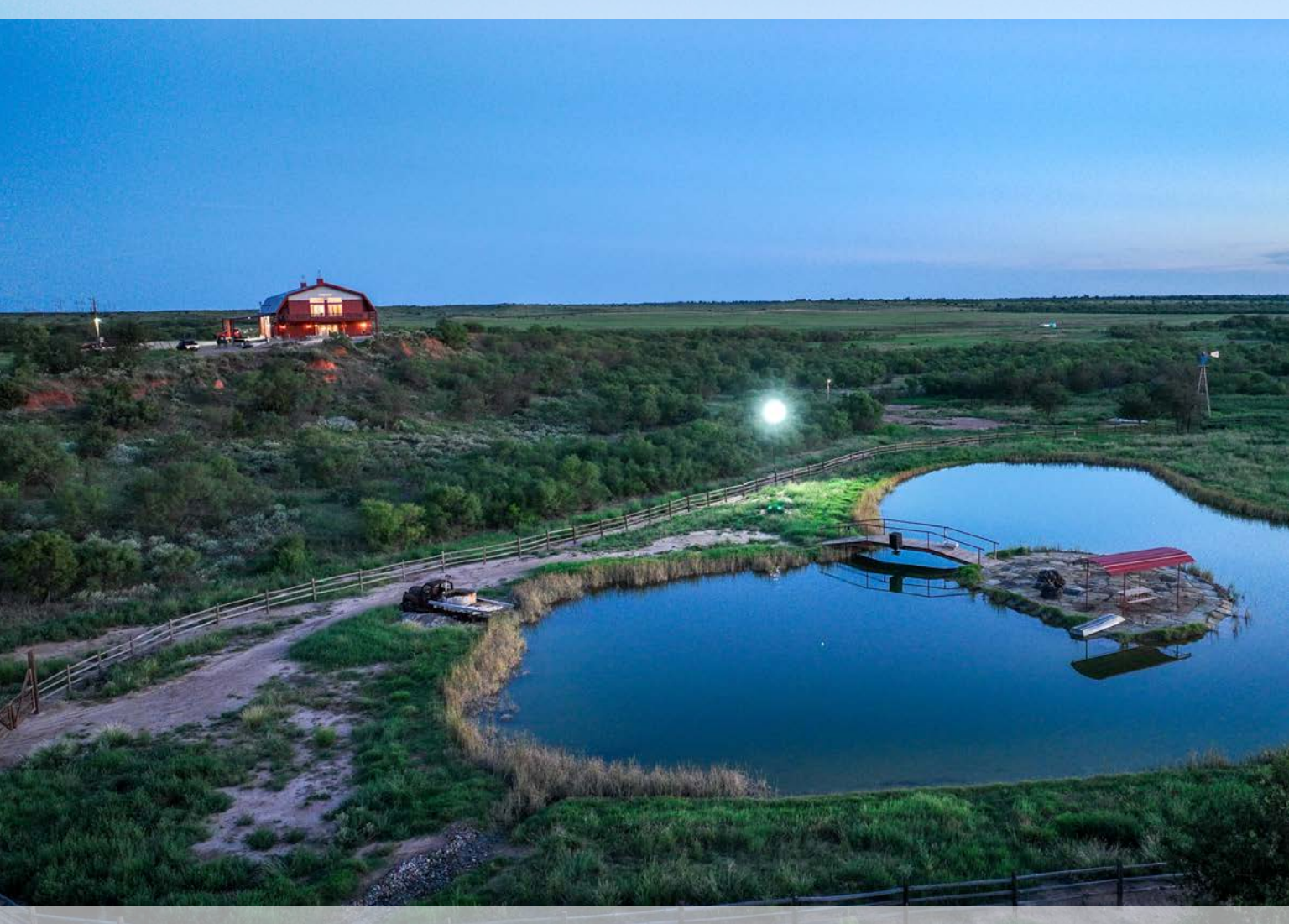


Cottle County Dos Rios Ranch

880± acres | \$2,950,000 | Paducah, Texas | Cottle County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Cottle County Dos Rios Ranch

We are proud to offer for sale the Dos Rios Ranch, located in southeastern Cottle County. This outstanding property offers exceptional living quarters, a massive shop, outstanding hunting and recreation potential and quality livestock grazing opportunities.

This is a turn-key offering, ready to use and enjoy on day one of ownership!







The Dos Rios Ranch is fenced and cross-fenced into six main pastures with traps and holding pens. The property has been operated as a recreation livestock and hunting ranch and has been very well maintained and managed. The native grass turf is exceptional and shows no sign of ever being overgrazed. The current owners have cared for and improved the property by utilizing a mix of chemical weed control and mechanical brush control.

