

WHITAKER RANCH

1,050.74 Acres FM 2393
Dean, Clay County, Texas



The Whitaker Ranch consist of 1,050.74 acres in the northwest portion of Clay County. Whether you are looking for a turnkey cattle ranch, a hunting ranch, or just a recreational getaway, this ranch is for you.



The Whitaker Ranch is located one half mile north of Dean fronting the east side of FM 2393 and the south side of West Gaines Road. The ranch has ample road frontage with a little over 2 miles of frontage on FM 2393 along its west boundary and 1 mile on West Gaines Road along its north boundary. The ranch is easily accessible from US 287, and is approximately 2 hours northwest of Ft. Worth. The largest metropolitan town is Wichita Falls, which is located less than 20 minutes southwest/west of this ranch.

The terrain is rolling with moderate elevation changes. There are several high elevation points on the ranch that allow for unbelievable views. There is a wet weather creek that extends through the central portion of the ranch in an east west direction. Mesquites are moderate with scattered open areas. The wet weather creek is dominated by hardwoods. Stock water is provided by 7 stock ponds currently at full capacity.



This area of Clay County has been known to produce high quality whitetail deer. The wet weather creek serves as a thoroughfare for wildlife traveling to and from feeding grounds. There are several natural cleared areas capable of producing quality food plots. There was a 150 plus inch deer that was harvested in November of 2015. Several other quality deer have been harvested in years past. Other wildlife in the area include dove, ducks, coyotes, bobcats, an occasional hog and quail, which are making a comeback!

This ranch would make a great home to a cow/calf operation. Given the existing forage and its historic capacity, this ranch would easily handle 50-60 animal units, or 1 unit to 15-20 acres.

The Whitaker Ranch is all native pasture that has been under proper management with conservative grazing. A few of the major grasses on this ranch include Little Bluestem, Big Bluestem, Silver Bluestem, King Ranch Bluestem, Indian Grass, Switch Grass, Sideoats Grama, Blue Grama, Hairy Grama, Scribners Panicum, Buffalo Grass, Texas Winter Grass, Canada Wild Rye, Sand Dropseed and White Tridens.



The pens are centrally located and were constructed with pipe and sucker rod, in good working condition. Within the pens is a set of scales in unknown condition. There is a newly constructed 10 acre trap adjacent to the east side of the pens to ease the handling of livestock.

The fences are in average to good condition. A portion of the east fence was rebuilt within the previous 2 years. The ranch is cross fenced into a 785 acre north pasture and a 265 acre south pasture.

An excellent interior road system is in place that has been recently re-graded.

Dean Dale Water and electricity is located at the southwest corner of the ranch and meters are available. There is also a Dean Dale Water line approximately 1,300 feet east of the northeast corner of the ranch at West Gaines Road which could easily be extended to water the north portion of the ranch.

Overall this is a clean turnkey ranch with unlimited possibilities.



