

# McCLELLAN CREEK RANCH

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960± Acres | \$1,675,000 | Pampa, Texas | Gray County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# McCLELLAN CREEK RANCH

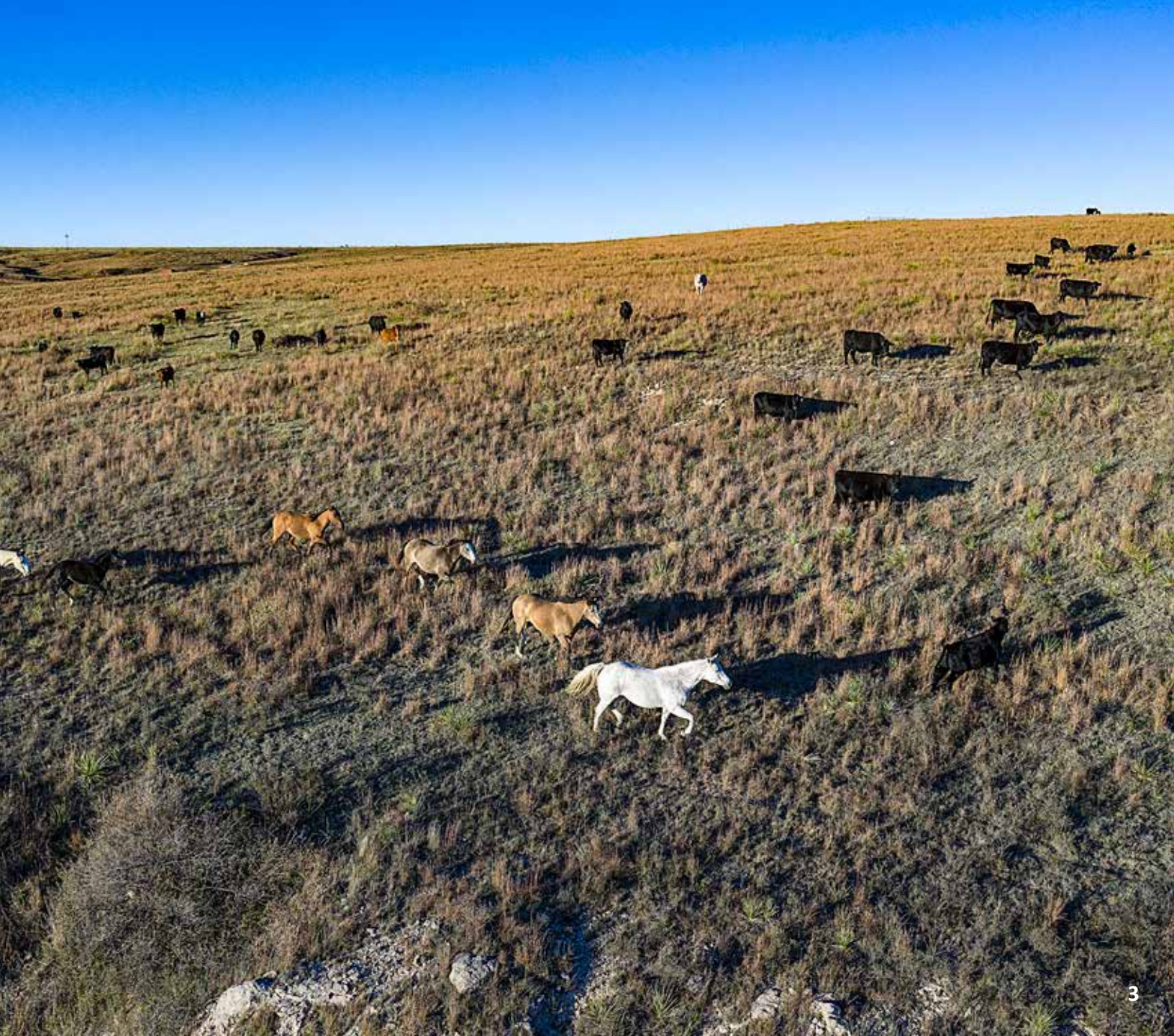
**Productive livestock property with a stunning home and additional barndominium just 45 minutes from Amarillo.**

