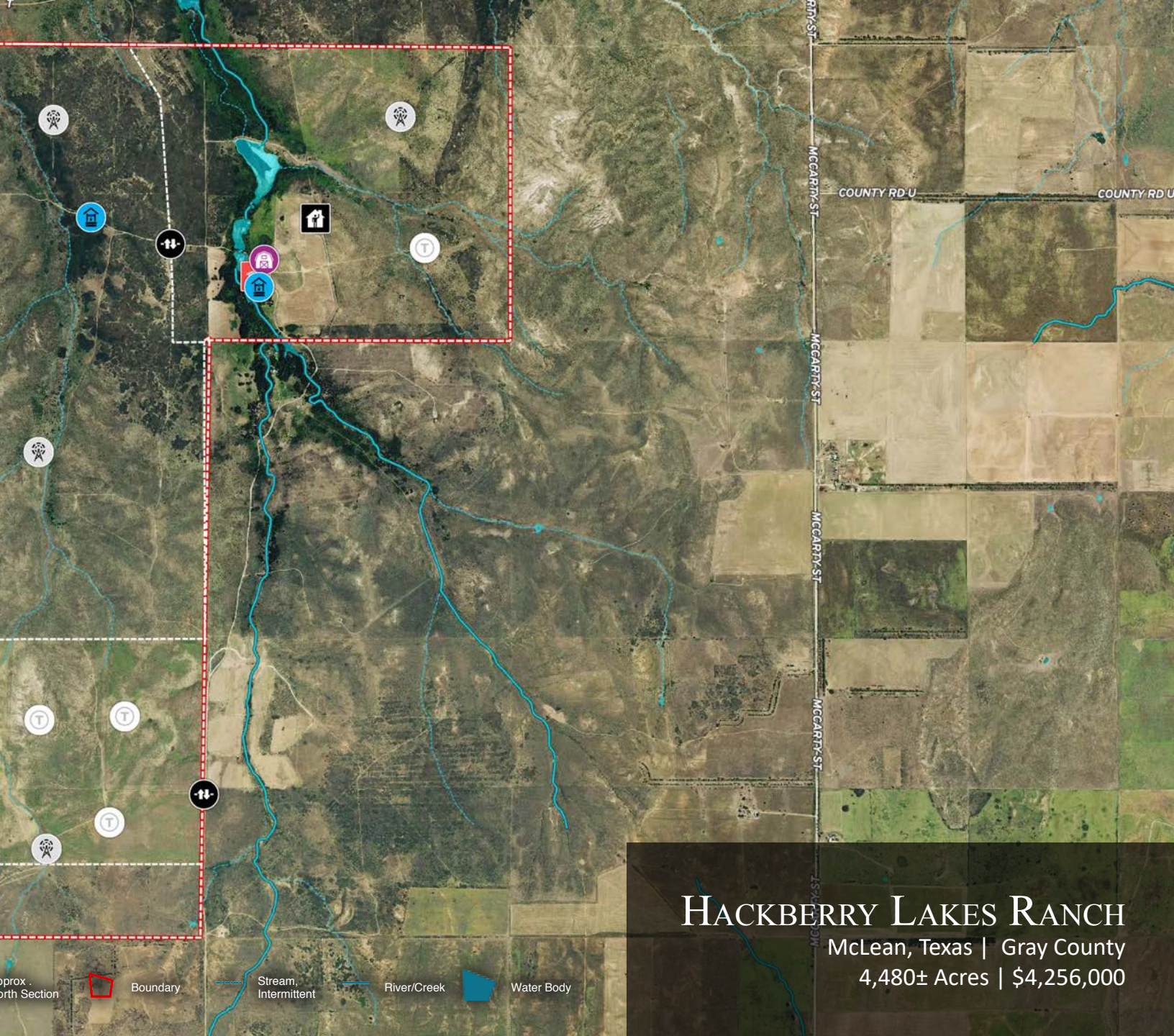
WEST RD



Aerial Map

- Well
- Windmill
- Water Tub
- Gate
- Pens
- Barn
- Horse Stall
- Foreman's House
- Ap No





