

SCURRY COUNTY, TX RANCH

1,061.329 Acres, More or Less



OFFERED EXCLUSIVELY BY:

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We are proud to have the opportunity to offer for sale this good recreation ranch property located in northeastern Scurry County, a fairly remote area that offers exceptional big game and wingshooting opportunities. This area has an abundance of wildlife, and both whitetail deer and mule deer are common.



Subject to sale, withdrawal, or error.



Topography through the ranch is rolling, sloping generally to a seasonal creek, known as Rough Creek, which runs through the central portion of the property. Hackberry trees and dense mesquite are common along the banks of Rough Creek providing excellent cover for wildlife. Overall, brush cover is dense throughout most of the property with thick mesquite and scattered cedar being common.





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Two cultivated fields and several small foodplots are established on the ranch. The two fields measure just under 50 acres a piece.



The ranch is considered to be well watered. Five electric water wells are connected to pipelines that can distribute water throughout the property. These water wells are marginal by most standards, being just several gallons per minute each, however, in this area having a source of reliable water is a big bonus.

Besides seasonal water in Rough Creek, the ranch has four earthen ponds to provide water to wildlife and livestock. Some of these ponds have valved pipelines from the water wells that allow them to maintain a steady source of water.





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The property is very adequately improved for recreation use. There is a nice barn with lighted overhang that can accommodate up to five travel trailers with hookups for electricity and septic. The electric system in this complex has recently been updated so that there is plenty of power for this type of usage.





The property is fenced on the boundary and all fences appear to be in good condition.

A portion of the property burned in recent years as some of the pictures show, but should have a good recovery.

This Scurry County Ranch has been realistically priced at \$750 per acre. With all of the features that include the large cultivated food plots, seasonal creek, the bonus of sub-surface water, along with good whitetail and mule deer hunting, this property is priced to sell.

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