

PALO DURO CANYON RANCH

Armstrong County, Texas

12,408.2 Acres, more or less



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

1507 13th Street

Lubbock, Texas 79401

Phone (806) 763-5331 Fax (806) 763-1340

Web - www.chasmiddleton.com

PALO DURO CANYON RANCH

Panoramic views with miles of the Red River



We are proud to offer for sale this spectacular Palo Duro Canyon Ranch. The property is located southeast of Amarillo along the Prairie Dog Town Fork of the Red River. Elevation change is dramatic and ranges from nearly 3,325' on the upland plains to around 2,450' through the river bottom. Topography is extremely diverse. Productive grasslands are found on top of the canyon, dropping to deep, rugged canyons and scenic river bottoms. Panoramic views of the vast canyon are unbelievable. This ranch has been under the same family ownership since 1929 and this is the first time the ranch has been offered for sale. Access is provided by paved highway frontage.



Subject to sale, withdrawal, or error.



The scenic area known as the Palo Duro Canyon has a history dating back approximately one million years when the canyon was formed by the Prairie Dog Town Fork of the Red River. This eroded canyon is approximately 120 miles long, over 800 feet deep, and is the second largest canyon in the United States. Indian history includes the Kiowa, Comanche and Cheyenne. Around 1876 Charles Goodnight started ranching in the area and ran over 100,000 head of cattle through the canyon.





The plant life is as diverse as the topography on the ranch. Buffalograss is typical on the upland portions of the property, with brush cover generally being provided by mesquite. This portion of the property is nearly level with deep, productive soils.

Throughout the canyon, cedar becomes prevalent and makes up much of the cover along the rim and steep side slopes. Mesquite flats are located in the bottoms and valleys, while hackberry, cottonwoods, willow and soapberry are more common along the many seasonal creeks.

Sideoats grama, sunflowers, yucca, sage and many varieties of wildflowers are common in the rugged canyon country.





The Prairie Dog Town Fork of the Red River flows through the central portion of the ranch. The river heads just west of Palo Duro Canyon State Park, which is located only a few miles away from the property. The river bottom is sandy and wide. Several seasonal creeks drain from the canyons on the ranch towards the river.

The river bottom is comprised of mesquite flats with scattered salt cedar. There are two crossings on the river, and there is a good road network through the ranch.





The area in and around the Palo Duro Canyon is a haven for wildlife. Throughout the ranch mule deer and turkey are abundant. Quail are common and pheasant frequent the nearby farmland on top of the Caprock. Bobcats and aoudad sheep thrive in the rugged breaks.

Migratory birds frequent the area, and dove, ducks, geese and crane are all found here seasonally.



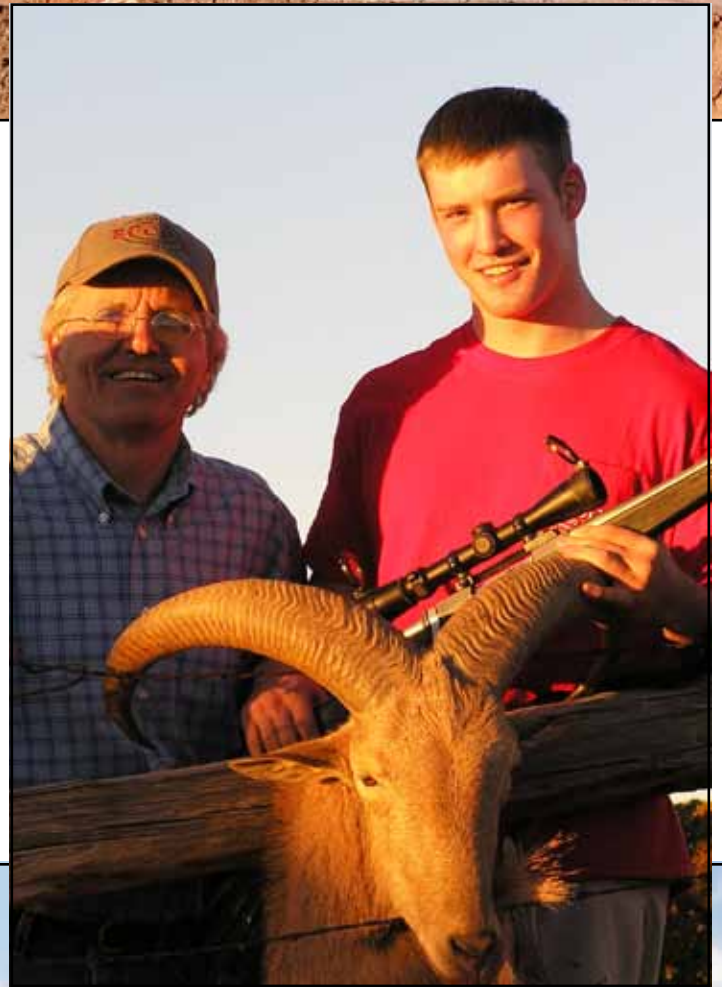
The ranch has never been commercially hunted and hunting under the current long term ownership has been very limited to family members.



The rugged landscape, brush cover, live water and diversity of the native browse make excellent habitat for wildlife. The dramatic topography offers extremely challenging hunting for the sportsman. From a recreation standpoint, it would be difficult to find a ranch with the diversity of terrain and wildlife offered by this scenic ranch.



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The Prairie Dog Town Fork of the Red River flows through the central portion of the ranch for over three miles. This is an excellent water source for livestock and wildlife. Other water is provided by seasonal creeks, all draining to the river. There are three electric water wells and three windmills on the property. Buried pipelines with drinking troughs are tied to two of the water wells.



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The ranch is fenced and cross-fenced; however, because of the extremely rugged terrain, some natural rimrocks and canyons serve as operational boundaries.

An excellent location with several miles of paved highway frontage, live water and breathtaking views of the red walls and scenic slopes of the Palo Duro Canyon make this ranch a once in a lifetime find. Property in the rugged Palo Duro Canyon seldom comes on the market. This extremely scenic and diverse ranch is offered for sale at \$675 per acre with a small portion of the owned minerals being conveyed.

If you are in the market for one of the most rugged and scenic ranches in the State of Texas, the Palo Duro Canyon Ranch should be considered.



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