

MIDWEST LAND GROUP PRESENTS



BRISCOE/FLOYD COUNTY, TX

5,457 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE POLE CANYON RANCH

Entrenched with a history as captivating as the views it provides, the Pole Canyon Ranch spans an impressive and recently surveyed 5,457 +/- acres in Briscoe and Floyd Counties. A remnant of the original Quitaque (Lazy F) Ranch owned by George and Jim Baker of San Saba County, the Pole Canyon Ranch received its name from the unique juniper trees positioned closest to the periodic flow of the many creeks in it. By 1882, the Quitaque Ranch had amassed 140,000 acres and was sold to Charles Goodnight, also known as the "Father of the Texas Panhandle", who retained ownership for another eight years before he disposed of his remaining half interest. As it has made its way through time, the family has found a way to harmonize form and function. The ranch headquarters offers up 16 RV hookups to those interested in soaking up the rugged beauty of the landscape, while a cattle herd of roughly 200 head attempt to tame the growing foliage. A three bed, two

bath home frequently rented out as a guest rental is also front and center of the main drive, and seated behind it is an equipment and storage barn.

Positioned in the heart of the Caprock Escarpment, the ranch boasts a whopping 619 feet of elevation change. Panoramic views from these high tops reveal the stunning transition from the High Plains of the Llano Estacado down into the valley floor where grazing livestock and crop production have been made an integral part of West Texas culture. A dense canopy of redberry juniper and shinnery oak make up the majority of the elevated plains, while cottonwoods and willows are trickled throughout the creek bottoms. Lush plant communities thrive under the shade these trees provide, and those attentive will find the Big Four in grasses: little bluestem, big bluestem, Indiangrass, and switchgrass. Other notable grass species found



throughout the ranch are buffalo grass, sideoats grama, and Bermuda.

Located just east of the main entrance to the ranch is over 228 acres of cultivation consisting primarily of Class II Motley loam and Shrewder fine sandy loam soils which have historically been utilized for winter wheat production. These acres have the ability to aid in any agriculture enterprise and are of significant importance as an attractant to the local population of wildlife. Both mule deer and whitetail call the ranch home, and reports of seeing over 70 deer grazing this field at once have been made. Several other smaller openings are found interspersed on the ranch, adding to the overall aesthetic appeal and potential to increase the number of cultivated acres as food plots or winter stockpiling for cattle. In addition, bobwhite quail are abundant residents of Pole Canyon Ranch, and the

close proximity to the larger Los Lingos Creek benefits the overall biodiversity. Five ponds are located on the property, with the centermost pond being stocked with channel catfish and crappie. Other species of interest are aoudad (barbary sheep), hogs, and dove.

Between the magnificent canyon walls can be found a number of remarkable artifacts and works of the past as the Native Americans once called this region home. An incredible feature of the ranch is the 40+ miles of maintained trails. This expansive infrastructure allows the ranch to be fully enjoyed for all that it has to offer. Located 1.5 hours from Amarillo and under the same to Lubbock, both of which are home to international airports, the ranch is conveniently located for a weekend getaway or longer. Truly an offering of unparalleled beauty and uniqueness, form and function, the Pole Canyon Ranch beckons your company.



PROPERTY FEATURES

PRICE: **\$8,458,753** | COUNTY: **BRISCOE/FLOYD** | STATE: **TEXAS** | ACRES: **5,457**

- 16 RV hookups w/ water and electricity
- 3 full bath outbuilding for campers
- 3 bed, 2 bath farmhouse
- Equipment and storage barn
- Blacktop road frontage
- 228+ cultivated acres of Class II soils
- 40 miles of interior trails
- 5 ponds
- Variety of grass species
- 600'+ of elevation change
- 1.5 hours from Amarillo
- 1.5 hours from Lubbock
- Nearby international airports
- Beautiful canyons
- Native American artifacts
- Mule deer
- Whitetail
- Bobwhite quail
- Aoudad (Barbary Sheep)
- Hogs
- Dove
- 11 miles from CapRock Canyon State Park
- 1.5 hours southeast of Palo Duro Canyon



600'+ OF ELEVATION CHANGE



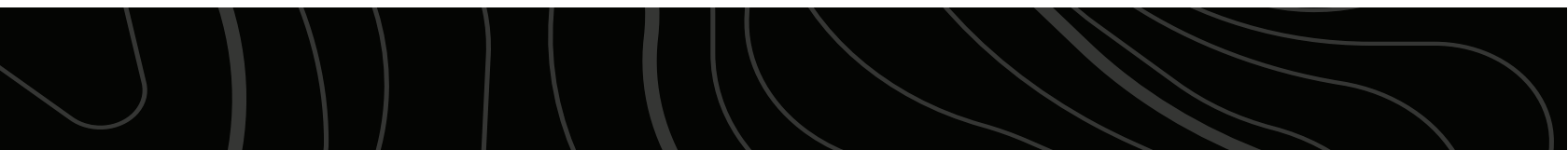
40 MILES OF INTERIOR TRAILS



228+ CULTIVATED ACRES OF CLASS II SOILS



BEAUTIFUL CANYONS



MULE DEER



VARIETY OF GRASS SPECIES



3 BED, 2 BATH FARMHOUSE

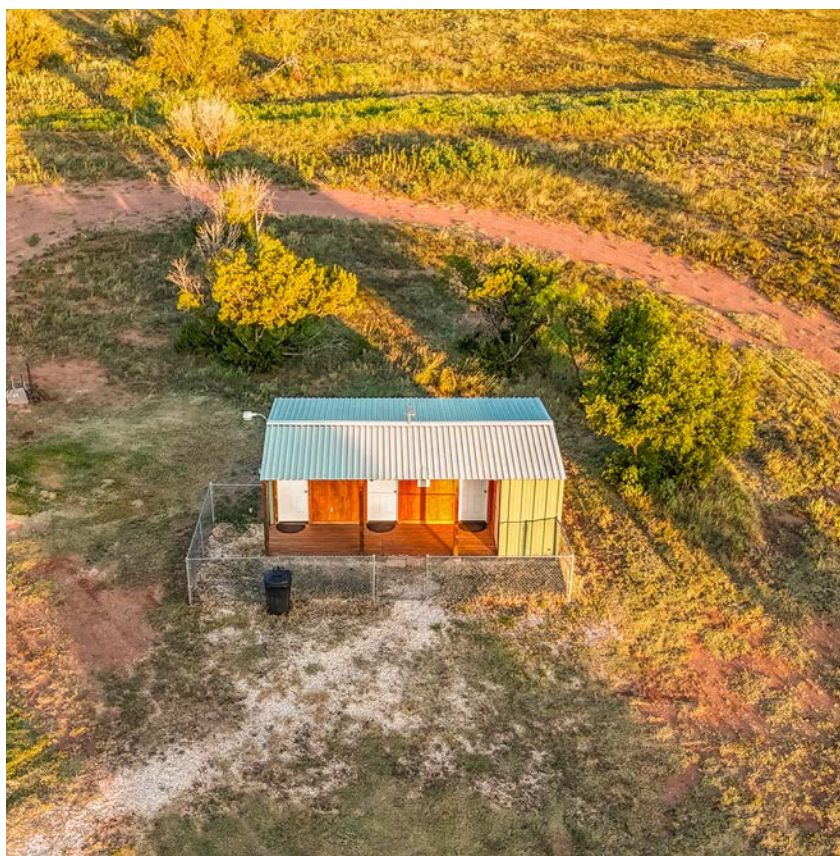
The ranch headquarters offers up 16 RV hookups to those interested in soaking up the rugged beauty of the landscape. A three bed, two bath home frequently rented out as a guest rental is also front and center of the main drive, and seated behind it is an equipment and storage barn.



16 RV HOOKUPS



3 FULL BATH OUTBUILDING FOR CAMPERS



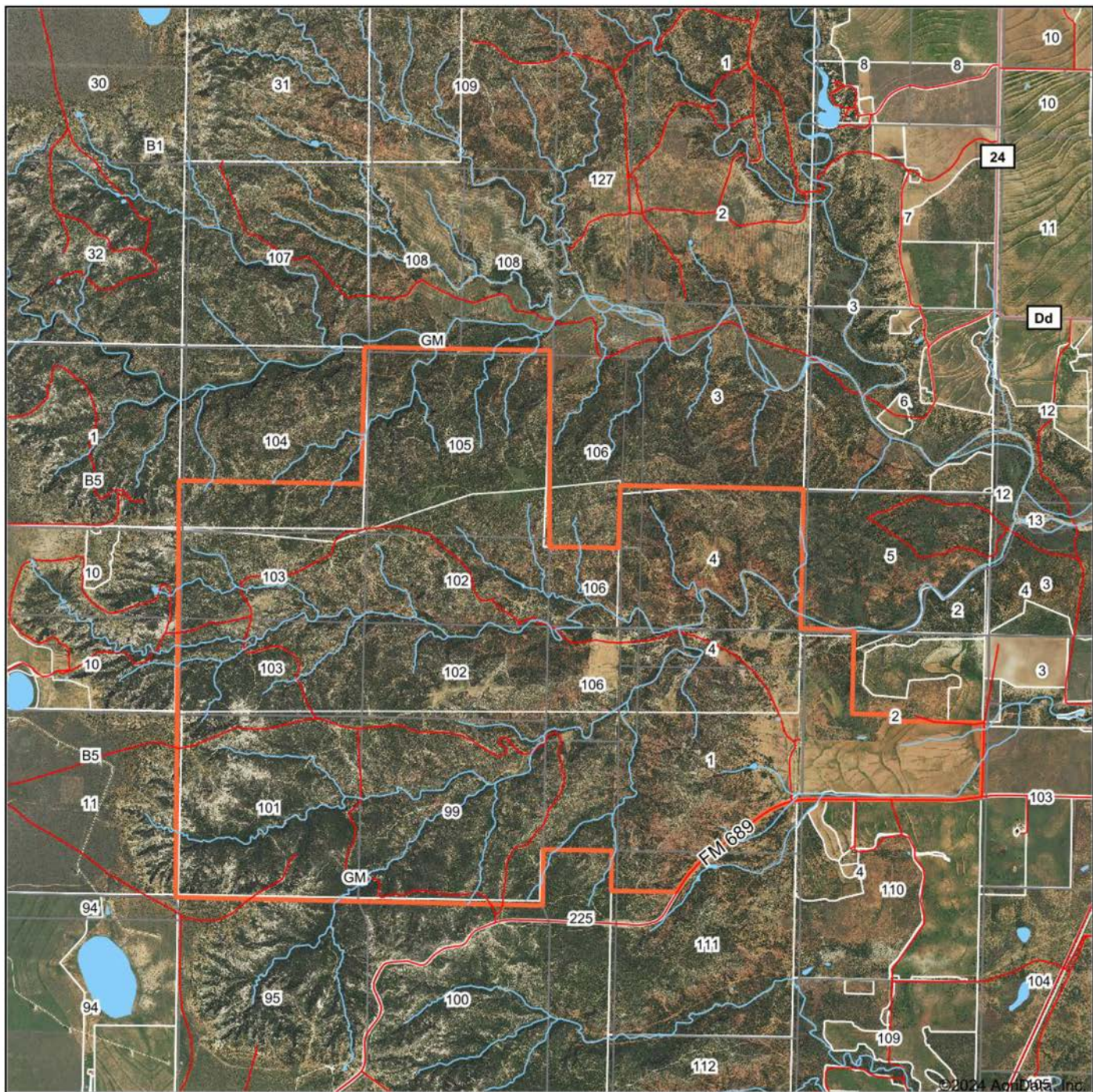
EQUIPMENT AND STORAGE BARN



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 34° 18' 43.77, -101° 9' 3.05

0ft	4459ft	8918ft
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Maps Provided By:



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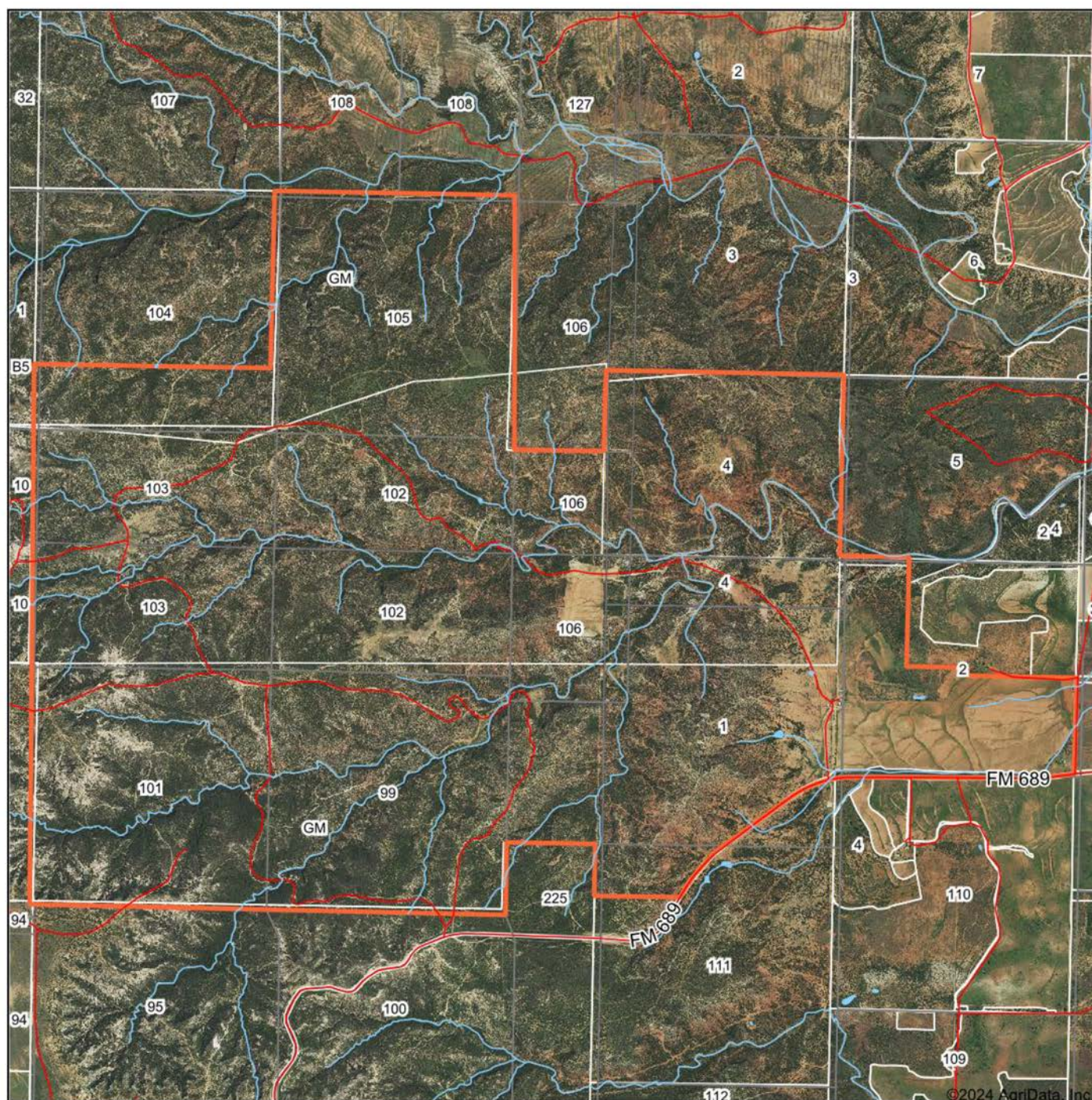
**Floyd County
Texas**



7/6/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): .0

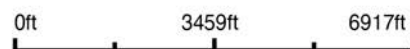
Min: 2,560.9

Max: 3,177.3

Range: 616.4

Average: 2,813.8

Standard Deviation: 119.52 ft

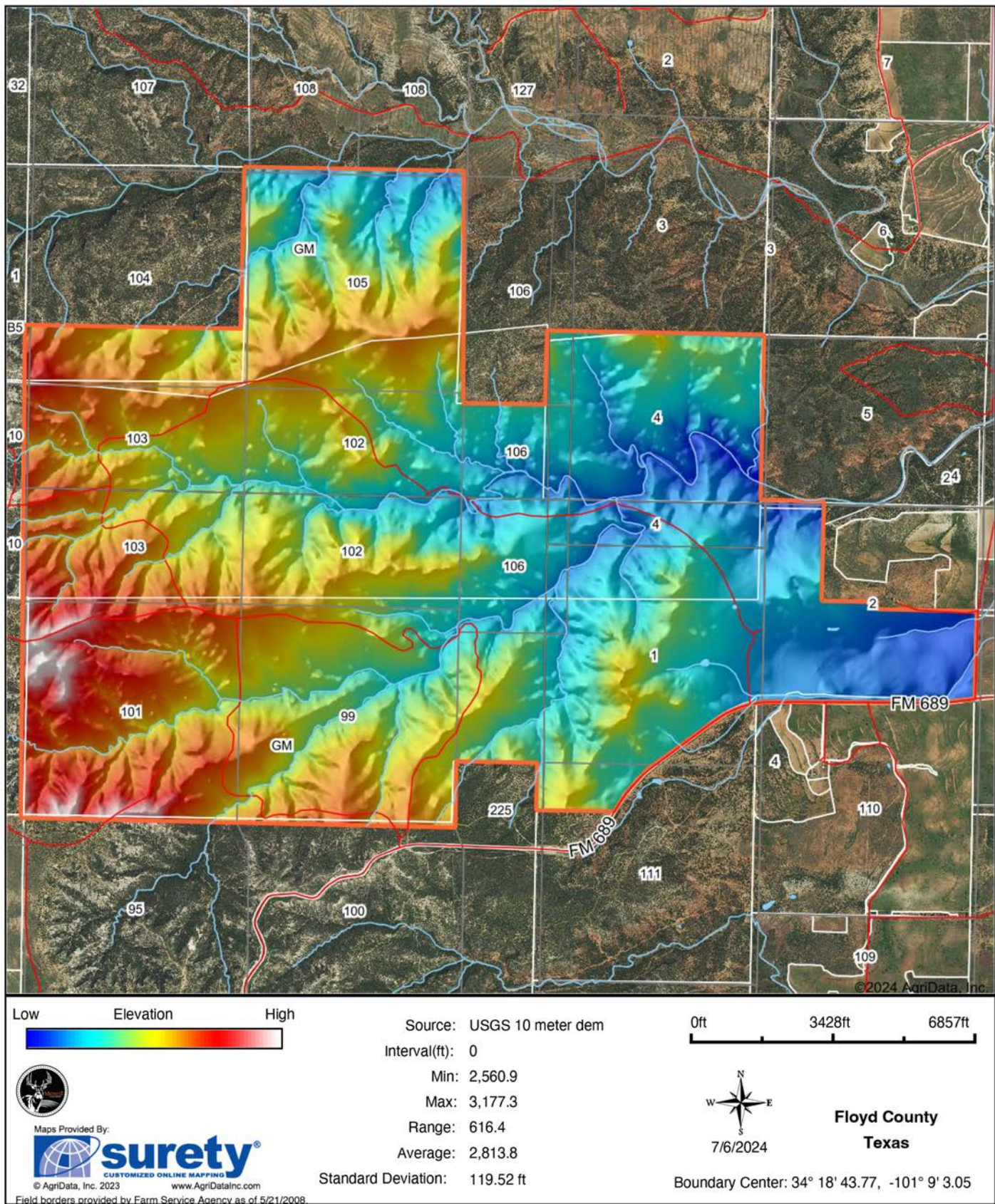


7/6/2024

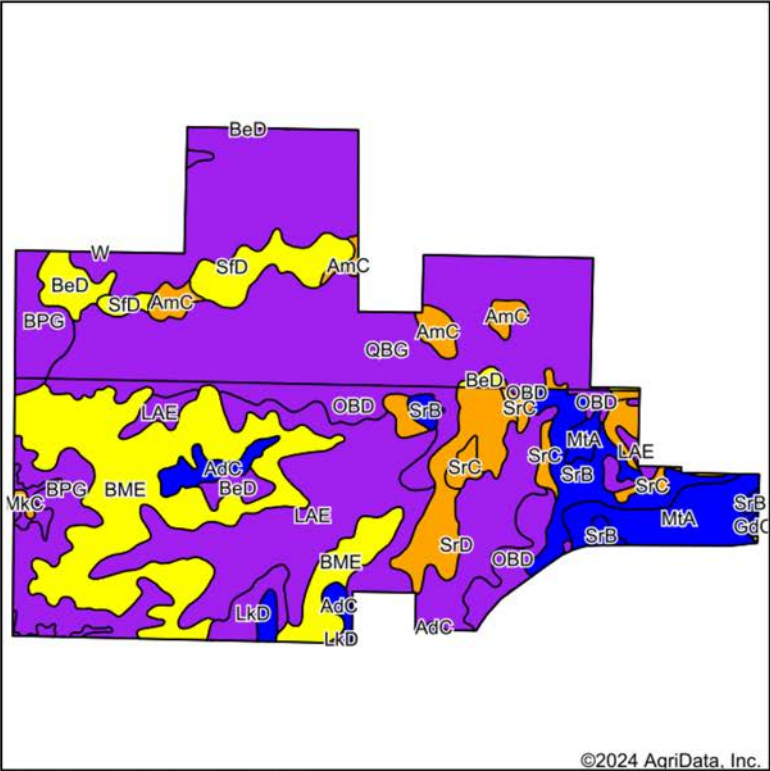
Floyd County
Texas

Boundary Center: 34° 18' 43.77, -101° 9' 3.05

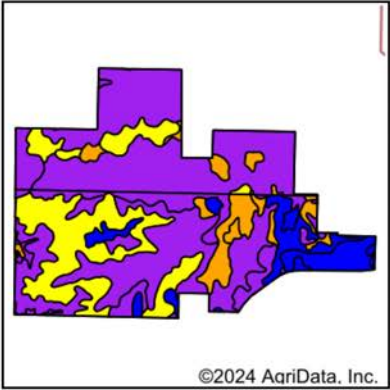
HILLSHADE MAP



SOIL MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Briscoe**
Location: **34° 19' 6.07, -101° 9' 14.31**
Township: **Quitaque**
Acres: **5456.26**
Date: **7/6/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: TX045, Soil Area Version: 20
Area Symbol: TX153, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Irrigated Bu	Soybeans Irrigated Bu	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*r N C
QBG	Quinlan and Burson soils, hilly	1608.65	29.5%		VIIe		825					13	12	12	13	
LAE	Latom-Rock outcrop complex, 3 to 20 percent slopes	946.28	17.3%		VIIIs		300					9	6	6	9	
BME	Berda and Mobeetie soils, 5 to 20 percent slopes	876.63	16.1%		IVe	IVe	1749					34	18	26	34	
OBD	Obaro-Quinlan association, 5 to 12 percent slopes	316.45	5.8%		VIIe		2100					31	25	27	31	
BPG	Berda-Potter-Rock outcrop association, 5 to 45 percent slopes	263.33	4.8%		VIIe	VIIe	1258					26	15	20	26	

Soils data provided by USDA and NRCS.

MANAGING BROKER CONTACT



JASON REDDING, LAND BROKER
903.497.3031
JRedding@MidwestLandGroup.com

Jason Redding, a distinguished land broker with Midwest Land Group, brings a wealth of experience and a deep-rooted passion for the land to the real estate industry. Licensed in both Texas and Kansas, Jason specializes in serving East Texas, an area he knows intimately not only through his professional endeavors but also due to his personal connections to the land. Born in Tyler, Texas, and raised in Mineola, where he currently resides with his beloved family—Mindy, Calem, and Canyon—Jason's journey in real estate began in 1999. His transition from the commercial sector to founding his own company in 2012 reflects his love for deal-making and his commitment to facilitating significant life transactions for his clients.

Jason's connection to land is deeply personal, stemming from childhood hunting experiences with his father and managing a farm in Delphos, Kansas. His background in business management and marketing, coupled with extensive real estate experience, equips him with unique insights into maximizing land value and potential. Jason's hobbies, including hunting and supporting his children's sports endeavors, further solidify his bond with the land and community.

What sets Jason apart is his unwavering dedication to his clients and his ability to see the untapped potential in properties. His hands-on approach, persistence, and unparalleled follow-through ensure that every client receives exceptional service tailored to their needs. Jason's expertise is not just in land sales but in creating a legacy of satisfied clients through respect, availability, and putting their interests first. Choosing Jason Redding as your land broker means partnering with a professional who not only understands the market but lives and breathes the very essence of what makes a property truly valuable.

LAND AGENT CONTACT

Jake Ayers stands as a dedicated land agent with Midwest Land Group, serving the expanse of Western Oklahoma with a profound connection to the land and its values. Born and bred in Lawton, Oklahoma, Jake's roots run deep in the heartland. A graduate of Oklahoma State University with a major in Agribusiness, his academic background is a testament to his commitment to understanding the intricacies of land and agriculture.

Residing in Snyder, OK with his wife Morgan, Jake's life is steeped in the rural and outdoor lifestyle, having been raised on the family farm/ranch. His hobbies are not just pastimes but are the foundations of his expertise. Whether bow hunting whitetails or turkey hunting across the country, Jake's pursuits in hunting and fishing have given him an intimate understanding of land and wildlife management.

Jake's career in land sales is driven by a deep-seated passion for the outdoors and a divine calling to be a steward of the land. He understands the emotional connections families have to their properties and is committed to assisting clients in buying or selling with the utmost respect and dedication. Beyond his personal experiences, Jake's involvement in the community through the First Baptist Church in Snyder and organizations like NWTF and local QDMA chapter demonstrates his commitment to service and continuous learning.

What sets Jake apart is his blend of strong work ethic, firsthand experience in managing a versatile property, and a deep understanding of the sentimental value attached to land. His commitment to excellence and understanding of both the emotional and practical aspects of land ownership make him the ideal agent for anyone looking to buy or sell property in the heartland. Trust Jake Ayers to guide you through your land journey with expertise, dedication, and a personal touch.



JAKE AYERS, LAND AGENT

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MidwestLandGroup.com

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