

BROKEN KC RANCH

1,279.43 acres +/-
Armstrong County, Texas

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FARM & LAND DESCRIPTION

IDENTITY: Broken KC Ranch - 5765 FM 2250, Claude, TX 79019

LOCATION: Washburn, Texas is a small community located on Hwy 287 midway between Amarillo and Claude. At Washburn, go south on FM 2250 approximately 2 miles to Charlie Road, which is the northeast corner of the ranch. The property has 2 miles of frontage on FM 2250, 1 mile of Charlie Road on the north side, 2 miles of County Road 2 on the west side, and 1 mile of Echo Road on the south side.

LEGAL DESCRIPTION: All of Sections 139 & 142, both in Block B-4, H&GN Survey, Armstrong County, Texas.

ACREAGE:	TOTAL	OTHER AG	DRY FARMLAND	GRASSLAND
	1279.43 +/-	46.48 +/-	671.65 +/-	569.74 +/-

TOPOGRAPHY: Good, flat farmland on the north end and south end, with open grassland in Mulberry Draw through the middle of the property.

IMPROVEMENTS: There are two main sets of improvements, one on each section. The north site includes the house which is a 3 bedroom, 1 3/4 bath, very nice & well kept brick home with a metal roof and basement that is currently used as a home office. Appraisal district shows 2,354 sq ft in the home and 324 sq ft in the basement. Other improvements at the homesite include a quonset barn that measures approximately 54x90 and features a concrete floor and large overhead door with opener. There is an insulated storage building/tack room, a horse lean-to, and a livestock lean-to. There is a well established tree row along the north and northwest edge of the improvements.

The second set of improvements is on the south section. The cattle facilities are well planned, quality built, and modern with most everything being built within the last 10 years. There is an extensive set of steel pipe corrals designed for processing or shipping large numbers of cattle. The tub, alley, and hydraulic chute with scales are inside a barn with a large exhaust fan and medicine room that is climate controlled and has a sink and water heater. The alley and chute are elevated to allow for easier cleanout. Windbreaks have been incorporated throughout the working pens, feed pens, and even the pastures to provide the cattle some protection from the weather.

There are 14 pipe pens with bunk access. In the feed pens, 510' of the bunk space is on a concrete apron, and 750' is on caliche. This includes a second feed bunk location on the west side of the property along County Road 2. There is an additional set of shipping pens on the west side as well.

The rest of the ranch is fenced into two native grass pastures, two blue stem grass traps, two cultivated fields, and the two main improvement sites. Perimeter and pasture fences are of t-post construction and in good to excellent condition.

Other improvements around the cattle facilities include a Morton barn that measures approximately 42x60 and features a nice break room with rest room and shower, a parts room, and concrete floor. The "horse barn" is built around a 40' shipping container that has been divided to provide for a varmint proof feed/hay storage area and an air conditioned tack room. There are three covered runs, one outdoor run, and a separate hay pen. A three bay commodity barn with concrete walls and extended concrete apron provides feed ration storage and measures approximately 40x60 overall. The bays measure approximately 19'x29' individually. There are two 30-ton bulk overhead storage bins on a concrete driveway and an older barn that is used as a workshop.

WATER: This property features an extensive, modern water system. There are four electric submersible pumps, a 21,000g storage tank, a 17,000g storage tank, approximately 3 miles of underground pipeline, 3 large fiberglass stock tanks, 5 medium fiberglass stock tanks, 3 rubber tire tanks, 17 Johnson waterers spread over several locations and throughout the pens, and several dirt tanks along Mulberry Draw. Four of the Johnson waterers have electric heat and the rest utilize a continuous flow system to prevent freezing, and all but 2 of them have concrete aprons.

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

PERSONAL PROPERTY: 1,260' of concrete feed bunks are included in the sale. The equipment, cattle feed on hand, other personal property and consumables may be available at an additional cost.

TAXES: \$ 2,966.16 base tax for 2023 w/ag exemption

SCHOOL DISTRICT: Claude ISD

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

POSSESSION: Property is owner operated. Possession is negotiable.

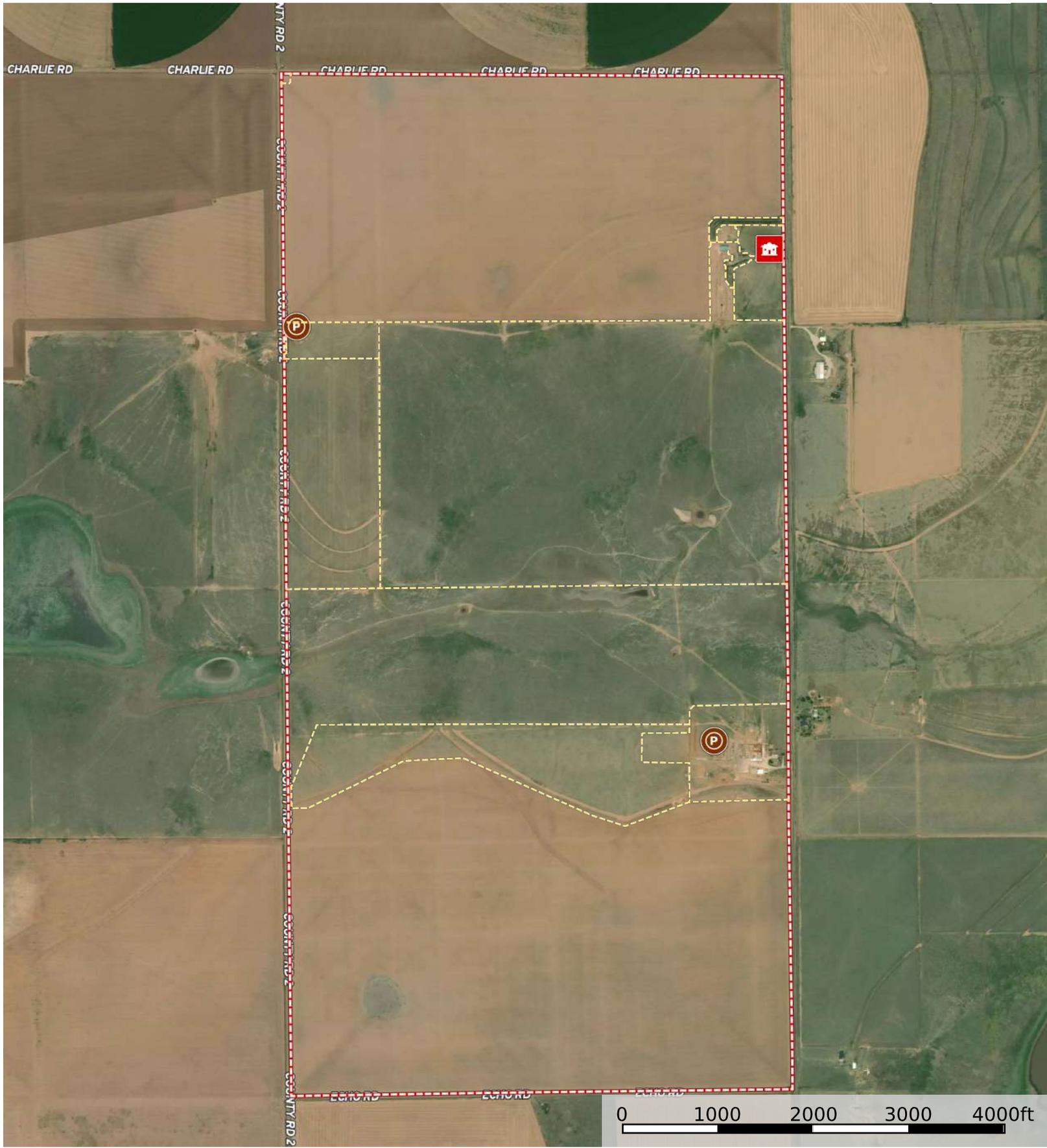
PRICE: \$4,500,000

OTHER DATA: The Broken KC Ranch is a ready to use, productive operation that is very unique in this area. It is extremely rare to have a property of this type, quality, and size available for sale in this location-- two adjoining sections, no shared property boundaries, road access from all sides and two miles of highway frontage. Ideally positioned for easy access to Amarillo, Canyon, Rick Husband International Airport, great small town schools in Claude, and peaceful country living. Whitaker Real Estate is proud to offer this must see property for sale.

The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal.

Broken KC Ranch

Armstrong County, Texas, 1279.43 AC +/-



- Pens
- Main House
- Fence
- Boundary