

PAT'S CANYON RANCH

BACA COUNTY, COLORADO &
CIMARRON COUNTY, OKLAHOMA



20,790 Deeded Acres, More or Less
962 Acres, Colorado State Lease

21,752 Total Acres, More or Less

OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

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We are fortunate to have obtained an exclusive listing on a scenic working cattle/recreational ranch located near the southeast corner of Colorado. This ranch is positioned in a rural ranching area, near a point where three states (Colorado, New Mexico and Oklahoma) converge. Well in the majority of the ranch is located in Colorado, but just over 15% of the property extends southerly into the extreme northwest Panhandle of Oklahoma. The ranch is located northeast of the small community of Kenton, Oklahoma, and access to the ranch is provided by graded county road.



Subject to sale, withdrawal, or error.



The higher elevations of the property are on the north portion of the ranch. Elevations on the north one-third of the ranch vary from 4,550 feet to 4,775 feet. Generally, all of the ranch drains to the south-southeast. The terrain on the northern-third of the ranch varies from gently rolling to hilly, and several main drainage areas head in this area of the property. These major drainages include Pat's Canyon, Cañon Gallinas, Sand Canyon and Middle Canyon. Soils on this portion of the ranch are generally sandy and sandy loam, with scattered bear grass and sage.





Towards the middle of the ranch, the terrain becomes more broken and the drainages become more pronounced and canyon like. Pat's Canyon is the main drainage through the ranch, but several other side canyons also have a prominent influence on the overall terrain of the property.



Elevations throughout the central portion of the ranch range from 4,400 to 4,600 feet on the side slopes, elevated uplands and mesa tops, descending to 4,200 feet in the wide open creek bottom country on the extreme southeast side of the property. Juniper and piñon are common in these rougher areas of the ranch, principally being found on the ridge lines and steeper slopes of the mesa sides and upland edges. Cholla is scattered throughout the ranch. Mature cottonwood trees are common throughout the major canyon creek bottom drainages. Colorful sandstone rock boulders and fractured ledges add to the beauty of this rugged canyon country.





Pat's Canyon Ranch is fenced and crossfenced into approximately 10 main pastures and several smaller shipping and holding traps, which are located near major livestock pens. In the rougher canyon country, in places, rocky mesa rims serve as natural pasture boundaries and no fences are needed.



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The ranch is adequately watered by electric submersible wells, windmills, several dirt tanks and numerous springs which are located in header canyons and creek bottom areas. Well water is of good quality and most water is found at a depth of 60 to 150 feet.



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The property has an excellent blend of more open native pasture country on the north and very protected canyon/mesa country to the south, which affords excellent protection for livestock and the abundant wildlife. The ranch supports a variety of palatable native grasses. This is a strong grass country and livestock do well, whether yearlings or a cow/calf operation.



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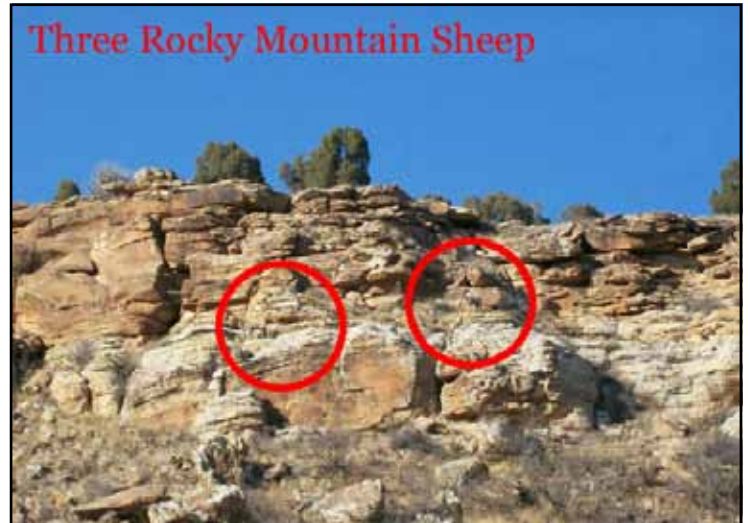


The headquarter improvements are located in a scenic valley bottom area, surrounded by large trees. Structural improvements include a two story ranch home, rock barn and nearly new metal barn.





While Pat's Canyon Ranch is considered to be a desirable, low overhead working cattle ranch, it has the added benefit of hunting. This is an excellent mule deer area, and in recent years elk are becoming fairly common. Other species includes Big Horn Mountain Sheep, turkey and an occasional lion and bear.





In addition to hunting, there are numerous Indian signs and early day rock homesteads scattered over the ranch. Indian pictographs are common on the side facings of several major rock ledges and remains of early day rock homesteads can still be found on the property.





This ranch is located in an area where summer time temperatures are generally mild, with cool to cold winter days and nights. Annual precipitation is in the range of 17 inches.

