

T LAZY S RANCH

7,827.23 ± Acres | \$8,993,495 | Guthrie, Texas | King County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
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T LAZY S RANCH

We are extremely proud to offer for sale the T Lazy S Ranch. This extremely unique property has everything that the sportsman could desire including diverse topography, live water, sculpted brush cover and extremely functional structural improvements. The ranch is fenced and cross fenced into four main pastures, three of which are high-fenced. Although at times cattle have been utilized for grazing, the main focus on this property has been for wildlife enhancement.

This fantastic ranch was once a portion of the historic 6666's Ranch and has been owned and operated by renowned sculptor, artist, horseman and pilot TD Kelsey, for over 20 years. Kelsey's work is found in private and public collections worldwide. He is

a member emeritus of the Cowboy Artists of America and has sculptures on permanent display at the Pro Rodeo Hall of Fame Museum, C.M. Russell Museum, the National Museum of Wildlife Art, Buffalo Bill Historical Center and many others.

As TD has so often done masterfully with clay, he has also mechanically sculptured thousands of acres of the T Lazy S, enhancing the ranch for wildlife habitat and productivity.

The T Lazy S is located between the ranching communities of Guthrie and Benjamin in King County, in the Rolling Plains Region of Texas.

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The ranch is blessed with an abundance of live water, generally all fed by springs. Big Buffalo Creek heads in the northern portion of the ranch and flows for over three and one-half miles through two pastures on the western and southern portion of the ranch. Big Buffalo Creek is flanked by often steep ledges on each bank. Generous stands of cedar are common along the steep breaks and sideslopes, however, the creek bottoms and the uplands have been selectively grubbed for brush.

Another set of springs that head on the eastern portion of the property flow through the ranch for well over one-half mile. This creek is located at the base of beautiful hillsides with lush grasses along the banks.

Several nice earthen ponds are located on the property offering additional wildlife and livestock water, and King-Cottle rural water is piped to the ranch headquarters and to various livestock drinkers on the ranch.

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The T Lazy S Ranch is extremely well improved and improvements all appear to be very well maintained. The owner's home contains approximately 6,326 square feet and includes a large trophy room with massive rock fireplace and art studio. The home is an open floor plan design with nicely appointed kitchen, living and dining area, 3 bedrooms and 2.5 baths. The entire home has a nice galvanized metal roof and exterior that utilizes limestone rock and cedar. The yard is landscaped and offers a rock firepit as well as stacked rock fence.

Water for the improvements is generally provided by a 7,500 gallon filtered rain water catchment system. Backup is provided by rural water that is piped to the ranch. The turn of a valve

can direct either water source to the main home. A new septic and drainfield was just installed, along with two new hot water heaters.

Near the home is a large metal insulated workshop (approximately 8,800 square feet) with several bay doors for equipment, as well as two metal insulated barns used as aircraft hangars. Additionally, there is a hard surfaced 2,400'± runway used for small private aircraft.

A caretaker's home and bunkhouse are also located nearby, along with a roping arena, round pen, and livestock shipping pens.

