

MCCABE RANCH

Mitchell County, Texas

746.46 +/- Acres



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

1507 13th Street

Lubbock, Texas 79401

Phone (806) 763-5331 Fax (806) 763-1340

Web - www.chassmittleton.com



We are proud to offer for sale this fantastic recreation ranch property. The McCabe Ranch is located in Southeastern Mitchell County, an area well known for exceptional quail and deer hunting opportunities. The McCabe Ranch offers exceptional access with highway frontage on State HWY 208, approximately 18 miles southeast of Colorado City.

The McCabe Ranch has an exceptional cover for wildlife and cattle, and the native grass turf is in excellent condition. There are no cattle presently grazing on the property, and good summer and fall rains have really increased quail numbers. Generally, mesquite thickets with scattered hackberries are the primary cover, however, along the southern and southeastern portion of the property there is an elevated cedar ridge. Walnut Creek runs through the central portion of the property and will run water at times and have seasonal holes of standing water.





Primary grasses on the ranch include sideoats and blue gramma, Arizona cottontop, tabosa and threeawn. Heavier cover is prevalent along the creek and hillsides. Prickly pear is common in areas, but is not considered to be dense on the property. There are several species of lower lying native brush, and broomweed is common.





The McCabe Ranch is fenced and has been utilized in the past as a portion of a larger grazing operation. Overall, the fences appear to be in good condition. There has not been any commercial hunting on the property and the ranch is not currently leased for hunting. Whitetail deer numbers are considered to be good in this area and quail numbers have are fantastic. Turkey are common as well as feral hogs. Migratory bird hunting is generally good with exceptional opportunities for dove.





The ranch is considered to be well watered by three dirt tanks, all located along the creek. These dirt tanks appear to hold well and are considered to be reliable sources of water for livestock and wildlife. Additionally, there is an abandoned windmill located in the southern portion of the property. This well has recently inspected and the Seller is in the process of obtaining a permit to have a new well drilled and equipped with a solar pump and panel. Typically, water wells in the area range from approximately 150-200' deep and are reported at about 10-15 gpm.



Subject to Sale, Withdrawal, or Error



The McCabe Ranch is very well located in the southern portion of the Rolling Plains. It is not often that good recreation properties are offered on the market in this area and the McCabe Ranch would make an ideal recreation ranch or addition to an existing operation. The property is very realistically priced at \$975 per acre. Property taxes are approximately \$775 per year.

If you are in the market for a good recreation ranch offering good quail and deer hunting in this area, the McCabe Ranch deserves your attention.

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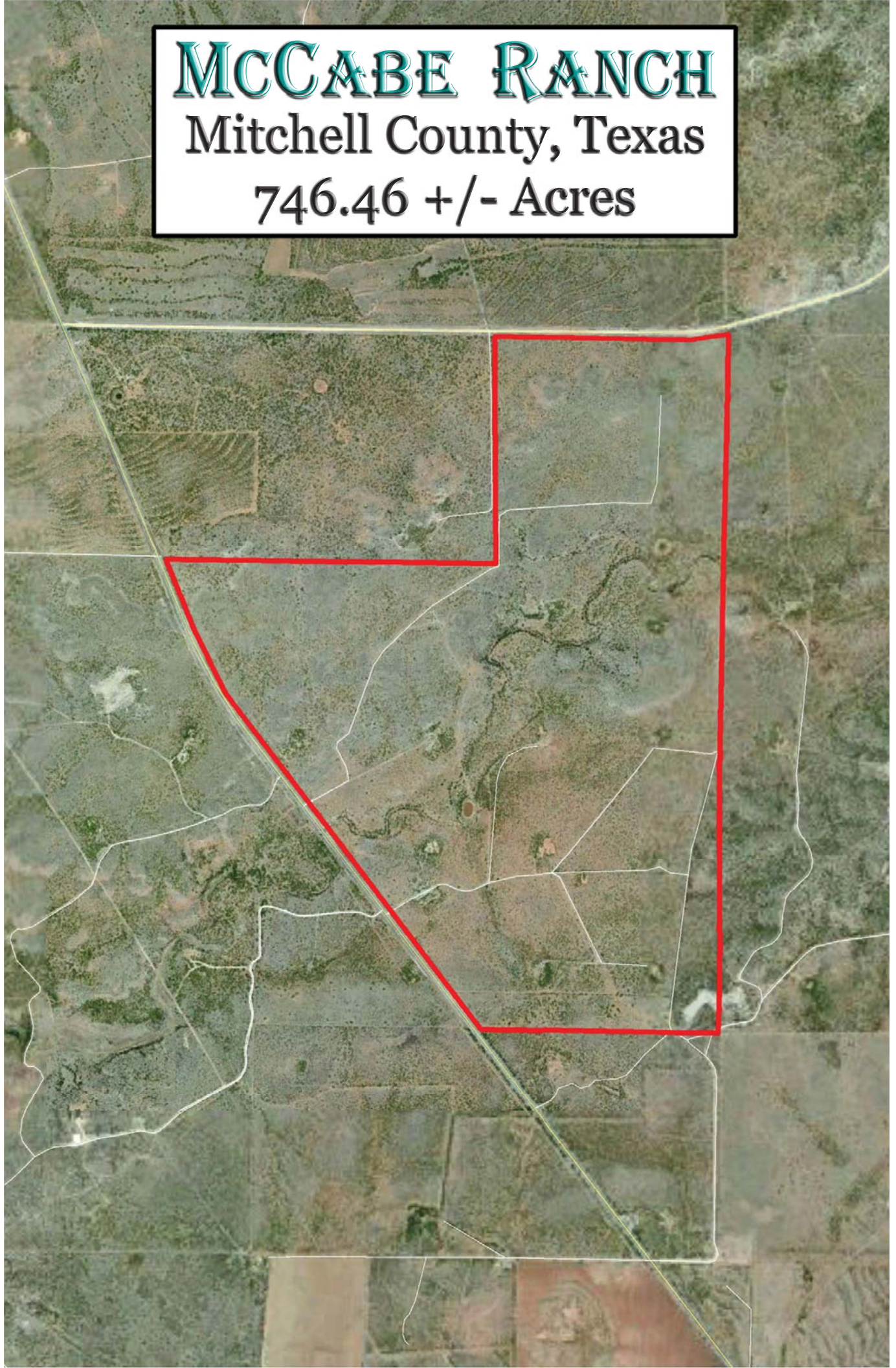


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