Property taxes are very reasonable, being approximately 40¢ per deeded acre. Subject to the approval of the State of Colorado, the 962 acres of Colorado State Lease will transfer to the buyer. The current annual cost of this lease is \$2,587.92, or approximately \$2.70 per acre. All of the seller's mineral rights, water rights and wind rights will convey with the sale.

The Pat's Canyon Ranch is reasonably priced at \$475 per deeded acre. This is a quality working cattle ranch, but also offers pleasing scenery, history and has excellent recreational features. In today's market, at this realistic price, the Pat's Canyon Ranch definitely deserves your attention.



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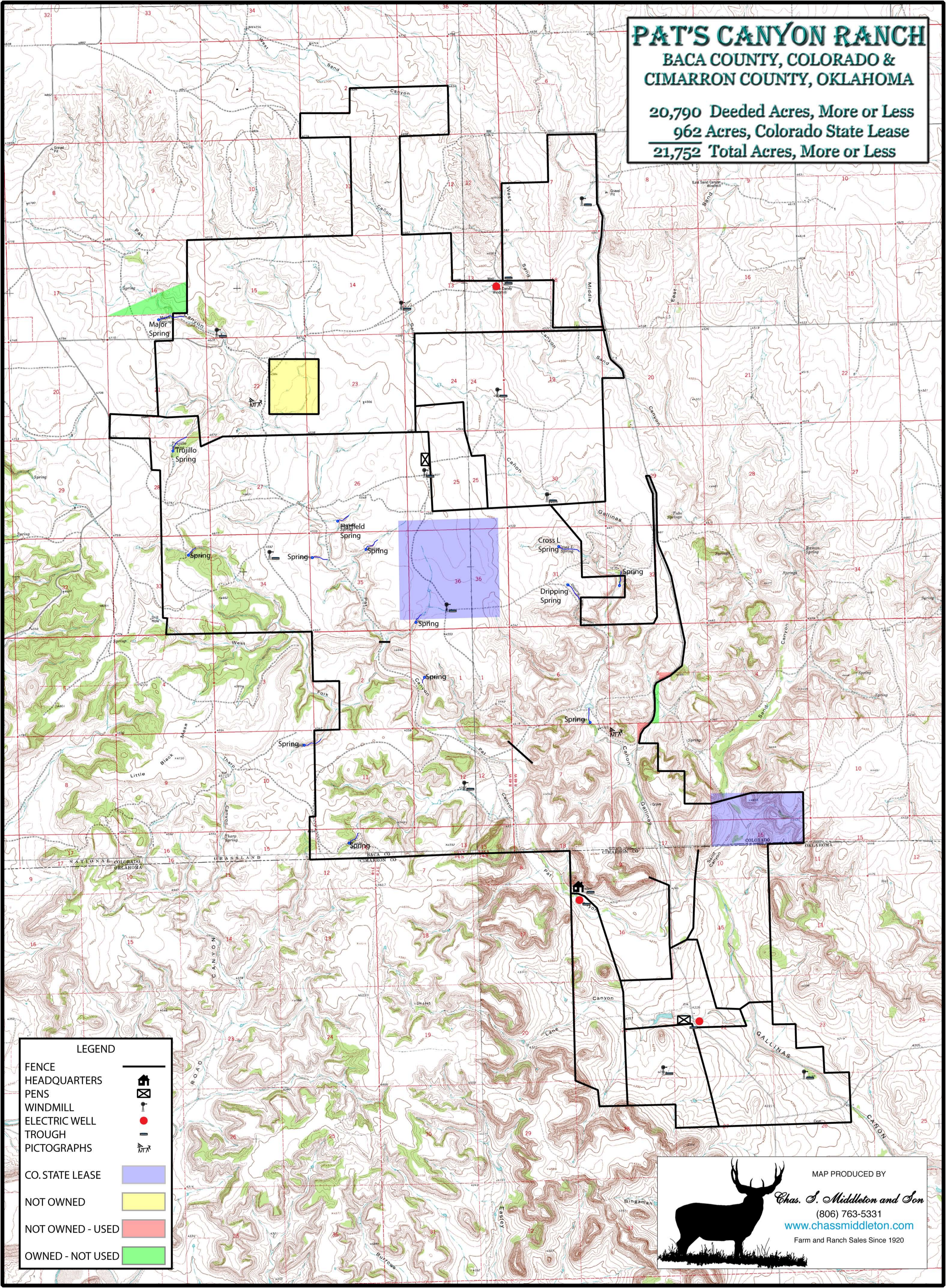


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LEGEND

FENCE	
HEADQUARTERS	
PENS	
WINDMILL	
ELECTRIC WELL	
TROUGH	
PICTOGRAPHS	
CO. STATE LEASE	
NOT OWNED	
NOT OWNED - USED	
OWNED - NOT USED	

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