

Pickens' Panhandle ranch looking for a 'special person,' broker says

By Sarah Self-Walbrick / For AGN Media

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"Picturesque" is how T. Boone Pickens described Mesa Vista Ranch, his 64,809-acre property in Roberts County. When he announced in 2017 he was selling it, he noted its rolling hills, wildlife habitat, quail hunting and architecture.

It can be yours for \$250 million — currently one of highest-dollar listings in the U.S.

Known as an oil magnate, philanthropist and big personality, Pickens put the property on the market because he could no longer fully enjoy it and hoped the next buyer would have similar conservation ethics.

Pickens died, at age 91, on Sept. 11.

The Mesa Vista Ranch listing is represented by Lubbock-based firm Chas S. Middleton and Son and the Lubbock office of Hall and Hall.

Broker Sam Middleton said it will take a unique buyer to invest in the ranch. They received an offer, but out of respect for Pickens' health, they have not recently pursued it. Middleton expects to begin actively marketing the ranch again in the coming months.

"It's going to take a very special person — and I don't know who that person is," Middleton said.

Middleton described the Mesa Vista Ranch "like an adult Disneyland" and a five-star resort.

The over 100-square miles of ranch land about 30 miles northeast of Pampa was assembled over about 50 years. Pickens purchased the original 2,900 acres in 1971. With a focus on expanding along the Canadian River, Pickens pieced the ranch together, often with the help of Middleton. The two worked together on several ranch properties over 20 years.

The Mesa Vista Ranch features some of the world's best quail hunting, professed by Pickens in a brochure about the land. Pickens utilized conservation practices to improve the land. Pickens earned a geology degree from Oklahoma State University, and greatly cared about conservancy. Many areas of the property have not been grazed by cows for decades, specifically to improve wildlife.

Home, home on the range, Mesa Vista Ranch is where the deer and the antelope play — they're just some of the other critters found on the property.

Domesticated animals have a home at Mesa Vista, too. An 11,000-square-foot kennel features 40 dog pens. About a third of the facility is air conditioned, and it includes a veterinary lab.

Pickens lived in the 11,500-square-foot lake house. The front entry door that was originally on Bing Crosby's home is just one of the unique features.

The compound on the property has several components, and served as a gathering place for Pickens' guests.

The 25,000-square-foot Lodge has a master bedroom, a living room and two dining areas, but also a library, thirty-seat theater and wine cellar. It also features 10,000-square-feet of porches and patios.

The Family House and Gate House are two-story residences that are part of The Lodge Compound. The Pub is a recreation venue that includes a game room and lofts. There is also a chapel and gun room. A private airport and hangar are other amenities at the Mesa Vista Ranch.

"You do everything to make the land perfect, hoping the next owner has the same passion," the property brochure quotes Pickens.

Middleton enjoyed working with his friend Pickens, and said he will miss the visionary.

"He was a guy who saw things before other people saw them, and took advantage of that," Middleton said. "He was a great man to do business with. He always did what he said he was going to do, and then some."

When the ranch does sell, much of the \$250 million proceeds will be directed to The T. Boone Pickens Foundation, which funds a variety of charitable efforts. Pickens in his life donated over \$1 billion of his fortune.