The landscape is unique, and brush has been sculpted with livestock and wildlife needs in mind. A checkerboard brush removal pattern has been applied to the eastern portion of the property offering exceptional cover and travel corridors for wildlife. There is plentiful cover for the wildlife enthusiast and enough open pasture to satisfy the rancher.



The Dos Rios Ranch has a very unique, and very valuable resource, not found throughout this part of Texas in abundance - water.

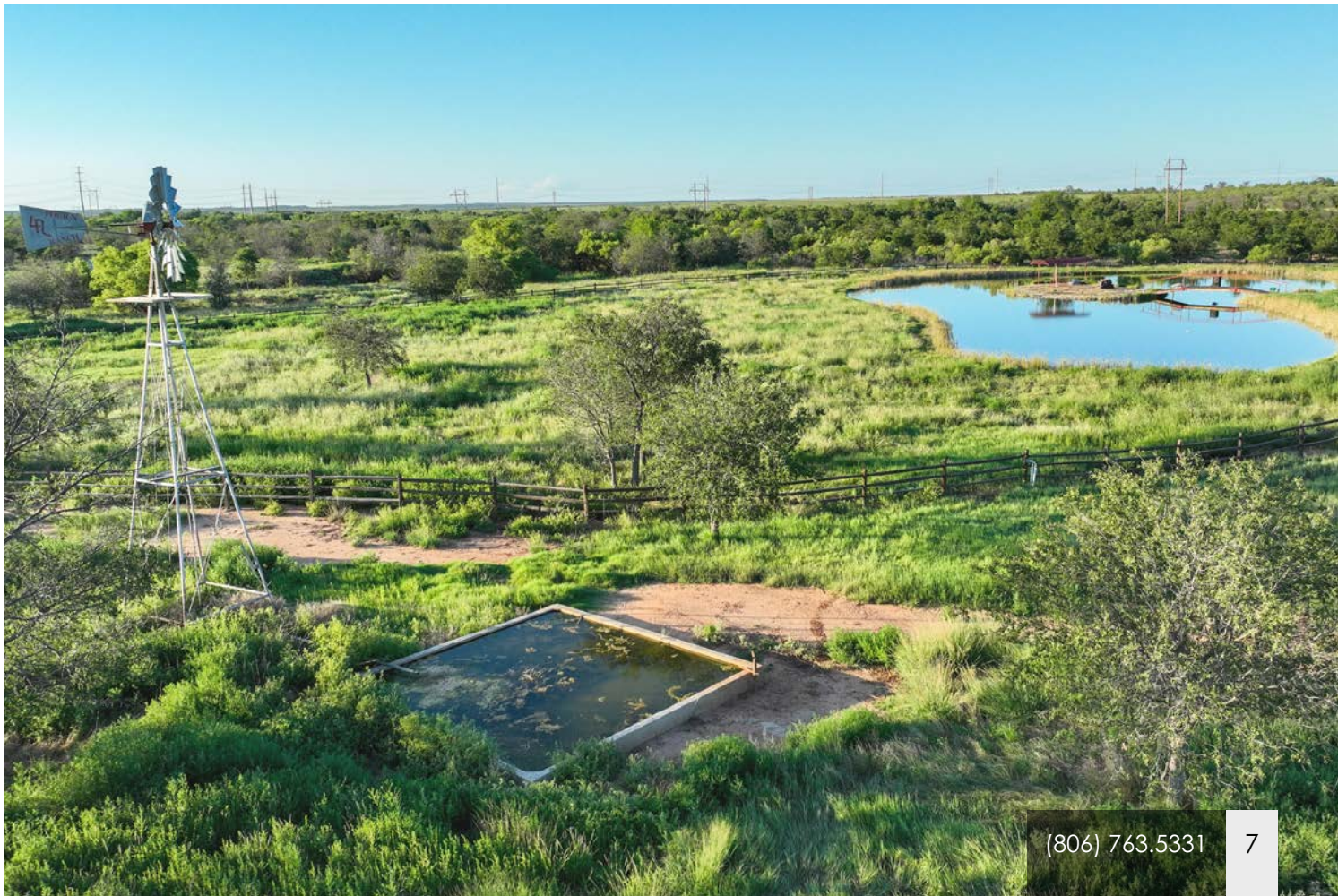
Located in the western portion of the property there is a center pivot irrigation system that waters approximately 95-100 acres of improved grass. This system is supplied by a reported 600 gallon per minute irrigation well.

Another well, used for general ranch water and to serve the structures and improvements, is in the northeastern portion of the property. This well is reported to produce approximately 60 gallons per minute.



