

# WINDY VALLEY RANCH

594.13 acres +/-  
Donley County, Texas

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**FARM & LAND DESCRIPTION**

**IDENTITY:** Windy Valley Ranch

**LOCATION:** Clarendon, TX - go south from Clarendon approximately 6 miles on Hwy 70 to County Road X, then east on CR X 8/10 of a mile to CR 13. This is the northwest corner of the property. Property gate is located about 4/10 of a mile south of this point.

**LEGAL DESC:** On file in office.

**ACREAGE:** 594.13 +/-, all grassland.

**TOPOGRAPHY:** Open, flat grassland along the north side of the property transitioning to scenic canyons along the southern edge of the property.

**IMPROVEMENTS:** This property is nicely improved with a house, several barns, and both perimeter and interior fencing that is mostly in very good to new condition. The house is a 2022 Clayton mobile home with 4 bedrooms, 2 bathrooms, and approximately 2,280 sq ft. There is a new 50x60 metal barn with concrete floor and plumbing in place ready to be finished as a barndominium. There is a new horse barn that measures approximately 44x80 with concrete floor in the main drive through and work areas of the barn, a tack room, and 6 horse stalls with automatic waterers. There is a 30x30 workshop with a 3/4 bathroom, a "smoke house" building for indoor/outdoor cooking, and a storm cellar. There are pens and a trap for the horses at the barn and a separate set of pens built from panels used as a water lot for rotational grazing.

**WATER:** There are 4 electric submersible water wells on the property, 1 is for the residence and 3 are for the ponds and are equipped with timers. There are 4 ponds on the property. They are all lined and have been stocked with bass, blue gill, catfish, and crappie. Two of the water wells have had new pumps installed in the last year.

**UTILITIES:**                    **ELEC:**        Yes                    **NATURAL GAS:**        Yes                    **PROPANE:**        No

**PERSONAL PROPERTY:** The wildlife feeders, blinds, corrals, panels, squeeze chute, 2 shipping containers, and the household furniture and appliances will all be included.

**TAXES:**                    \$5,158.40 base tax for 2024 w /ag exemption

**SCHOOL DISTRICT:** Clarendon ISD

**MINERALS:**                    Subject to previous reservations of record, Seller will reserve none.

**POSSESSION:**                    Property is owner operated, possession is negotiable.

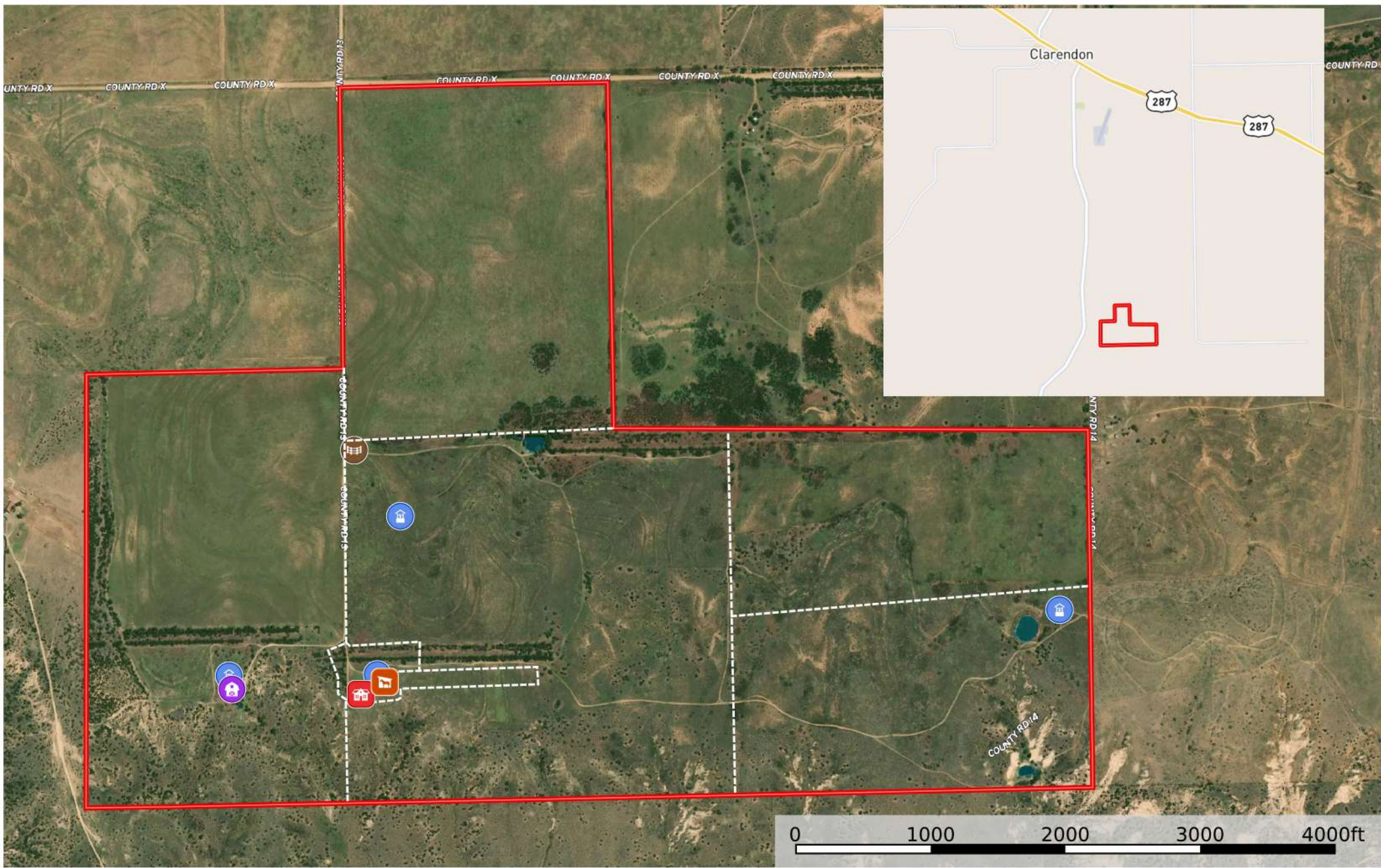
**PRICE:**                    \$1,400,000

**OTHER DATA:**                    This is a great recreational property in a very handy location, just a short distance off pavement and about an hour from Amarillo. Deer, hogs, dove & quail provide ample hunting opportunities and the stocked ponds provide great fishing. Electricity is available in several locations. The location of the property and improvements allow for unimpeded views for miles of scenic, open ranch land.

The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal. Buyer's broker/agent must be identified on first contact with listing broker and accompany buyer for all site visits to be considered for brokerage fee sharing.



Windy Valley Ranch  
Donley County, Texas, 594.13 AC +/-



- Pens
- Horse Stall
- Barn
- Main House
- Well
- Fence
- Pond / Tank
- Boundary