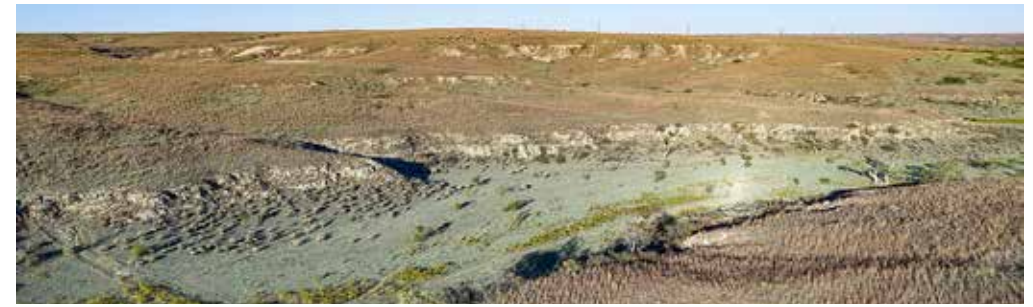
We are pleased to have obtained the exclusive listing on the 960+/- acre McClellan Creek Ranch, located in the Eastern Texas Panhandle in Gray County, Texas. This productive and very nicely improved ranch is well located on paved Highway 70 for one-half of a mile and just 2 miles North of Interstate 40. The ranch is a 20-minute drive from Pampa, Clarendon, or McLean, and a 45-minute drive to Amarillo. It is less than a 3 hour's drive from Oklahoma City or Lubbock.

### TOPOGRAPHY

The topography consists of rolling native grassland, accentuated with scenic canyons and draws that descend down to McClellan Creek which traverses the ranch for over 2 miles. The creek bottom area and surrounding valley contain productive soils and grasses in the bottom lands, and scenic sandstone bluffs overlook along the valley below.

CONTINUED ON PG 6





## IMPROVEMENTS

The impressive owner's home is nestled in the McClellan Creek valley and has the feel of being secluded from the outside world. The home, at approximately 3,551 square feet is a 3-bedroom, 3 bath, 3 car garage ranch style home built in 2012. The home is in excellent condition and shows pride of ownership.

This home was constructed with attention to detail and quality in every room. Perfect for upscale country living, this open floorplan home includes a vaulted ceiling great room with expansive windows that highlight the

beautiful view of the countryside. The great room features railroad car wood siding accents framing the stone fireplace, along with beautiful hickory wood flooring and cathedral cedar-beam ceilings adjacent to the eat-in kitchen, which features granite counters and wrap-around stone accented bar. The home also includes a separate master suite, large bedrooms, and a 15 ft. x 25 ft. loft that can be used as an office or media room. This home was designed as the perfect private retreat as well as a great place to entertain friends and family.

**CONTINUED ON PG 12**







The 60 ft. x 40 ft. bunkhouse and barn include a large guest quarters with full kitchen, bedroom and bathroom. The barn provides ample room for ATV and equipment storage and has a separate tack room and an upstairs loft for additional storage.

The large dog kennel is approximately 70 ft. x 80 ft. mesh wire with concrete footings.

There is one set of pipe corrals and working pens in good condition located on the west side of the ranch.

### **WATER**

The ranch is watered by two submersible wells, two windmills, and four dirt tanks. The owner recently installed an underground water line from one of the submersible wells to an earthen tank to create a fishing pond with a constant water level. A separate submersible well is located at the home to supply water for both the home and bunkhouse. Both the quality and quantity of the underground water on the ranch is reported to be very good.

### **WILDLIFE**

Both Mule Deer and Whitetail are found on the ranch, with the owner reporting approximately a 50/50 mix of deer. Good quail, dove and turkey numbers are found as well. There are no wild hogs on the ranch.

### **LAND**

Cottonwood, Chinaberry and Hackberry trees are found along the creek area. The predominate soils on the ranch are characterized as productive short grass type soils. Typical grasses include buffalo, blue grama, and side oats grama, with little bluestem, Indian grass and some big bluestem found on the hillsides and slopes.



