



FOR SALE

McCullum Creek Ranch

Donley County, TX

2,725.73 ± Acres

\$3,270,000



The 2,725.73 acre McCullum Creek Ranch is a ruggedly beautiful piece of Texas wildland. This graciously wooded ranch with large canyons and numerous creek bottoms offers a unique opportunity to own a diverse piece of easily accessible, private land. The live spring located on the property flows year-round into McCullum Creek, which is a live creek that runs through the ranch for approximately two (2) miles. Subsequently the ranch includes a diversity of habitat and vegetative life zones.

VISIT WEBSITE | WATCH VIDEO



WATER

Water is abundant with springs and many live creeks. Water wells and various other creeks provide ample water for the various pastures throughout the ranch. McCullum Creek the most notable creek that traverses through the property.

LAND

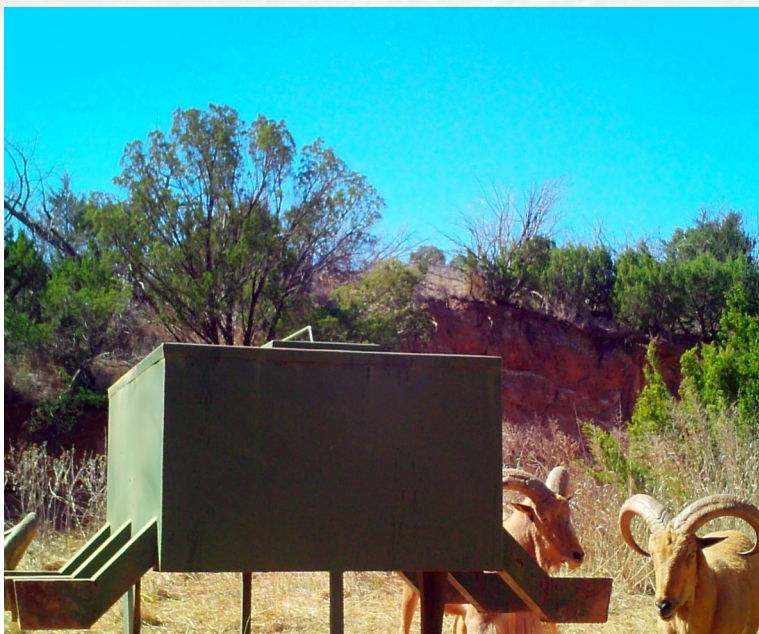
The McCullum Creek Ranch encompasses approximately 2,725.73 deeded acres. It is a well-diversified operational ranch supporting big elevation changes, high meadow pastures, lower lush watered meadows, and live creeks.





WILDLIFE

The large topography produces a tremendous habitat for an abundance of wildlife including Mule Deer, Whitetail Deer, wild Aoudad Sheep (trophy quality), Quail, Hogs, Dove and Turkey. Due to the numerous large breaks and elevation changes, McCullum Creek Ranch is ideal for spot and stalk type hunting.

