

TC RANCH

831 acres +/-
Donley County, Texas

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TC Ranch

The TC Ranch is located on the east side of S.H. 70, about 6 miles north of Clarendon or about 10.5 miles south of I-40. The southwest corner of the ranch is just across the highway from the northeast corner of the Clarendon Country Club. There is one entrance off Highway 70 and two entrances from County Road K, which lies on the north side of the ranch and ends at the second entrance. From Amarillo, it is only about an hour's drive to reach the ranch. In addition to the hunting and fishing on the ranch, water activities, fishing, and boating are available about a mile away at Greenbelt Lake, and golf is just across the highway.

This Donley County ranch consists of approximately 831 acres, with a complete legal description available. There are two food plots that are about 15 acres each, leaving about 800 acres in grassland. The western portion is rolling grassland with several draws and good tree cover. As you travel east, the ranch becomes rougher and develops into significant canyon land.

The home is a modest two-bedroom, one-bath home with three modern mini-split units for air conditioning and heating, located along the edge of the canyon land. Near the house is a metal barn that is approximately 30 ft. x 60 ft., with a shed on one side. A portion of the barn is enclosed with a one-bedroom living space with bath and laundry. Under the shed area are tables for cleaning game and a large walk-in cooler. A generator installed at the improvements ensures power availability.

Other improvements include:

- Perimeter fencing
- Approximately 60 acres with a high fence and trapping-area/pens to trap deer or elk for transport
- Cattle pens
- Overhead cake bin divided into two parts (one for corn and one for deer protein)

The ranch has had a high-quality wildlife management program for the last four years, which includes the following water development:

- Eight wells total, seven of which are submersible (electric and solar) and one windmill
- Six ponds fed by pumps, four of which are stocked with fish, and one has a floating dock
- Some tanks are sealed with bentonite, and others with liners to help hold water

Game management includes:

- Two food plots, approximately 15 acres each
- Four feeding stations with cameras
- Five hunting blinds
- Approximately 8 head of elk may be included.
- The ranch is home to both whitetail and mule deer

A small herd of whitetail deer with superior genetics have been brought in to help improve the native population. These are inside the game fence along with the elk. There is a large population of turkey. Quail are plentiful due to birds brought in from raisers, as well as the native population. Medicated feed is used, which contributes to a healthy population.

Taxes for 2025 were \$977.47, and the property is located in Clarendon ISD.

Minerals – Subject to previous reservations, the seller will convey whatever is owned.

Possession – The property is owner operated. Possession should be available soon after closing.

Price: \$2,700,000

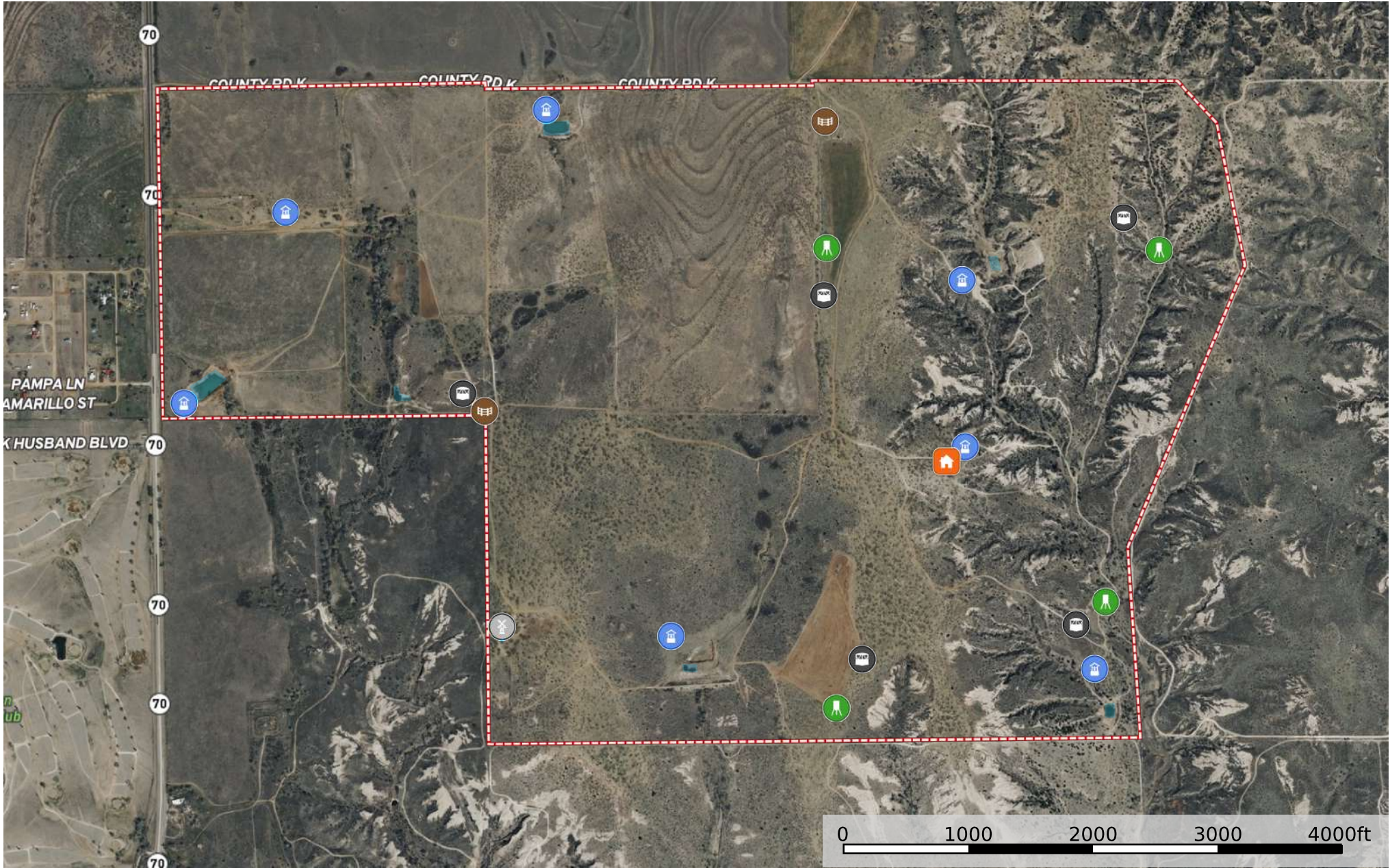
Broker's Comments – The T.C. Ranch provides a rare opportunity to own a great recreational ranch with a location on pavement, only about one hour from Amarillo. With the Amarillo Airport located on the east side of the city, access to the ranch is easily accomplished for those choosing air travel.



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.

TC Ranch

Donley County, Texas, 831 AC +/-



- Blind
- House
- Windmill
- Well
- Pens
- Feed Station
- Pond
- Boundary