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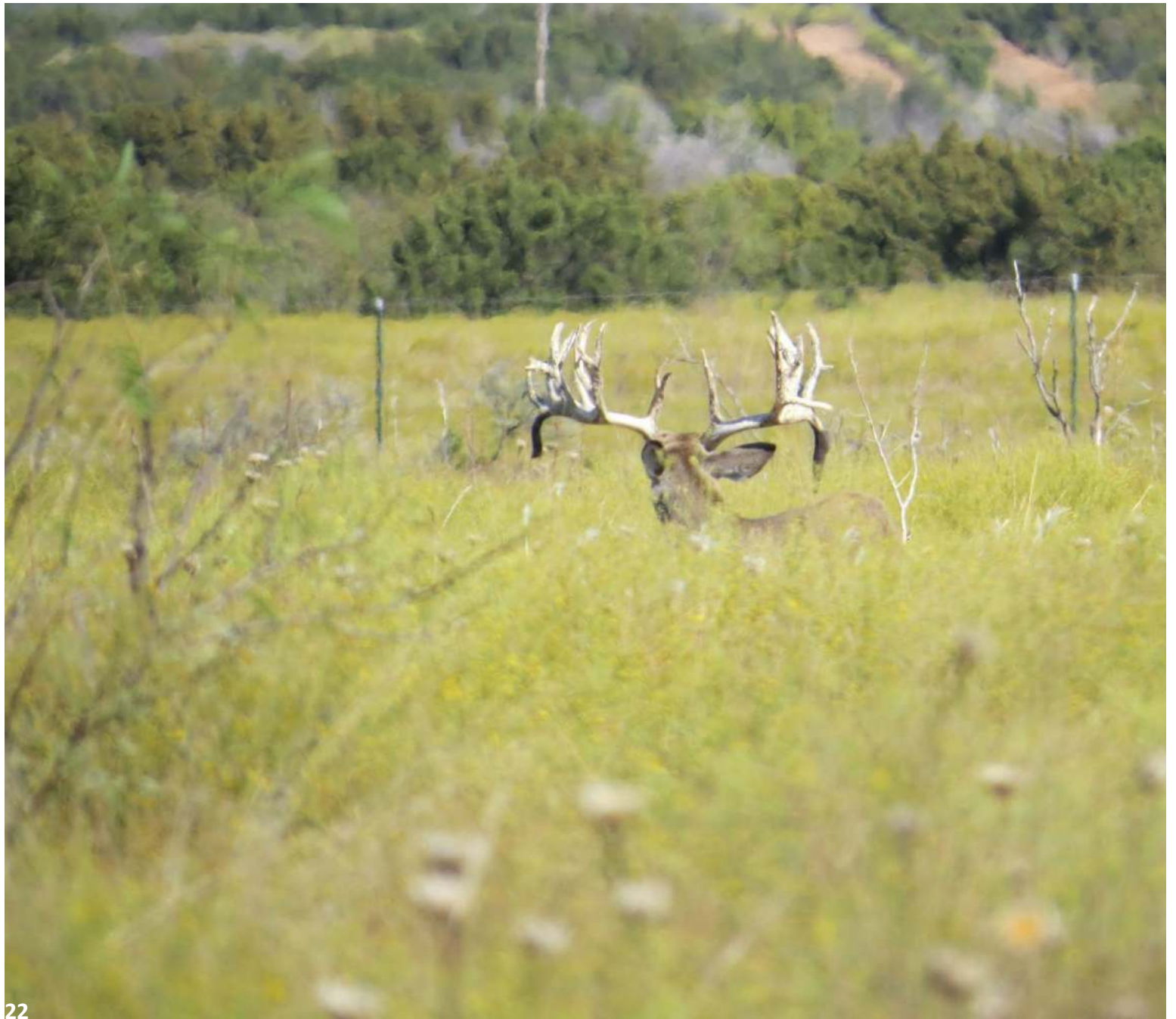












Native whitetail deer are known to grow to trophy class size in this area, and turkey, quail, dove and wild boar are all common.

The high fenced game reserve pastures of the T Lazy S Ranch have been stocked with trophy whitetail, bison as well as scores of exotic game. Imported game includes several species of antelope including Addax, Eland, Ibex and Oryx. Sheep species on the ranch include Aoudad, Black Hawaiian, European Mouflon, Red Sheep and Transcaspien Urial.

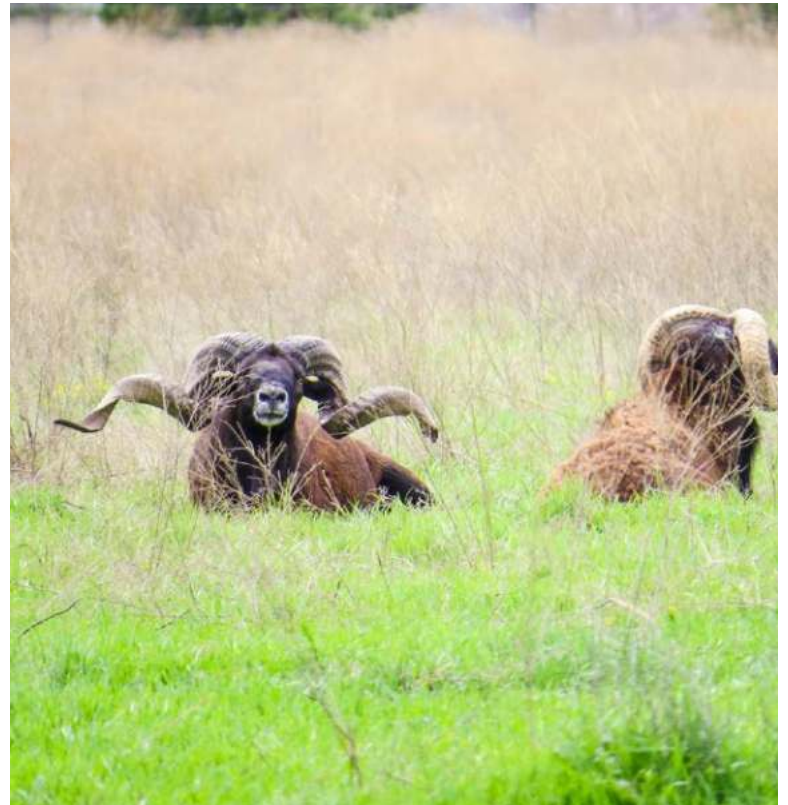
There has been no commercial hunting offered on the ranch and only a select few animals have ever been harvested, though there are clearly many trophy animals on the ranch. The seller has committed to fulfilling two hunts this fall, both of which were donated to benefit Dallas Safari Club and their pursuit to honor fair chase hunting.