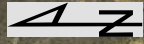


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— USA Detailed Streams

Info

▭ McCullum Creek Ranch



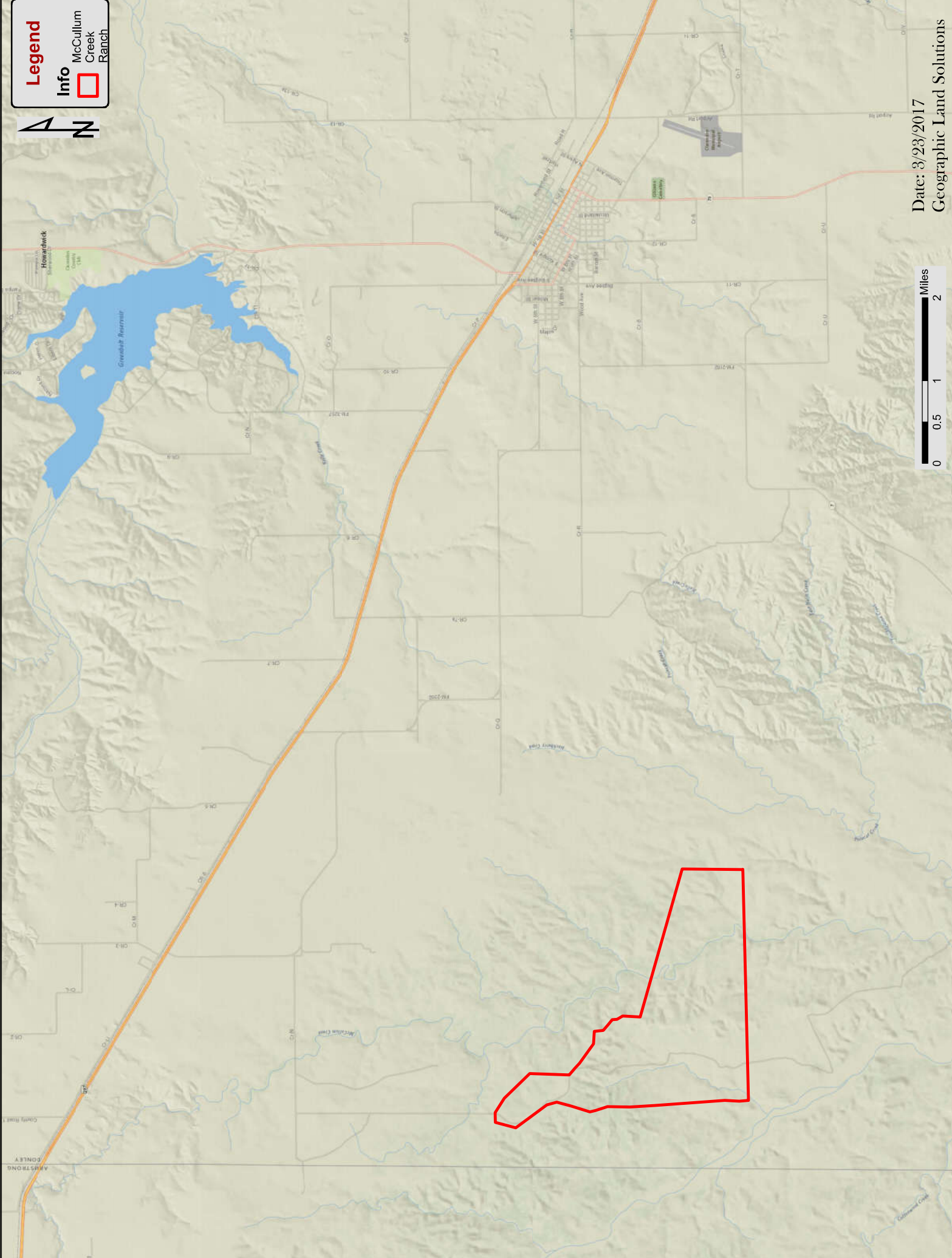
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Geographic Land Solutions

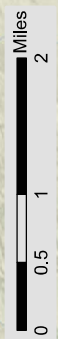
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McCullum Creek Ranch



