

# TURKEY HOLLOW RANCH

*The Premiere Hunting Destination in the Texas Rolling Plains*

Dickens County, Texas - 2,427 Acres, more or less



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale what could be the premier whitetail deer and quail hunting combination ranch in the Texas Rolling Plains Region. The Turkey Hollow Ranch is located approximately 10 miles east of Dickens, and access is provided by graded county roads.

This ranch has it all for the sportsman looking for quality quail and deer hunting. A nice hunting lodge and dog kennel, great combination of mesquite blended with shinnery cover, rolling terrain and plenty of feed available to sustain wildlife.



Subject to sale, withdrawal, or error.



The namesake of the ranch is a long scenic creek bottom located along the eastern boundary of the property. There are many large hackberry, willow and cottonwood trees scattered throughout the creek. Wild plums and sage are also found along the many drainages. Elevations on the ranch range from approximately 2,100 feet in the lower bottom lands to nearly 2,350 feet along the hillsides and upland country. As previously stated, it would be hard to find a ranch with better natural cover for wildlife. The ranch has several areas of moderate to dense mesquite along with shinnery in the sandier soils.





There are approximately 440 acres of cropland and scattered high protein fenced foodplots on the ranch. The cultivated portions of the ranch are located in areas of tighter, more productive, deep soils. Having this high protein feed available substantially helps wildlife populations thrive on the ranch.





In addition to the cultivated land, there are approximately 700 acres of improved grass on the ranch. The improved grass pasture areas are flanked by cultivated fields and native pasture. These improved fields have been terraced, and mesquite has grown up to provide adequate cover for bedding whitetails and nesting bobwhite quail.



The Turkey Hollow Ranch is considered to be very well watered. There are five year round earthen ponds and seven wet weather ponds, along with seasonal water in the creek. Additionally, an electric submersible water well supplies water through approximately 3.5 miles of 1.25" PVC to the headquarters improvements and eleven drinking troughs scattered throughout the ranch. There are also two operating windmills and several holes of water that hold in the bottom areas.





While wildlife has always been the focus of the property, the ranch is operated as a cow/calf operation. The ranch is fenced and cross-fenced into twelve pastures and traps, and overall, fences are in great condition.

In recent years, the ranch has been enrolled in a program with the Quail Unlimited, and grazing has always been done at a moderate level. Cattle are rotated throughout the native pasture portions of the property and the cultivated lands, and this system ensures optimum vegetation and cover for the native wildlife.



The Turkey Hollow Ranch is well improved. Improvements lend themselves to both the function of the hunting and recreation aspects of the ranch, as well as the cattle ranching operation. A four bedroom, two bath owner's modular home has been utilized by the ranch manager and his family. This home has a large front and back deck, open living area and well designed floorplan. Near the manager's home is the hunting lodge. The lodge consists of six bedrooms and three baths with a shared living area. Each room has a separate heating/air unit and all rooms are furnished adequately to serve guests to the property. All furnishings in the lodge remain with the property and are included in the sale.



From a ranching standpoint, there is a nice set of pipe livestock pens located near the headquarters improvements. All improvements on the property are well maintained and functional.

The ranch has been well managed for wildlife and whitetail deer, quail and turkey thrive on the property. The ranch has been groomed to be a premier hunting ranch with the aid of several government programs, outside wildlife managers, the Texas Parks and Wildlife and other programs such as through the Quail Unlimited.



The Rolling Plains Region of the southern Texas Panhandle has long been recognized as one of the premier spots in the country to hunt wild quail. Due to this fact, the Turkey Hollow Ranch has been showcased on such television shows such as Outdoor Life Network's 'Cabela's Outfitter Journal'. The dedication and involvement to quality wildlife has been in place for several years on the ranch, and both quail and deer populations show the benefit of these management practices.

Support buildings include a well designed processing and cold storage game building with walk in freezer, both covered and enclosed dog kennels and grain storage bins.





It is seldom that a property of this nature is offered in this area. The ranch is very well located, has exceptional cover and food for wildlife and is a terrific cattle ranch. With all improvements in place, the Turkey Hollow Ranch is ready to be enjoyed and would make an exceptional corporate retreat or private hunting resort. Wildlife practices continue with the ranch on the market.

The Turkey Hollow Ranch is realistically priced at \$1,200.00 per acre. No minerals are available, but the seller will make no reservations for wind rights, etc. If you are in the market for an exceptional Texas hunting ranch retreat, the Turkey Hollow Ranch deserves your attention.



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