# HACKBERRY LAKES RANCH

McLean, Texas | Gray County

4,480± Acres | \$4,256,000

Approx  
North Section



Boundary

Stream,  
Intermittent

River/Creek

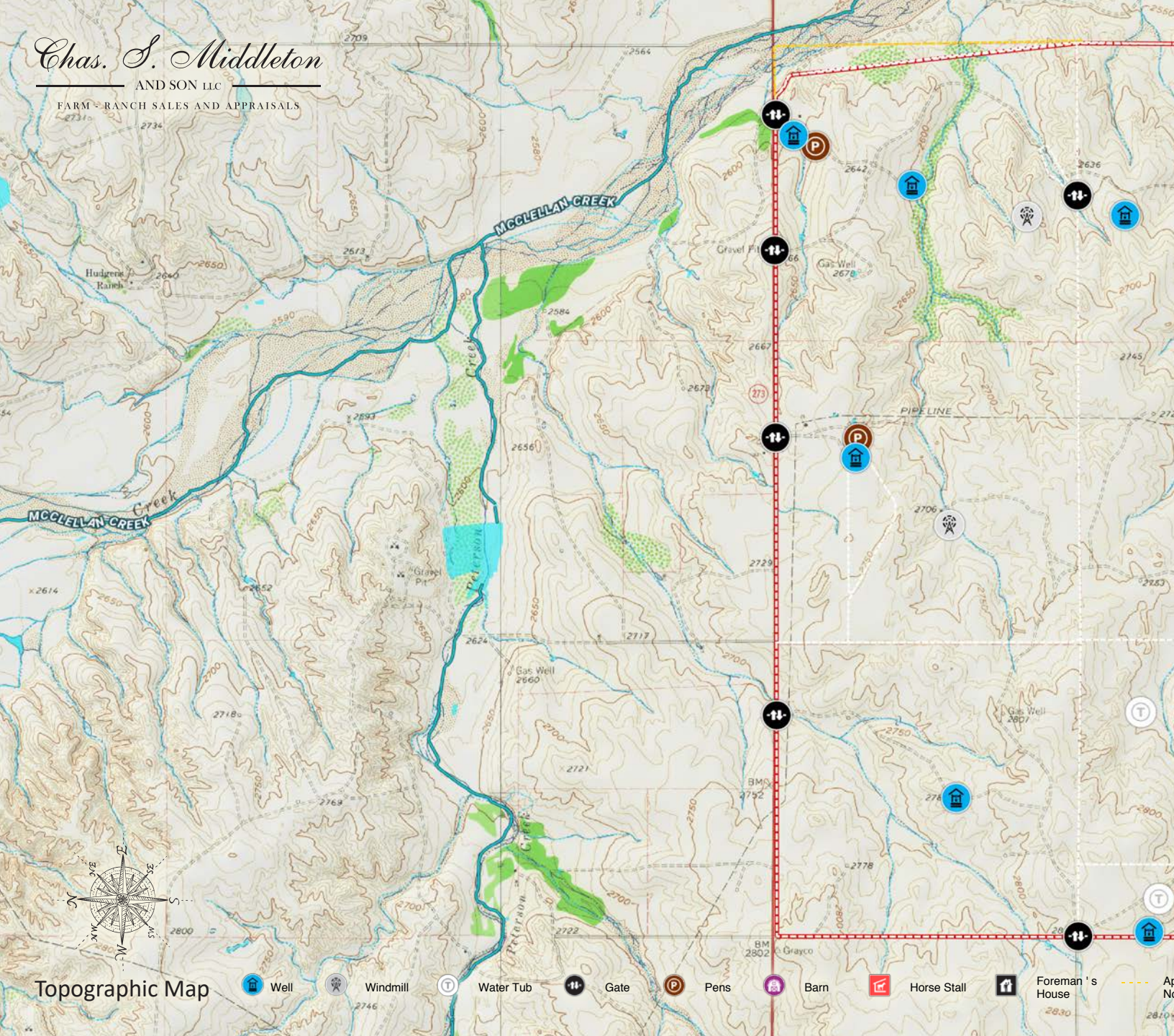


Water Body

# Chas. S. Middleton

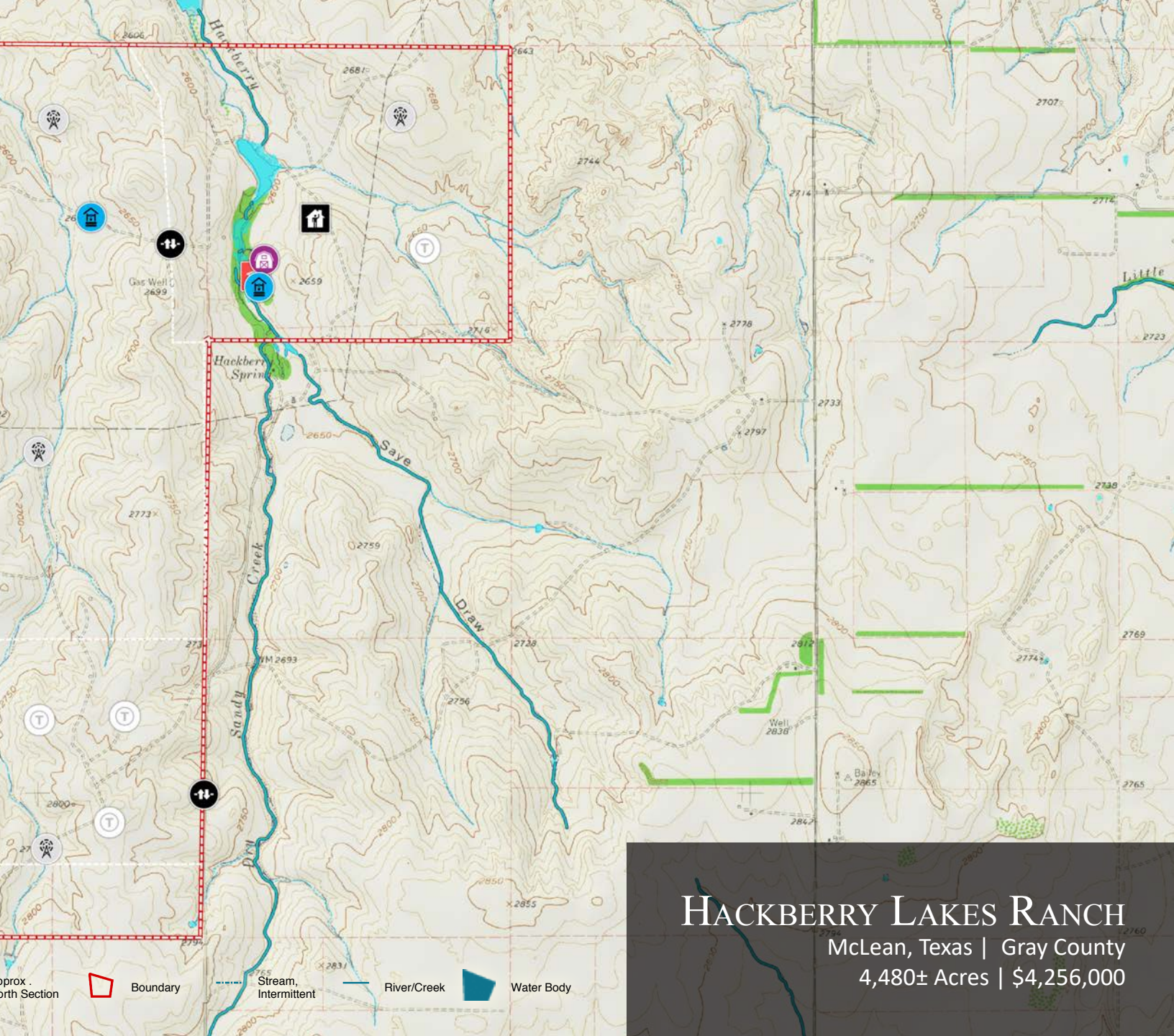
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Topographic Map

- Well
- Windmill
- Water Tub
- Gate
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- Foreman's House
- App No.



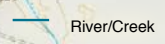
Approx. North Section



Boundary



Stream, Intermittent



River/Creek



Water Body

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4,480± Acres | \$4,256,000

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