

Wild Card Horse Ranch

Donley County, Texas

159.54 ± Acres

Turn-key horse ranch and training facility



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son LLC

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We are pleased to offer the exclusive listing on the Wild Card Horse Ranch, which is located in the Texas Panhandle in Donley County. The turn-key horse ranch and training facility is conveniently located only 6 miles South of Clarendon, Texas on paved Highway 70, and only a one hour drive from Amarillo, Texas. The Wild Card Horse Ranch is a well improved and well-maintained facility situated on 159.54 ± acres and has been used for the training and care of the Wild Card and High Card ranch horses.



The Wild Card Horse Ranch horse barn is all steel frame construction with metal siding and roof with skylights. The barn dimensions are 72 x 40 with 20 ft overhangs on each side. There are twelve, approximately 50 ft x 12 ft partially covered runs (six on each side). It has a breezeway in the center of the barn with roll up doors on each end. The runs on the South side of the barn include six 12 x 12 stalls inside the runs and are constructed of wood post quarter-round construction. Barn amenities also include a wash rack with hot/cold water, vet-station with stocks, a 12 x 24 feed and hay storage area and a 12 x 13 tack room. The stalls and runs are well made, with heavy steel pipe construction.



Subject to sale, withdrawal, or error



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Training pens and arenas are well constructed and consist of an approx. 120 x130 square cutting arena, and an approx. 150 ft diameter round pen. The 40 ft steel bronc pen will be removed prior to the sale of the property. The roping arena is approx. 150 ft x 300 ft with portable panels, and is included in the sale. Other improvements include a storm cellar, and an approx. 12 foot diameter steel grainery that has been converted to a storage, as well as an 8 x 45 cargo box that provides additional storage.





The home at Wild Card Horse Ranch is a newer style brick house with 3 bedrooms, 2 baths, and 2 car attached garage. It is a nice home that is well maintained in very good condition.



The Wild Card Horse Ranch fences are of excellent quality, with 6 strand horse wire and cedar staves. These fences well-made and suitable for holding cattle as well. The ranch is divided in two major pastures, with an approximate 17 acre pasture to the North, and an approximate 120 acre pasture to the East. Water is piped to a stock tank that waters both pastures as well as the barns and stalls. The soils on the ranch are primarily fine sandy loam, and very well suited for use as a horse ranch.





The trailer barn is all steel construction with metal siding and roof. Dimensions are 48 ft x 36 ft and it is open to the South with 11.5 ft high walls. This barn is currently being used for trailer storage but could be utilized for a hay barn or for many other uses.



The Wild Card Ranch is located in an area where quality turn-key horse ranch and training facilities are seldom offered for sale. The ranch has a great location and is realistically priced at \$440,000. If you are in the market for a well improved, turn-key and complete horse facility with the added bonus of a newer constructed brick home on the property, this ranch should be seen today. Give us a call for a showing.

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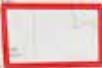
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Wild Card Horse Ranch
Donley County, Texas
159.54 ± Acres



Clarendon, Texas



Wild Card Horse Ranch