

Cottle County Ranch

3,500± acres | \$3,657,500 | Paducah, Texas



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Cottle County Ranch

PROPERTY DESCRIPTION

We are pleased offer for sale this 3,500 ± acre Cottle County recreational and cattle ranch. This property is located in the northeastern portion of Cottle County in the Rolling Plains Region of Texas and the southeast corner of the Texas Panhandle. In addition to a cattle ranch, this 3,500 ± acre property offers an outstanding wildlife habitat and wide-open scenic views.

LOCATION

The Cottle County Ranch is located on paved State Highway 104, about 12 miles northeast of Paducah, the county seat of Cottle County. The ranch has over 1 mile of paved frontage on Highway 104 on the east side of the property. The ranch is about an hour and 45-minute drive from Lubbock or Wichita Falls, about a 2-hour drive from Amarillo, and 3.5 hours from Ft. Worth or Oklahoma City. The nearby city of Childress is a short commute from the ranch and offers amenities that include a variety of retail shopping as well as medical services.





TOPOGRAPHY

The landscape of the ranch is comprised of rolling to rough and broken native ranchland, accentuated with multiple draws and valleys. Elevations range from approximately 1,650 feet to 1,765 feet in the higher elevations of the ranch. In addition to native ranchland, there is approximately 80 acres of farmland on the east side of the property that can be planted to wheat for livestock and also to attract populations of whitetail and mule deer. There is abundant cover for wildlife with a moderate to sometimes dense cover of juniper and mesquite on the ranch.

There are multiple draws and valleys found on the property as well as earthen dams providing livestock water and habitat for wildlife and waterfowl.







IMPROVEMENTS

There are no structural improvements. A rural water line is available, and electricity is provided to the ranch. With paved highway frontage, the ranch has potential for a ranch residence or a weekend retreat with hunting cabin.

WATER

As mentioned, a rural water line is available to the ranch property and will be completed with a tap and meter at seller's expense. Livestock water is also provided by the earthen tanks. Pools of water can be found along the wet weather creek bottoms and draws during the year. There is one windmill on the property that is not being used, and the working condition is unknown.

RESOURCES

Mineral ownership is available and will convey to the owner with an acceptable offer. All wind generation royalty rights will convey to the new owner.











HUNTING, WILDLIFE, AND RECREATION

The Cottle County Ranch offers some of the best hunting in the Texas Panhandle and Rolling Plains regions, with both whitetail and mule deer found on the ranch. Dove, quail, turkey, hogs, coyote, and bobcats are also seen on the ranch. On occasion, mountain lions and javelina are seen in this area of the Rolling Plains. In the fall and winter months, abundant numbers of sandhill cranes and ducks are attracted to the ponds. The 80-acre wheat field on the east side of the ranch serves to enhance the deer populations. The Pease River is less than 1 mile to the north of this property, and its close proximity helps to attract wildlife to the area. The owners have minimally hunted the ranch in recent years.







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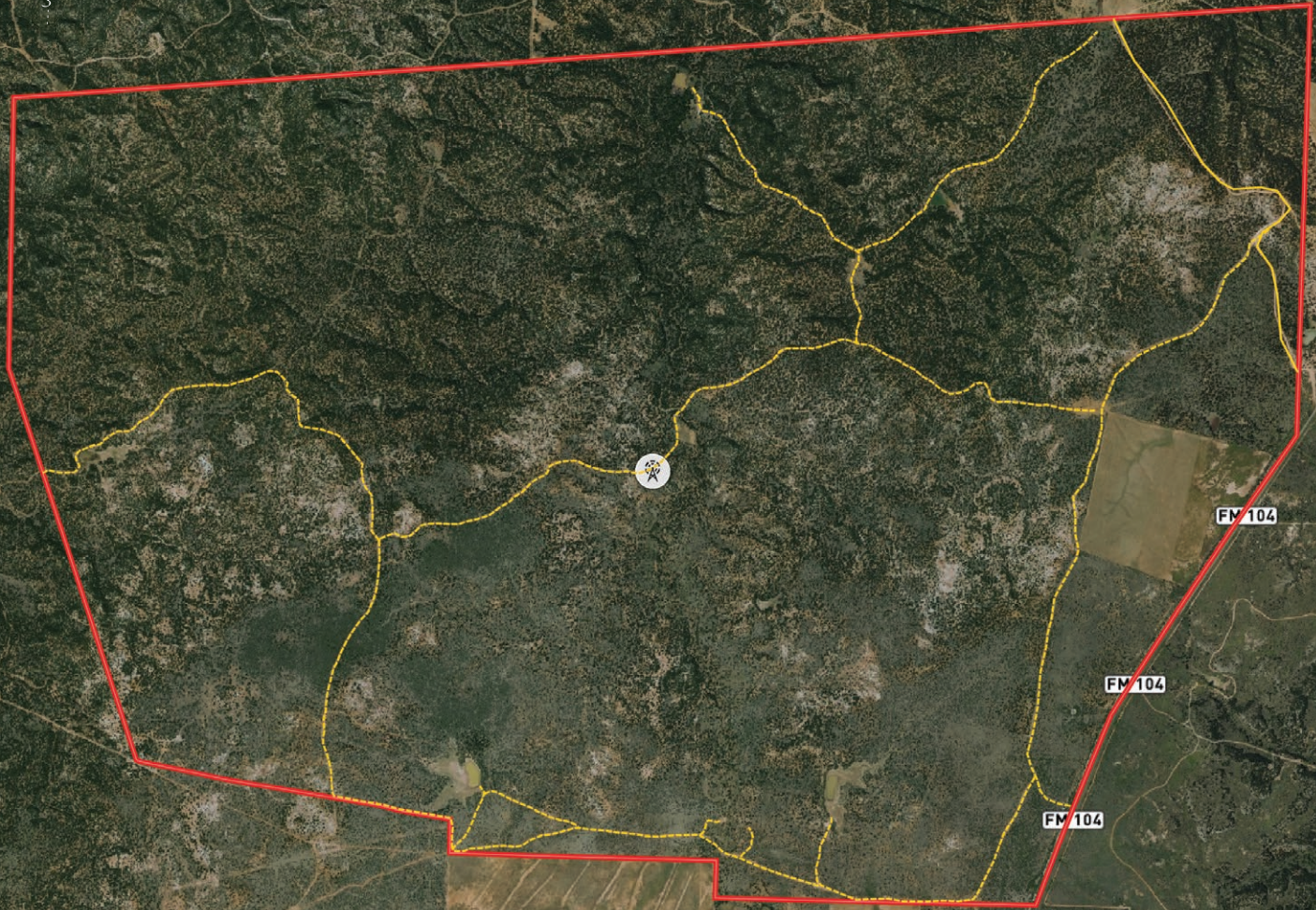
REMARKS