There are a couple of windmills on the ranch and several drinking troughs supplied by pipelines. Three dirt tanks supply additional water to livestock and wildlife, and all can be sustained by waterlines from one of the water wells.

Large ranches surround much of this property. Half of the boundary of this property is shared with one ranch in excess of 25,000 acres known to be highly managed for game and cattle. This provides excellent management opportunity with little hunting pressure.







Location

Located approximately 9.5 miles southeast of Paducah, Dos Rios Ranch sits in an area rich with history and agricultural tradition. Once the site of the small community of Hackberry—named for the grove of hackberry trees that attracted early settlers to a bend of the Little Wichita River—this region is known for its large neighboring ranches and long-standing agricultural productivity.

The ranch offers excellent accessibility with paved road frontage along its northern and eastern boundaries, ensuring convenient access for operations or recreation.



History

Dos Rios Ranch has been owned, maintained, and lovingly cared for by the same family for over a decade. Throughout the years, the owners have taken immense pride in the property, sparing no expense in its upkeep and continuous improvement.



Water Features

The North Wichita River flows through the ranch for a distance of about a mile. Two branches of the river traverse the property in the northwestern portion of the property, each offering large and diverse stands of mature hardwoods. Hackberry, soapberry, elm, black walnut, and many others appear to be present along the river providing summer shade to livestock and cover for wildlife.

Buffalo Creek winds through the eastern portion of the property for a distance of about 1.75 miles. Although ephemeral in nature, this drainage provides additional pockets of seasonal water and cover.

Along the river and the creek, stands of green winter grass and other lush native grasses flourish throughout all seasons of the year.

There is a beautiful, manicured pond located in the northern portion of the ranch, in a setting overlooking the river and a massive tree grove. This pond is fed by one of the water wells and is fenced off from livestock.

The property's main irrigation well was completely reworked approximately three years ago, receiving a new pump, wiring, casing, and other essential upgrades—ensuring reliable water access and long-term functionality.





Hunting • Wildlife • Recreation

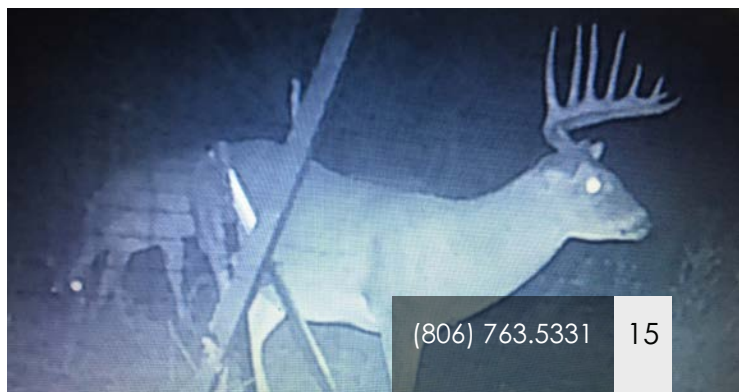
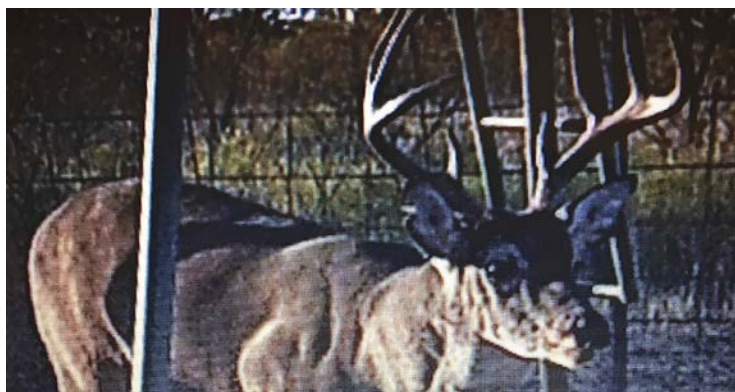
This region offers exceptional opportunities for the avid outdoorsman, with abundant populations of whitetail deer, some of which reach Boone and Crockett caliber, as well as large flocks of wild turkey. Limited hunting pressure in the area enhances the chances for a rewarding hunt.

The diverse landscape provides ideal habitat for quail, and both migratory and native dove are found in plentiful numbers. Hunters will also find a healthy population of predators, varmints, and wild boar.

The ranch is fully equipped for hunting, featuring approximately six strategically placed blinds and feeders for optimal coverage and success.

To attract more wildlife, approximately 30 acres have been cultivated, typically planted in wheat. The productive field is securely fenced to keep livestock out.