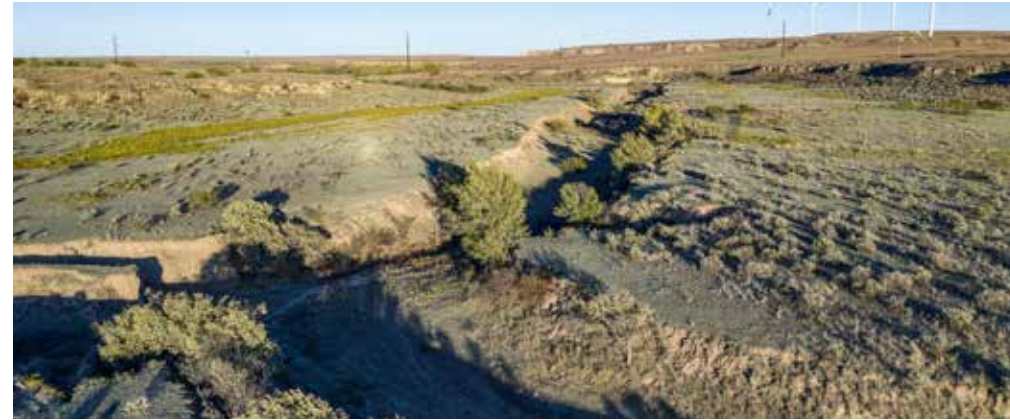


**BROKER REMARKS**

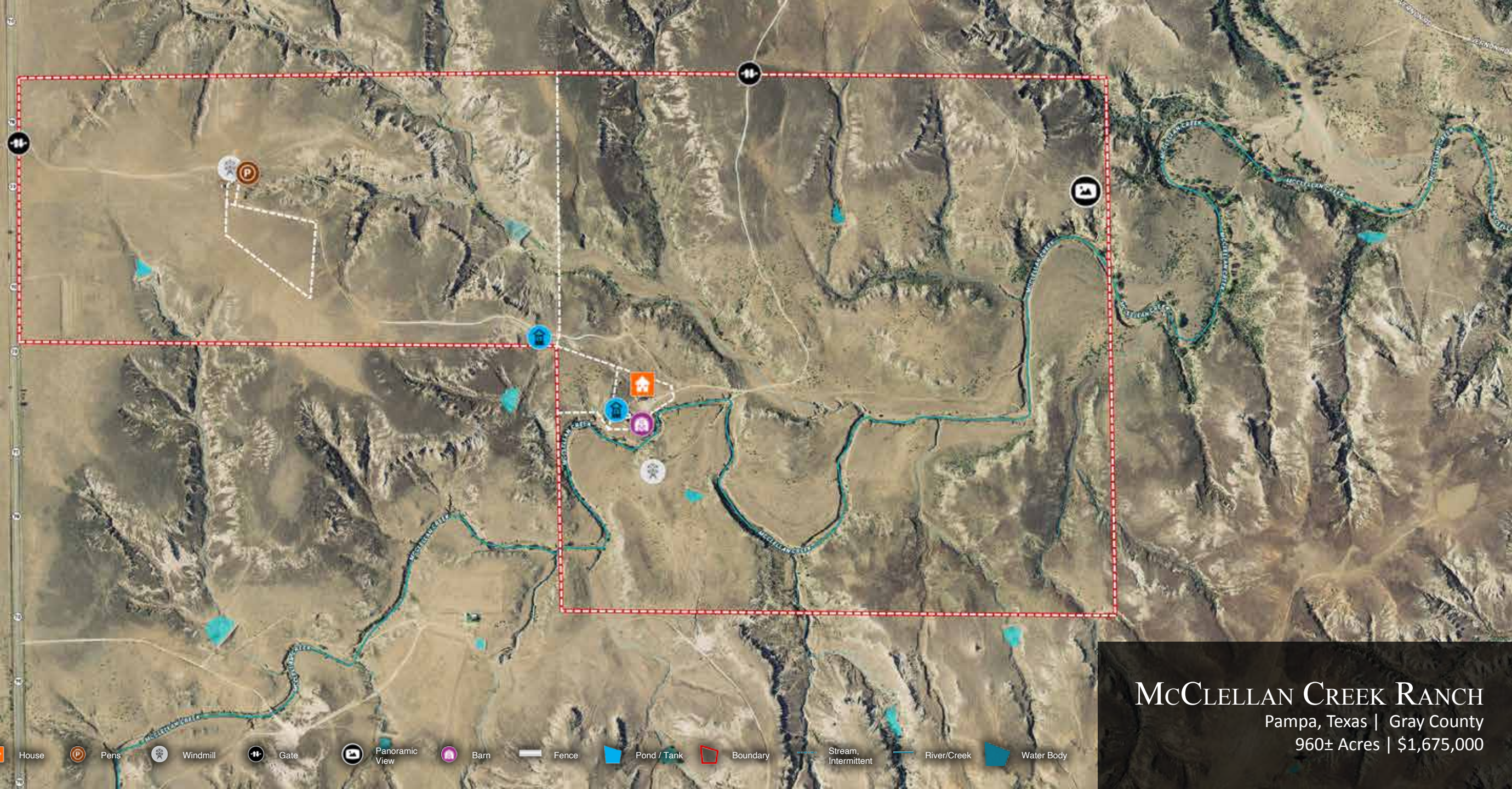
The seller is offering all owned mineral royalty interest and all wind generation rights with the sale of the ranch.

