

# HALLS CREEK RANCH

2,188.13 acres +/-  
Donley County, Texas

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IDENTITY: Halls Creek Ranch

LOCATION: From Clarendon, TX, follow FM 2162 south and west for approximately 5 miles. Subject headquarters lays on the west side of FM 2162.

LEGAL DESCRIPTION: On file in office. Most of the ranch was surveyed in 2013, with the part laying east of FM 2162 added later and surveyed in 2017.

ACREAGE: 2,188.13 acres +/- of grassland.

TOPOGRAPHY: Flat along the east side with canyons breaking to the west throughout the ranch.

IMPROVEMENTS: Main home is 2-bedroom, 2 bathroom with large fireplace, stone exterior & metal roof. This home has top quality construction and features, as well as a covered outdoor kitchen and entertainment area.

The guest home is 3-bedroom, 2 bathroom with brick exterior in excellent condition. It has a newer metal roof and a very nice, covered parking area. The HVAC system has been replaced.

There is a metal underground storm shelter and a nearly new 50kw generator to power both houses, the barns, and water well at the improvements.

There is an underground sprinkler system for the yards and entryway.

The main barn is approximately 88' x 100' with approximately 4800 sq. ft. enclosed in the central area, which features an office and bathroom, concrete floor, a walk-in cooler, large overhead doors at each end of the barn, and extensive second floor storage. The north side of barn is enclosed by sliding doors, with a dirt floor for machinery or hay storage, and the south side of barn is an open lean-to which serves as a livestock shed and covered area for the hydraulic squeeze chute with built-in scales.

The horse barn is approximately 24' x 144' and includes a large, insulated tack room, hay storage, and concrete walkway. Horse stalls/runs are lighted and have automatic waterers. There is a large, lighted covered parking area off the tack room for those early morning load outs.

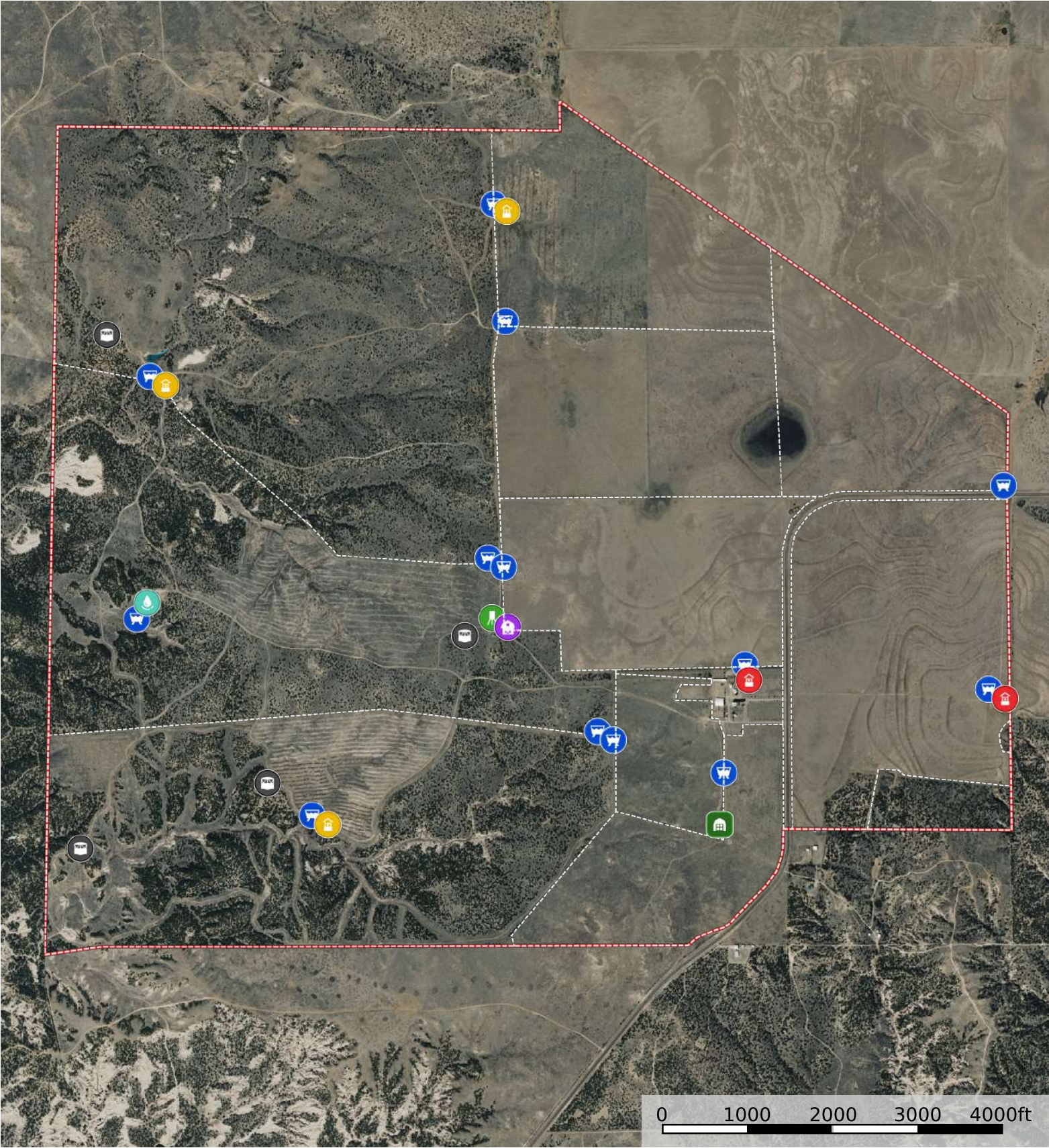
The ranch is a true working ranch and features extensive pipe fencing around improvements, pipe corrals, and cattle load out area for both semi-trailers or stock trailers. There is a new 3-sided hay barn, a 2-bin overhead feed storage unit with one split bin, to allow 3 products total, a single bin overhead feed storage unit, and a roping arena.