Improvements

This beautifully improved ranch boasts high-quality infrastructure and thoughtful design throughout. At the heart of the property sits a well-built barndominium, serving as a comfortable residence, garage, and workshop. Constructed with a durable metal frame, the barndominium features:

- Four spacious bedrooms
- Three full bathrooms
- Two inviting living areas (upstairs and downstairs)
- Open kitchen and dining area

The shop area is climate-controlled and includes a small kitchen and laundry room, making it ideal for both work and leisure. The entire structure is spray foam insulated and outfitted with energy-efficient LED lighting throughout.

Step onto the landscaped front porch to take in stunning views of the large, manicured pond, river, and surrounding natural beauty.

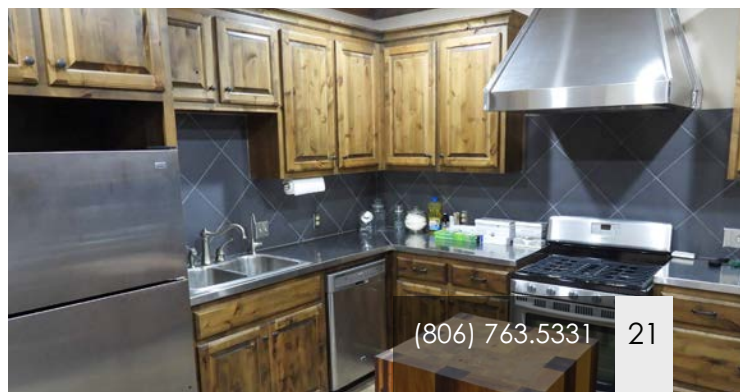
For livestock operations, the northeastern section of the ranch includes a set of working pens and a fenced lane into the trap, allowing for efficient and easy handling of cattle.

Fencing across the property is nearly new, consisting of five-strand barbed wire with steel posts, ensuring durability and security. In total, approximately 45,500 feet (8.75 miles) of new fencing has been installed.

This turnkey ranch is an ideal blend of comfort, function, and beauty, ready for both full-time or part time living and agricultural productivity. The Dos Rios is truly an exceptional ranch property with impressive improvements.