TURNER
APPRAISAL COMPANY

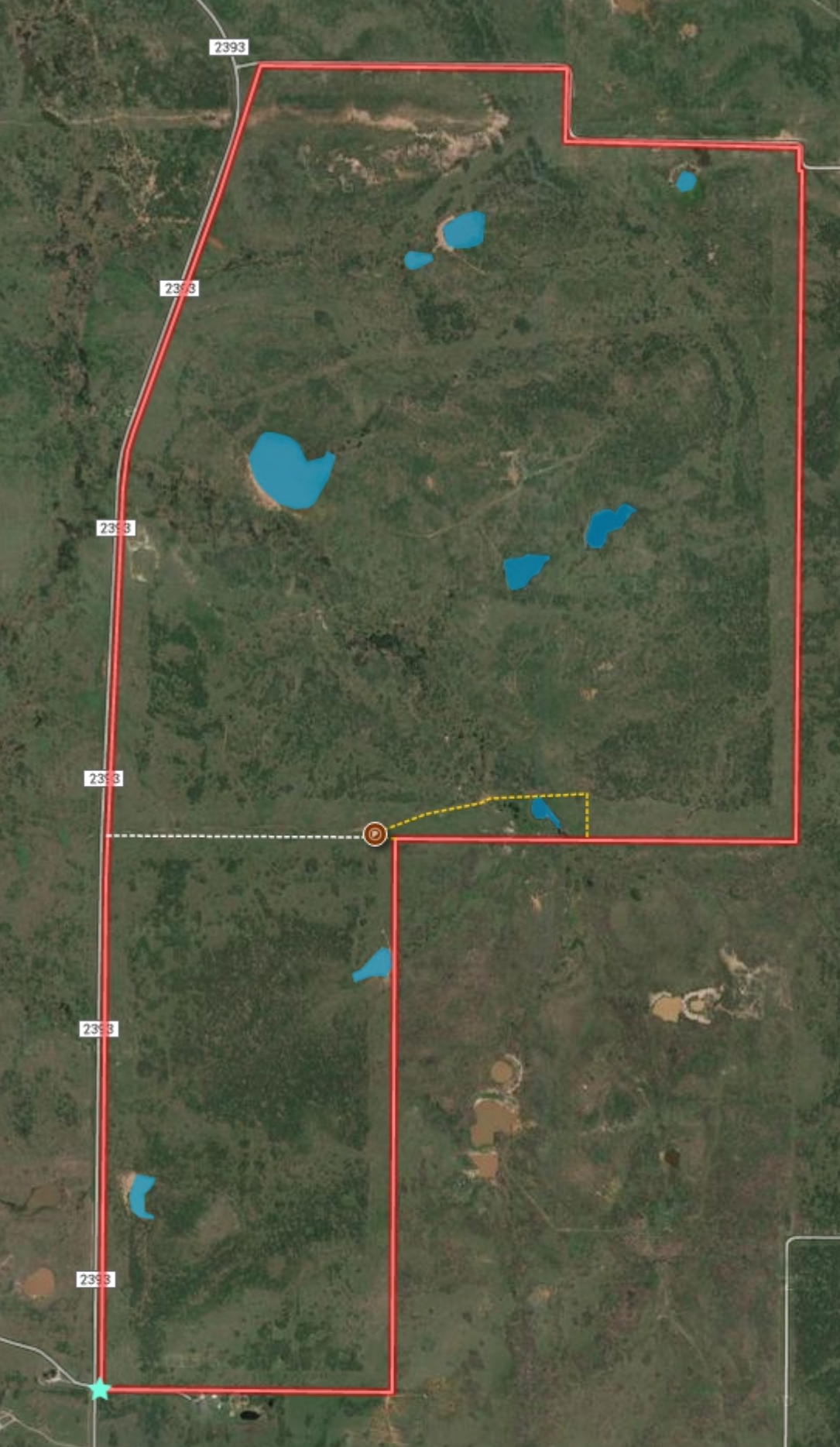
STEPHEN TURNER

4001 Call Field Rd.
PO Box 9121

Wichita Falls, TX 76308








Office 940.696.9209 | Mobile 940.636.7039

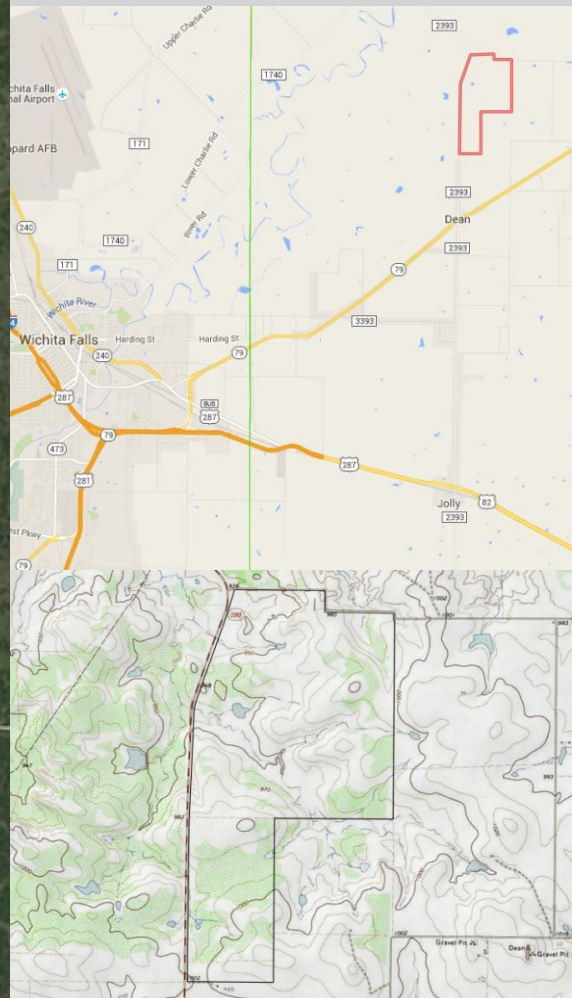
stephen@turnerappraisaltx.com



WHITAKER RANCH

1,050.74 Acres FM 2393
Dean, Clay County, Texas

-  Pens
-  Dean Dale Water Line
-  Water & Elec Available
-  Cross Fence
-  +/-10 Acre Trap
-  Pond/Tank
-  Boundary - 1,050.74 Acres



Price \$1,781,000, \$1,695 per acre

Contact agent Stephen Turner for additional information.

Do not trespass, the listing agent must be present at all showings. Buyer to confirm all information contained herein. Buyers agent must make first contact and be present at all showing to be allowed full fee participation.



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