The Cottle County Ranch is being realistically offered at \$1,045 per acre and presents the buyer with an opportunity to purchase a nice sized Texas ranch with outstanding hunting opportunities. With its location on pavement, and available electricity and rural water, this ranch also has the potential to be a great weekend retreat for the new owner.

If you are in the market for a scenic and recreational hunting and cattle ranch in the northern Rolling Plains region of Texas, the Cottle County Ranch should be seen.

For more information or to schedule a private showing, call **Clint Robinson** at **(806) 786-3730** or **Dane Mount** at **(940) 839-6247**.



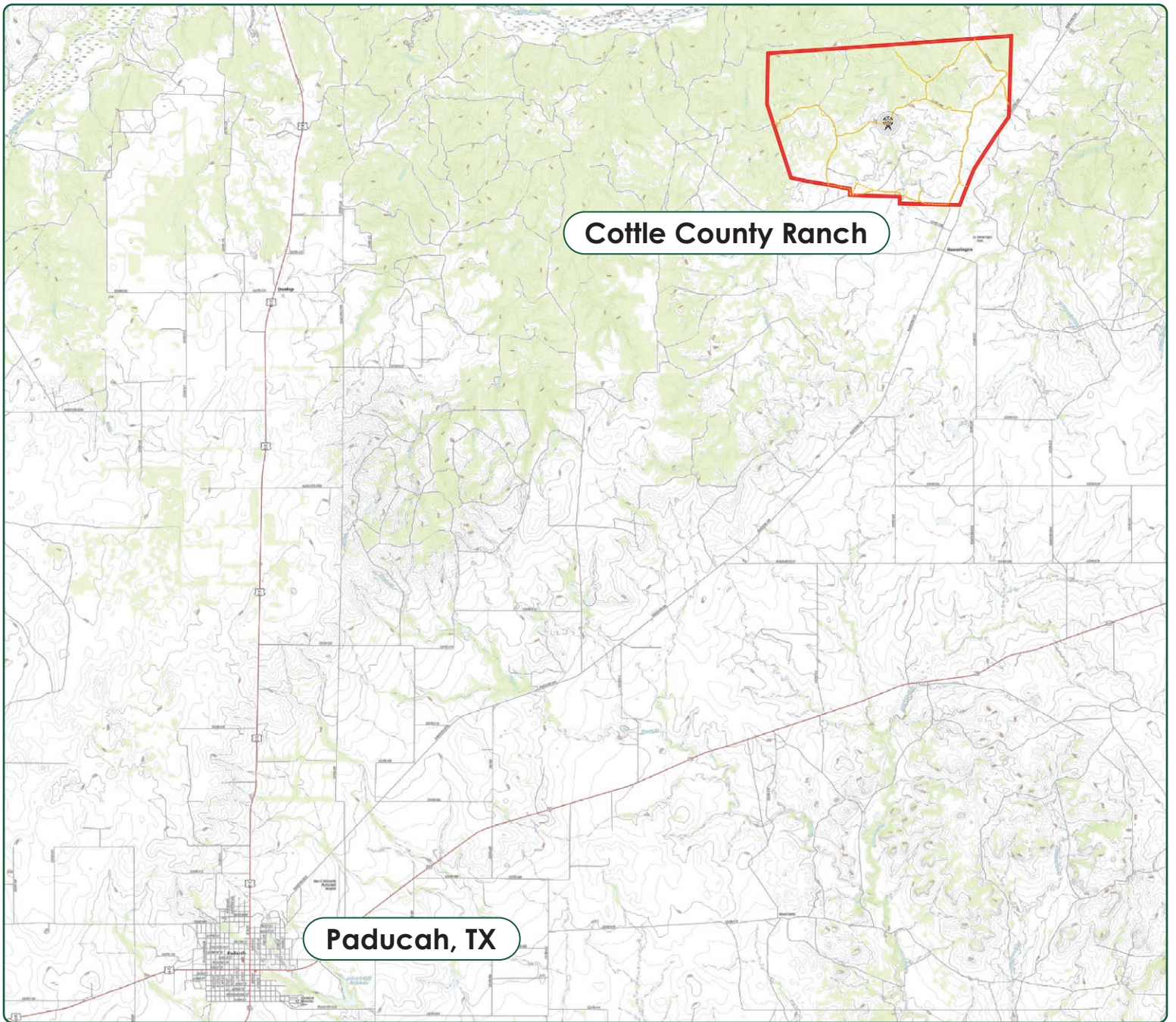


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Listing subject to sale, withdrawal, or error.