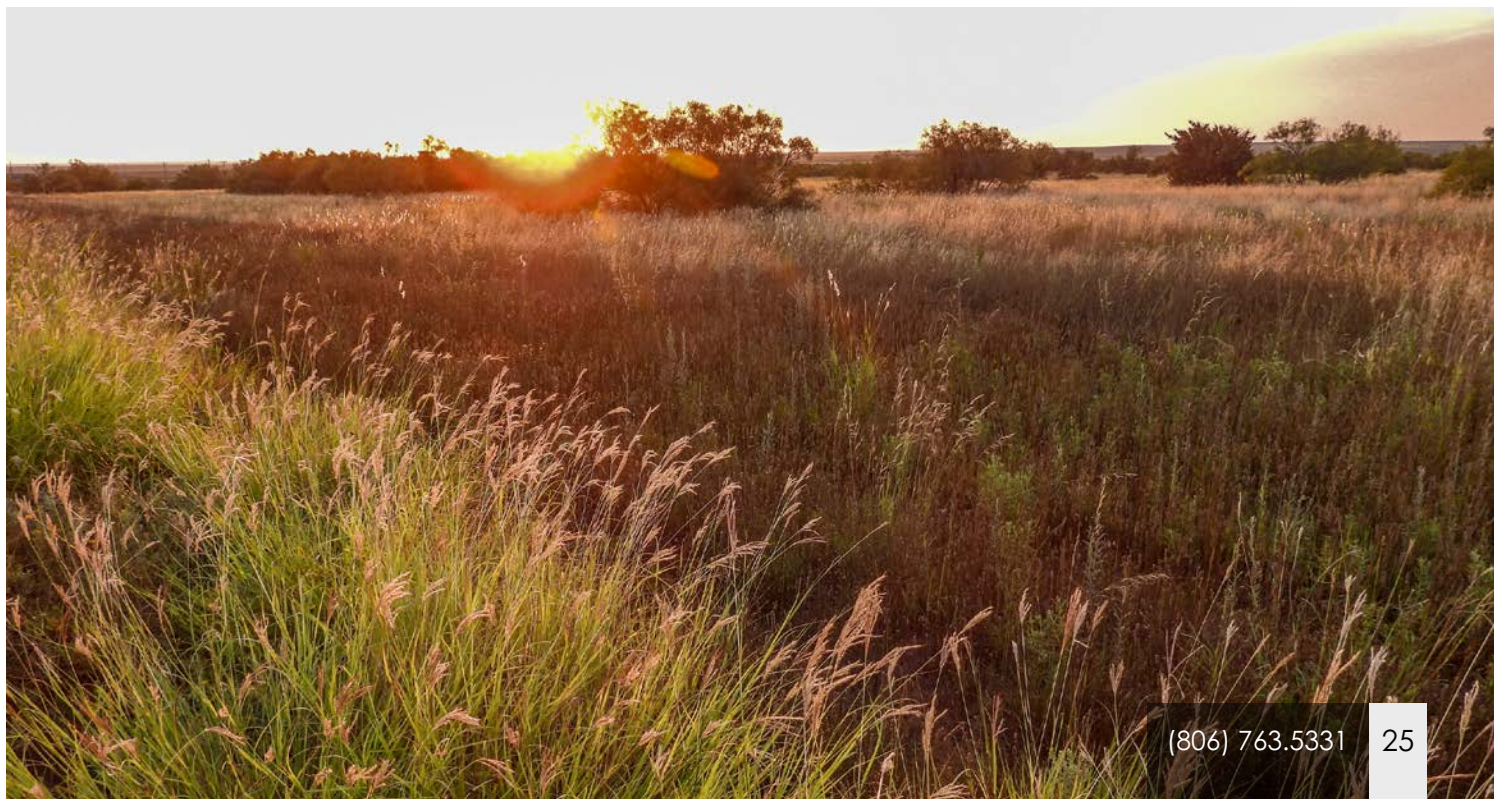












Resources

This region of Texas is known for its rich energy profile, including both fossil fuel and renewable resources. While there is no current oil production on the Dos Rios Ranch, the area is geologically favorable and holds long-term potential.

The seller holds ownership of approximately 50% of the mineral rights for the property. At this time, these mineral rights are not leased.

As part of the offering, the seller is including:

- 25% of the owned mineral rights (i.e., $\pm 12.5\%$ of the total mineral estate)
- 80% of the wind and solar royalty rights, covering all renewable energy potential on the property.

This strategic mix of energy rights enhances the long-term value of Dos Rios Ranch, making it a compelling opportunity for investors seeking land with energy upside.



Price • Remarks

The Dos Rios is an exceptional ranch offering in a very desirable part of the state. The ranch is priced at \$2,950,000. Taxes are reasonable, being approximately \$3,000 annually.

Home furnishings, blinds and feeders, center pivot and irrigation equipment are all included in the offering. Additional equipment may be available for negotiation.

With almost nine miles of nearly new fence, irrigation well, center pivot, barndominium, etc., the Dos Rios Ranch offers a very attractive depreciation schedule.

If you are in the market for a one-of-a-kind ranch that offers excellent hunting and grazing opportunities in this part of Texas, don't hesitate to come see the Dos Rios Ranch.

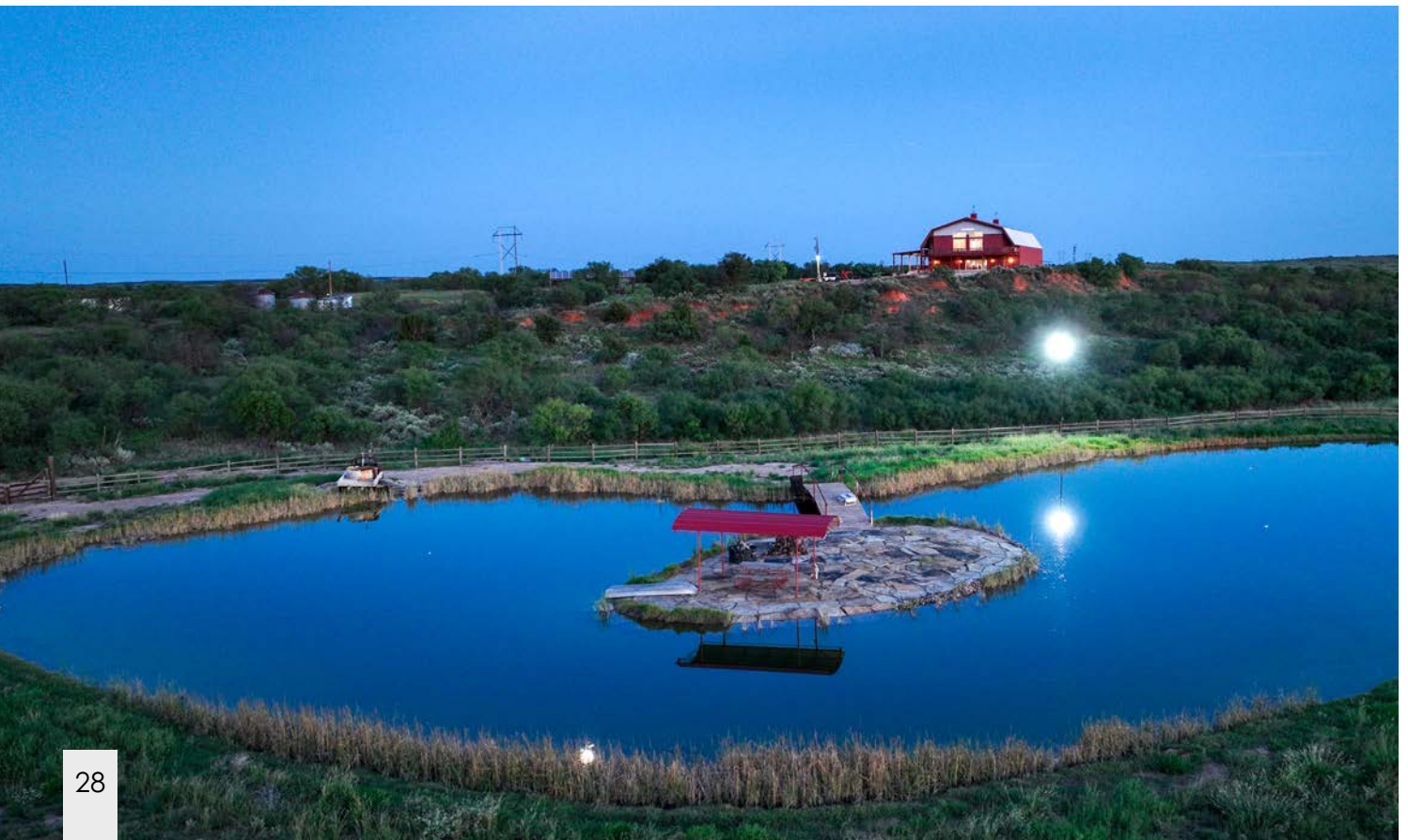


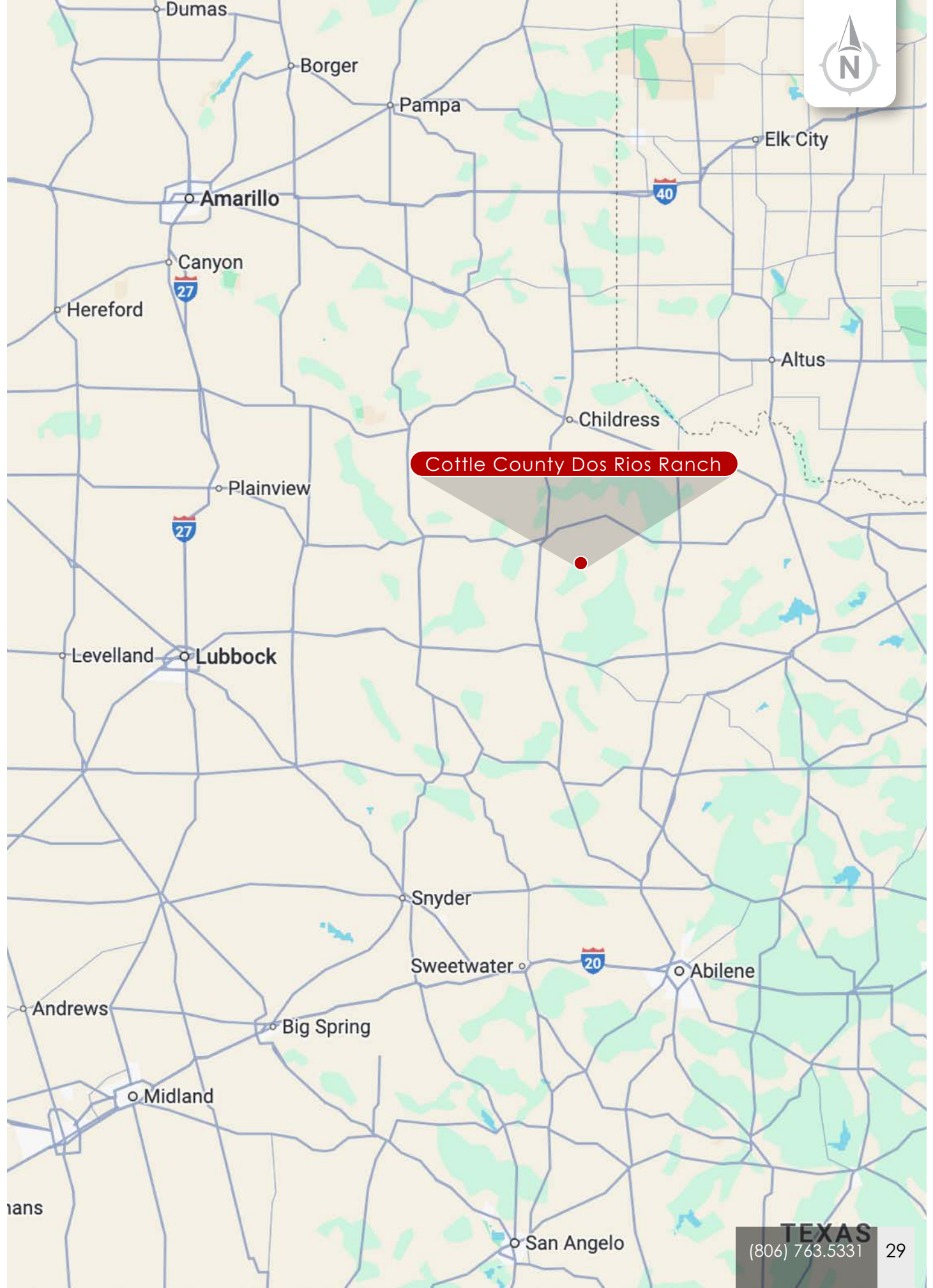
Broker Comments

While the structures and improvements can be replicated, the water features and availability of exceptional underground water truly make this a very unique offering.

With exceptional living quarters and working facilities, outstanding opportunities for hunting and recreation and quality grazing land, this is a one-of-a-kind turn-key offering.

For more information, please call Charlie Middleton (806) 786-0313.



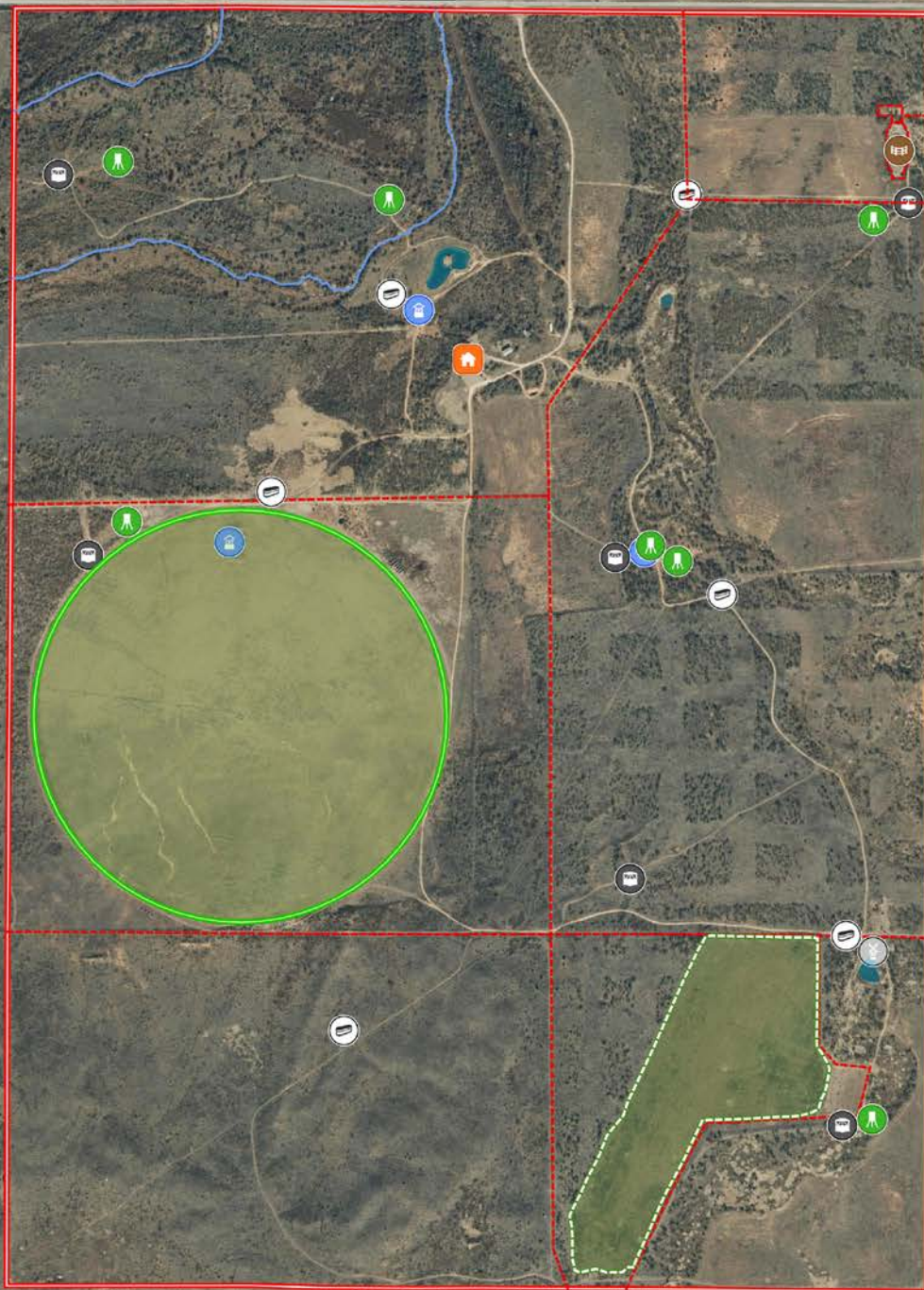


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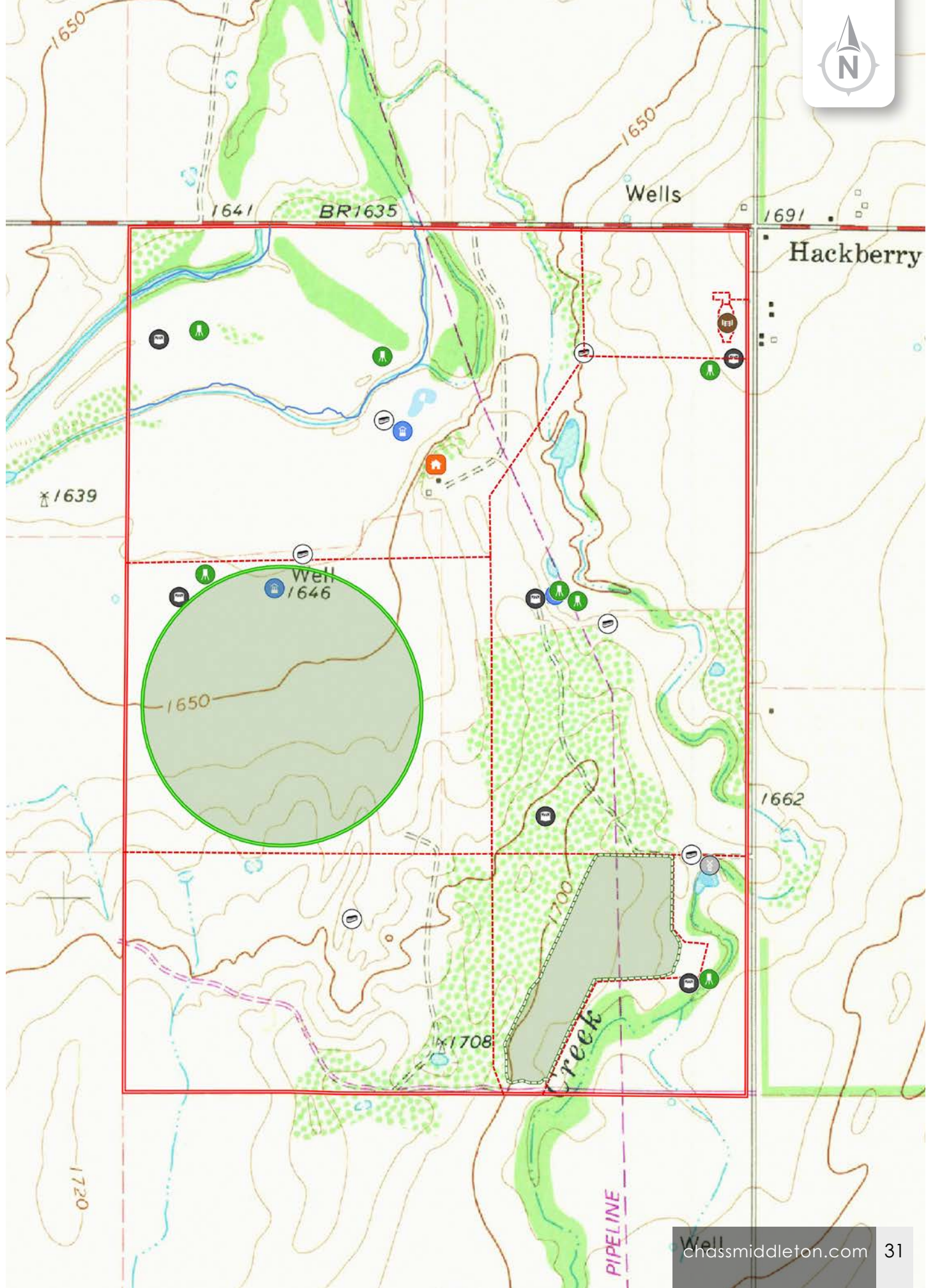
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