2019 taxes were \$7,864 with ag exemption.

The McClellan Creek Ranch is being realistically offered at \$1,675,000. If you are interested in learning more about this ranch or for a private showing, call Clint Robinson at (806) 786-3730.



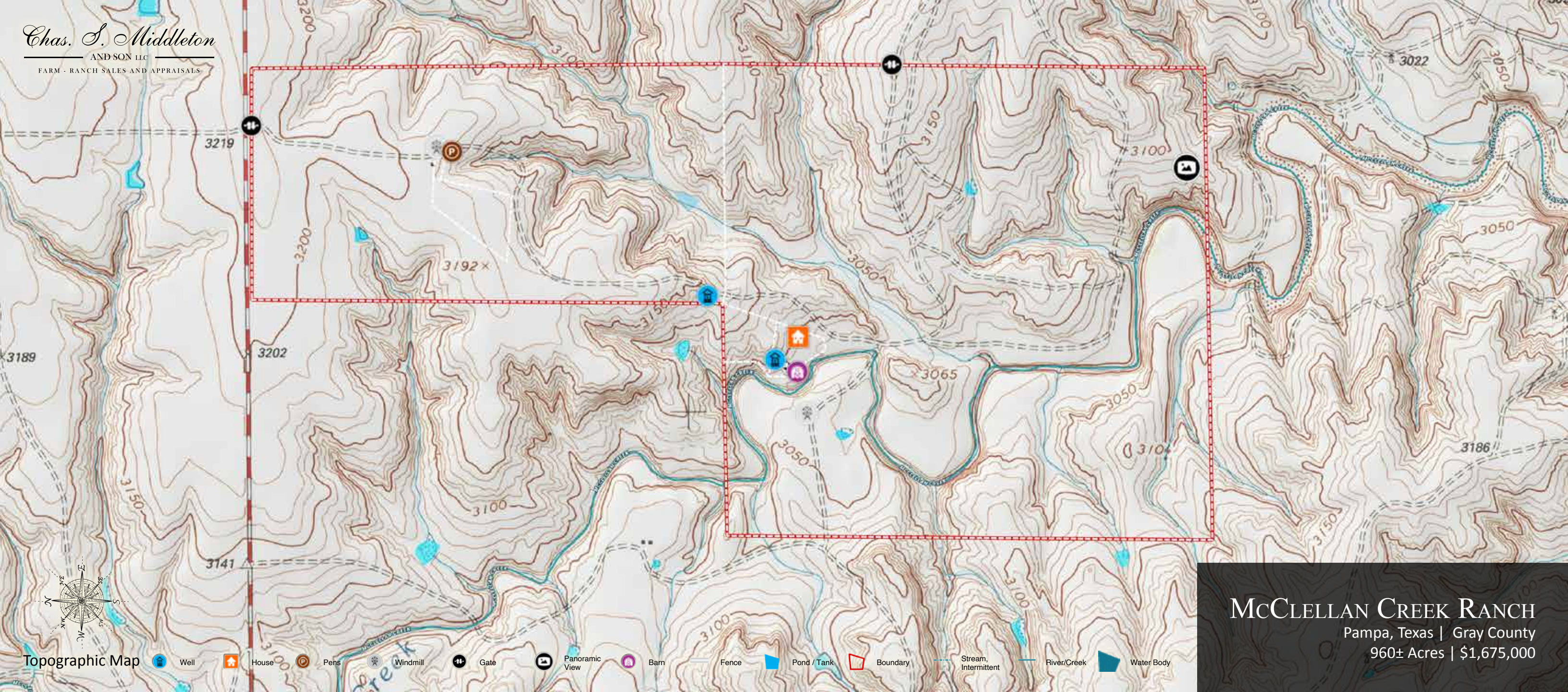




Aerial Map

- Well
- House
- Pens
- Windmill
- Gate
- Panoramic View
- Barn
- Fence
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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CLINT ROBINSON

Real Estate Sales Agent

📞 m 806.786.3730

✉ clint@csmanson.com

*Chas. S. Middleton*

— AND SON LLC —

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For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.