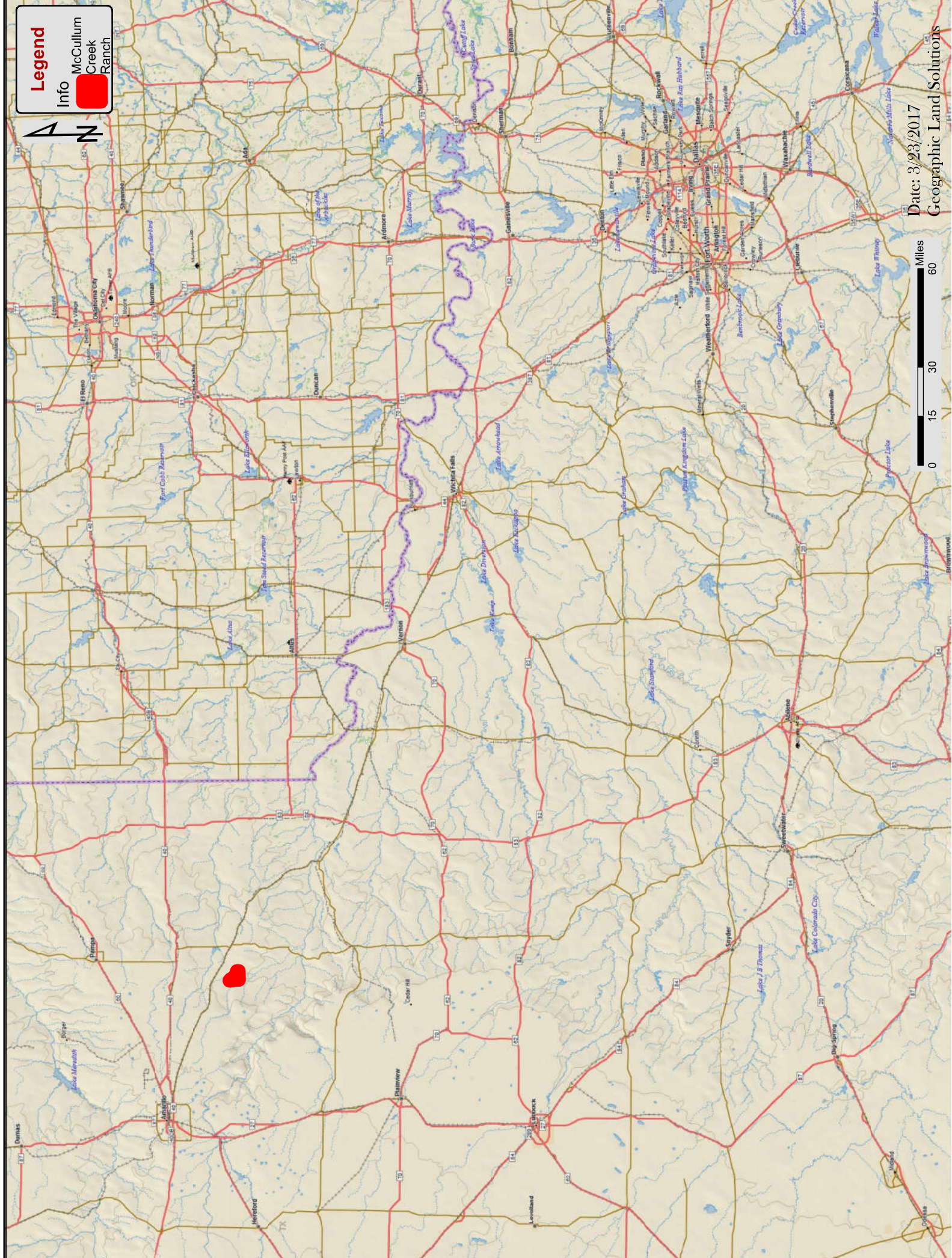
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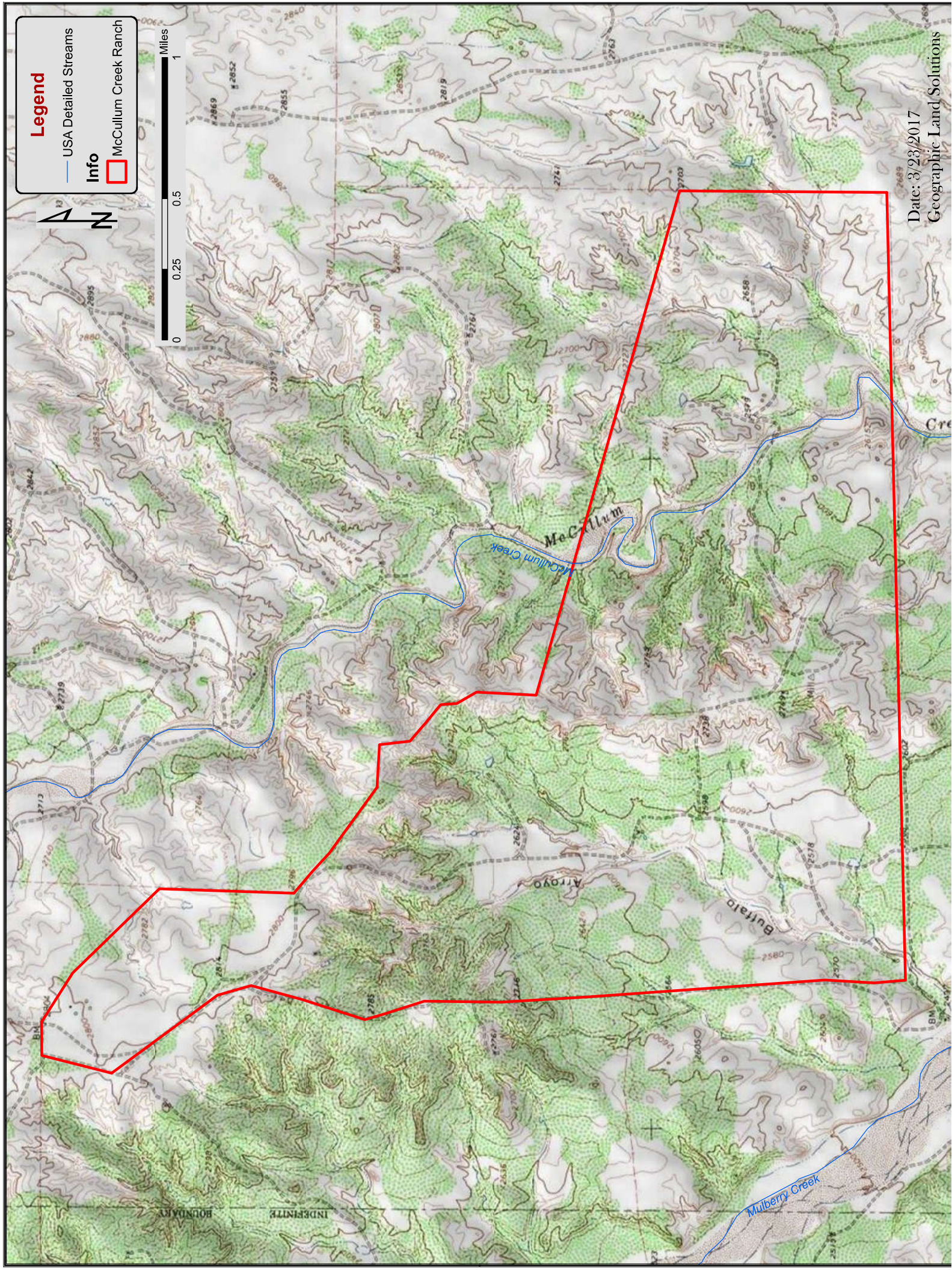
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McCullum Creek Ranch



Date: 3/23/2017
Geographic Land Solutions



Legend

- USA Detailed Streams
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SUMMARY

Located 45 miles Southeast of Amarillo and 10 miles West of Clarendon & the Clarendon Municipal Airport, McCullum Creek Ranch lies in the same canyon formation as Palo Duro Canyon. The ranch adjoins the JA Ranch (founded by John George Adair and Charles Goodnight.) With breathtaking views, as far as the eye can see, and numerous live creek bottoms, McCullum Creek Ranch is as well rounded of a recreational property as you will find on the market.



WILKS RANCH BROKERS

17018 Interstate Hwy. 20

Cisco, TX 76437

(817) 850-3610

www.wilksranchbrokers.com

Jimmy Williams | Designated Broker

Licensed Broker in TX, NE, KS, ME, OK, MO,

NM, TN, CO, ID, OR, GA, WY, MT

VISIT WEBSITE | WATCH VIDEO



Disclaimer: Owner makes full disclosure that they are members of a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Wilks Ranch Brokers, LLC	9006486	jwilliams@wilksranchbrokers.com	(817)850-3610
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jimmy Williams	460767	jwilliams@wilksranchbrokers.com	(325)665-2931
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov