



WITTER RANCH

STRATFORD, TEXAS | 5,790 ACRES | \$7,300,000

The Witter Ranch, owned by the same family for over a century, is now available. Located in the north central Texas Panhandle, this stunning property spans approximately 5,790 acres. It offers a unique opportunity to expand your business with a prime cattle ranch, especially as cattle prices reach historic highs. Don't miss the chance to explore this remarkable property.

The Witter Ranch is located in northeastern Sherman County. Stratford, Texas is the county seat and is less than a thirty-minute drive southwest of the property. The Texas Panhandle has long been known for cattle and crops. There are many related businesses in Stratford that complement any ag operation. Texhoma, Oklahoma is roughly a fifteen-minute drive to the northwest and provides a new owner with options for grain marketing and a livestock auction. There are many feedlots that are located within an hour of the ranch providing an alternative marketing avenue for cattle.



PROPERTY DESCRIPTION

A new owner will find great diversity on this nine-section ranch. The highlight of the Witter Ranch is the 3561 +/- acres of native pasture with the seasonal Frisco Creek meandering through the property. Your cattle will find great cover for the winter with some draws and bluffs. The buffalo and gramma grasses will provide the nutrition for weight gains or growing the calves in a cow/calf operation. There are ample watering locations being provided by an electric sub, a solar sub and a windmill. The native grass includes 3,178 acres in the Grasslands Program paying \$48,622.00 annually.

The irrigated section currently has four ¼ mile sprinklers being supplied by three wells. Two wells have turbine pumps with the third being an electric sub. The recent crop rotation has been one summer crop of either corn or milo and then balanced with some winter wheat on the remaining circles. The current tenant owns all irrigation equipment above ground.

The balance of the ranch includes 1589 acres of expired CRP. Currently there are 964 of these acres being considered for the Texas Prairie Safe program that would pay possibly over \$40/acre.

The ranch features well-maintained working pens, an older home of just over 1,400 sq ft that requires some repairs, and a barn approximately 4,800 sq ft in size. A well-kept county road bisects the ranch, while part of the eastern boundary is bordered by a paved road.

SUMMARY

The Witter Ranch offers a great opportunity to own a ranch that has not changed ownership for a hundred plus years. The beautiful native grass, irrigated acres and expired CRP offer the new owner the option to have multiple avenues for running a cattle operation.





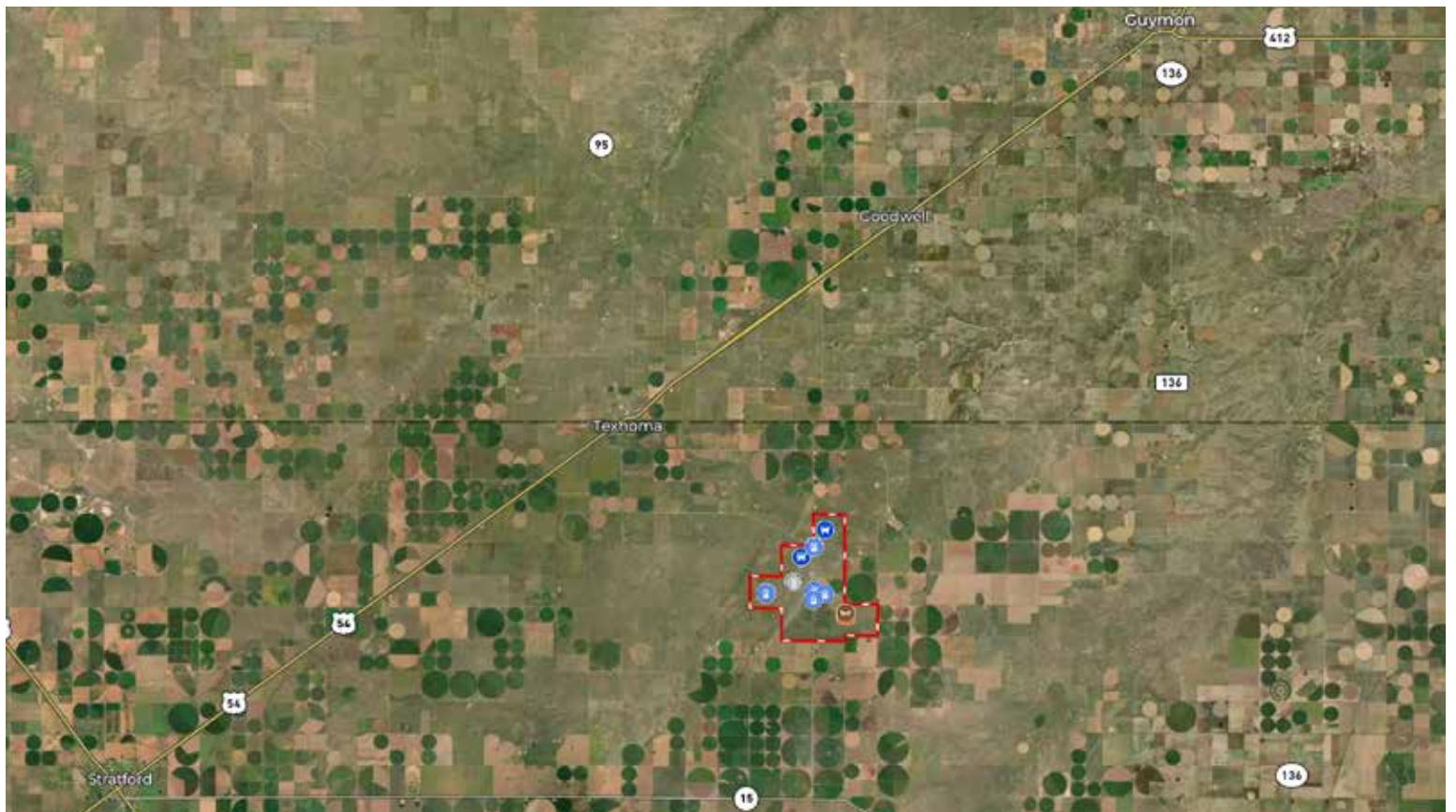












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RANCH  **COMPANY®**

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