

# After Price Cut, Former Texas Ranch of T. Boone Pickens Now Lists for \$220 Million

**The property, now \$30 million cheaper, is being sold turnkey, with multiple homes, an airport, a river and the oilman's bird dogs included in the deal**

By Bill Cary

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Brokers selling the late T. Boone Pickens's 101-square-mile Texas Panhandle ranch have knocked \$30 million off its original \$250 million price tag.

“I’ve been on a lot of ranches—I’ve been doing this for 50 years —and I’ve never seen anything like it,” said Sam Middleton of Chas. S. Middleton and Son, which has the listing with Hall and Hall.

“It’s like a five-star resort—it’s just a gorgeous place,” he said. “It’s got man-made lakes, waterfalls, a man-made river, a golf course, a huge airport, a 35,000-square-foot lodge and T. Boone’s Lake House.”

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“It’s the most improved property I’ve ever seen,” Mr. Middleton said.

Pickens, the famed oilfield wildcatter, financier and corporate raider who died in September at 91, put his Mesa Vista Ranch on the market in 2017 with a \$250 million price tag. It got its price cut on January 14.

The 64,809-acre ranch is located in Roberts County on prime Eastern Texas Panhandle ranch land, about 30 miles north of Pampa, Texas, and 85 miles northeast of Amarillo.

“We had it priced at \$250 million when Boone was alive,” Mr. Middleton said. “Truthfully, he really didn’t want to part with it, but he got to the age where he needed to sell it.”

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“Boone was a tough trader and not really motivated, so we were not getting anything done,” he said.

“We’re getting some calls now with the price reduction,” Mr. Middleton said.

“We want to get it sold this year,” he added. “These proceeds, I’m told, will basically go to charity.”

Famous visitors to the ranch have included Nancy Reagan, presidents George W. Bush and Donald Trump, former Vice President Dick Cheney, and political consultant Karl Rove, Mr. Middleton said.

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Pickens started acquiring the property in 1971 with a 2,926-acre purchase along the south side of the Canadian River in Roberts County. Over the years, he assembled additional adjoining land along the corridor of the river, and today the Mesa Vista Ranch stretches approximately 25 miles along the south side of the Canadian River.

This lush river bottomland creates the centerpiece for the property, Mr. Middleton said.

Construction on the main building, the Lodge, began in 1988, and it has had numerous updates and additions over the years. The Lodge itself has more than 25,000 square feet of interior space, with another 10,000 square feet of porches and patio areas.

The Family House contains more than 6,000 square feet of living space, with another 2,500 square feet of porches and patios. There is also a two-story pub, a 30-seat movie theater, a free-standing gun room, a lakeside chapel, a children's playhouse and a 11,500-square-foot Lake House.

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Its front entry door was originally the front door to Bing Crosby's home, according to Mr. Middleton.

Other over-the-top features include an 11,000-square-foot kennel for Pickens' bird dogs, with 40 chain-link dog pens, full office facilities, a large meat-processing center and a veterinary lab.

Pickens liked to hunt, and "his passion was quail—he worked on quail habitat," Mr. Middleton said.

Other abundant wildlife on the ranch include whitetail and mule deer, antelope, pheasants, and lots of ducks and geese on the lakes, he said. "It's a real recreation property."

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Pickens's main residence and office were in Dallas, and the ranch was mostly used on weekends.

The ranch could be split up, he said, "but we want to sell it all in one tract. We all want to keep it as is."

"It's basically a turnkey deal," Mr. Middleton said, with everything except for several hundred cows and Pickens' personal effects and vast art collection included. The artwork and cows can be bought separately.

"The hanging wall artwork has been appraised in the \$12 million range," he said. "It really needs to go with the ranch."