This remarkable ranch is offered for sale for \$1,149 per acre. With the substantial improvement contribution, productive cleared pastures, abundant live water features, wildlife not common to the area and a great location, it would be difficult to find a ranch that compares to the T Lazy S.





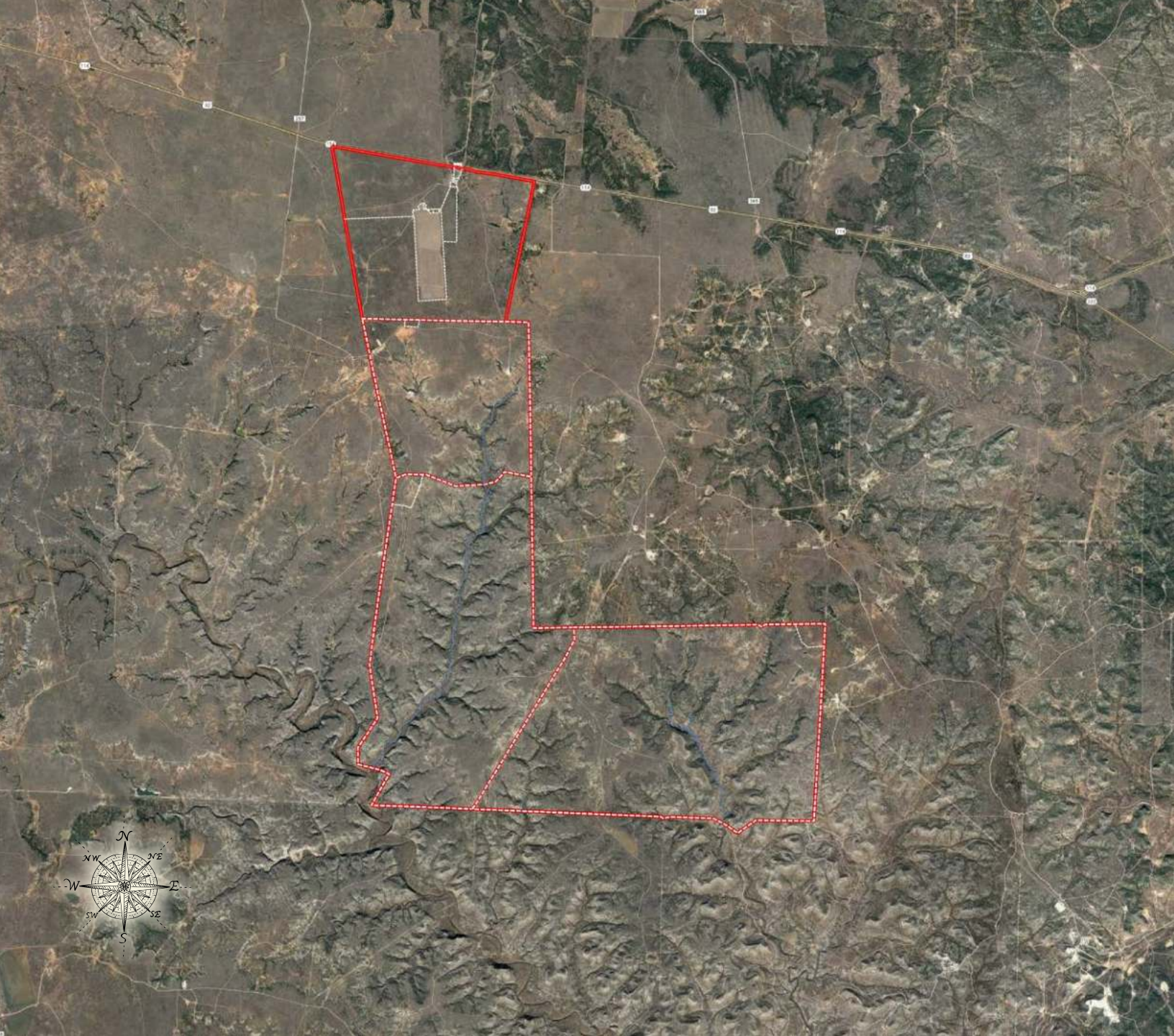


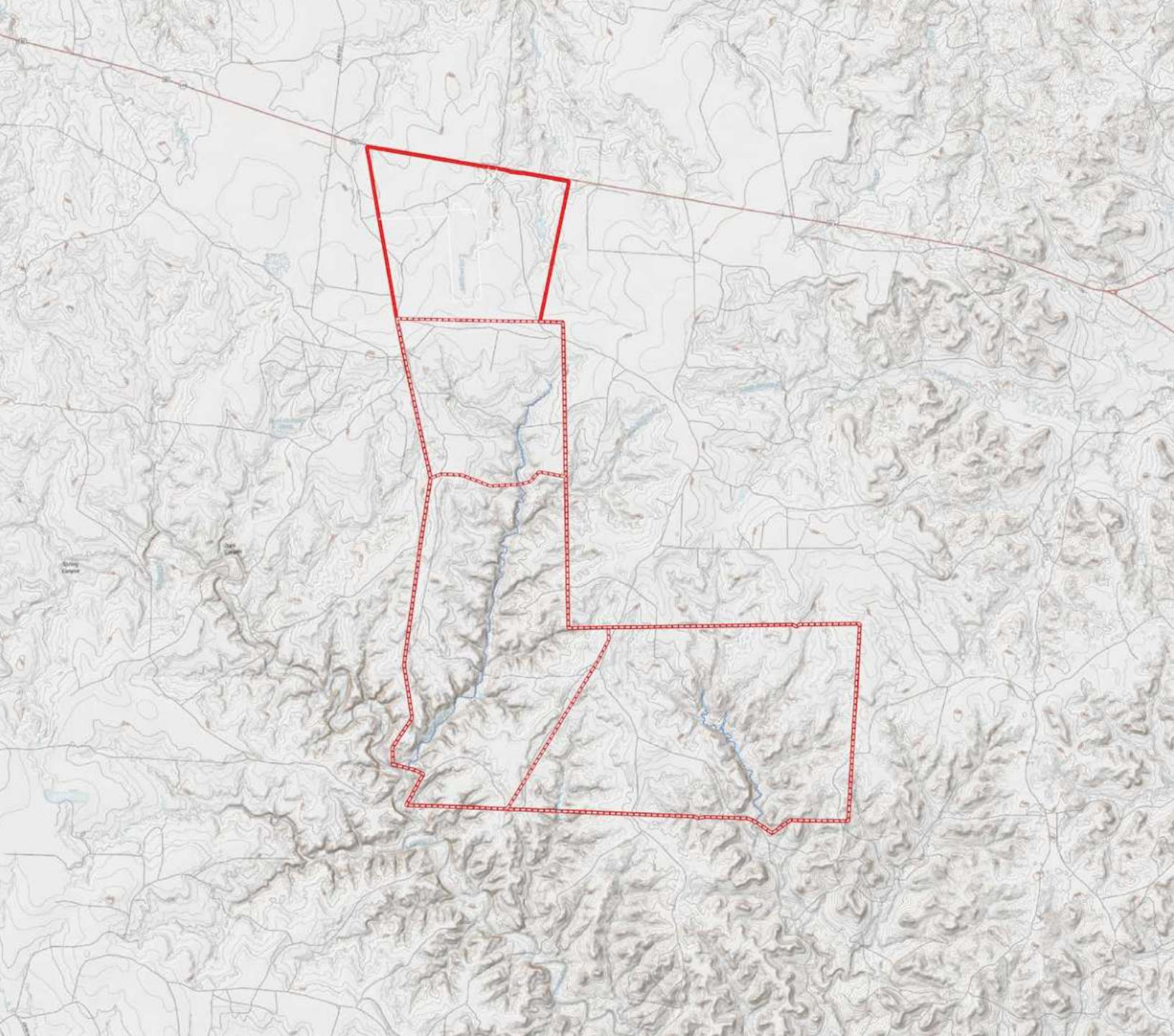












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