The ranch is fenced and cross-fenced and most of the fencing is in excellent condition. Pipe gates make easy work of moving between pastures, and an extensive road network allows good access throughout the ranch.

The owners have put a great deal of effort into brush control by smartly selecting areas to be cleared while allowing others to remain untouched to maintain wildlife habitat. This ranch is a prime example of a combination cattle/hunting property.

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WATER:             | There are 2 electric submersible wells, 3 solar wells, and a spring fed stock tank. There is a good pipeline network that supplies numerous fiberglass stock tanks. One of the solar wells is particularly strong and fills a stock tank that overflows into a nice pond suitable for fishing.                                                                                                                                                       |
| UTILITIES:         | The property has electricity available at the improvements and in the pasture across the road from the house. There are two propane tanks at the improvements as well.                                                                                                                                                                                                                                                                               |
| PERSONAL PROPERTY: | The overhead feed bins, hydraulic squeeze chute, overhead fuel tank, propane tanks, hunting blinds, game feeders, and appliances in the houses will be included in the sale.                                                                                                                                                                                                                                                                         |
| TAXES:             | Property taxes paid for 2025 were \$5,342.79 with ag-use exemptions.                                                                                                                                                                                                                                                                                                                                                                                 |
| SCHOOL:            | The property is in Clarendon ISD.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| MINERALS:          | Subject to previous reservations of record, Seller will reserve none. All wind and water rights are included.                                                                                                                                                                                                                                                                                                                                        |
| POSSESSION:        | The ranch is owner operated. Possession of the houses could likely be given 30 days after closing, with possession of the land to be negotiated depending on the time of year in relation to calving season.                                                                                                                                                                                                                                         |
| PRICE:             | \$5,750,000 (\$2,627.81/acre)                                                                                                                                                                                                                                                                                                                                                                                                                        |
| OTHER DATA:        | We are very proud to broker the Halls Creek Ranch. Places of this caliber do not come to market often. The owner's care of the facilities and stewardship of the land is immediately evident upon visiting the ranch. It features fantastic improvements, strong grass country for cattle, and great recreational opportunities with white-tail deer, mule deer, quail, dove, and hogs. All with easy paved access only about an hour from Amarillo. |

Halls Creek Ranch  
Donley County, Texas, 2188.13 AC +/-



- Well
- Spring
- Shed / Shack
- Solar Well
- Stock Tank
- Water Storage Tank
- Blind
- Barn
- Bulk Feed Storage
- Fence
- Pond / Tank
- Boundary