

Mulkey Ranch

The Mulkey Ranch has Tecomate's seal of approval. Tecomate's wildlife biologist has done an on-site assessment and plan for the property and its wildlife.



This premier North Texas hunting ranch offers breathtaking views and outstanding native wildlife.

3,346 Acre Ranch | \$7,528,000 (\$2,250 per acre)



Water features: The Mulkey Ranch has five miles of frontage on the Prairie Dog Fork of the Red River, which forms the Texas-Oklahoma border. The Red, a natural attraction to wildlife, has formed a large bluff on the Mulkey, which provides beautiful views and several locations for a house or lodge.

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Wildlife: For the past eight years, the owner has only taken does and cull bucks, and no trophy bucks. 170-180 pt. B & C class deer can be found here, and wide, tall racks are consistent. The ranch is also loaded with Rio Grande turkey, and bobwhite quail.

Vegetation: This ranch is one of the few in the area with native pecan trees, and they are mixed in with other hardwoods, such as elms, willow, hackberry, and cedars. The west side of the ranch has a mesquite pasture, which creates excellent cover for deer. A few parts of the Mulkey have grass pastures, which largely consist of bluestem, switch, sage, yucca, and plum thickets.



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Location: In Northwest Texas in Hardeman County, approximately 9 miles north of the town of Chillicothe. The ranch is tucked away in the corner of the county and is very private.

Air travel: The closest public airports are the Quanah Airport, approximately 10 miles southwest of the ranch, and the Wilbarger County Airport, about 20 miles southeast. Private jets and planes are welcome at both airports.

Distances to nearby cities:

- Wichita Falls: 75 miles
- Amarillo: 170 miles
- Houston: 450 miles
- Abilene: 165 miles
- Lubbock: 185 miles
- Oklahoma City: 165 miles
- Dallas/Fort Worth: 215 miles



Improvements: The property includes a nice 3-bed, 2-bath hunting cabin, with newly tiled floors, metal roof and central heat/air.

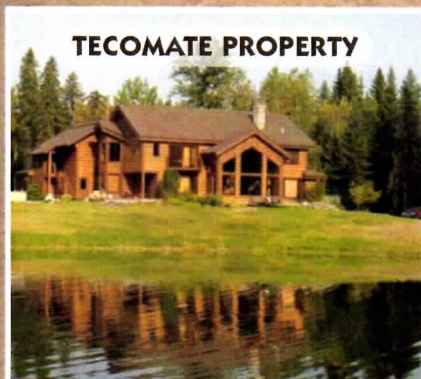
A wood-burning stove in the living room creates a cozy atmosphere. Other improvements include corrals, metal barn, good fencing throughout, feeders, deer stands, and water wells.



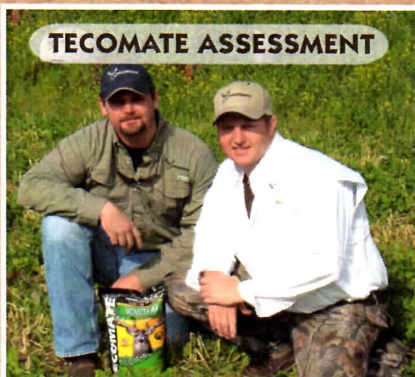
The Tecomate "seal of approval":

What does it mean?

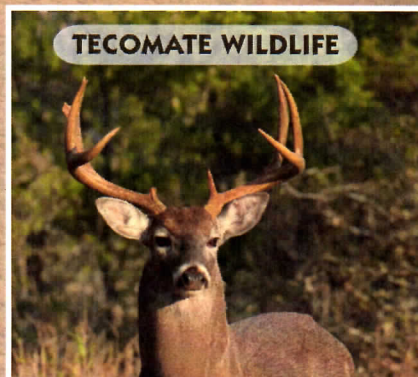
When Tecomate Properties stamps a property with its "seal of approval," you can be assured it is a top-quality recreational property and Tecomate Consulting and Management will provide you with the support system to make your dream a reality.



TECOMATE PROPERTY



TECOMATE ASSESSMENT



TECOMATE WILDLIFE

- The "seal of approval" is given only to a select group of properties nationally.
- A Tecomate-approved property must have the potential for quality wildlife and prime sporting and outdoor recreational opportunities.
- Tecomate works with its network of recreational real estate experts to establish the property's marketability before it gets the seal of approval.
- Tecomate's biologist conducts an on-site assessment and creates a wildlife management plan for the property. (Here, Tecomate biologist Rans Thomas, left, meets with client Gary LeVox, lead singer for Rascal Flatts).
- "Showcase" properties include a detailed plan for Tecomate improvements to the property.
- For "Signature" properties, the detailed plan has been implemented.
- Tecomate offers high-quality hunting properties, particularly for whitetail deer.
- The Tecomate management system will produce more and bigger white-tails while improving the quality of other wildlife such as turkey and quail.
- Our program offers proven results and one-stop shopping for recreational land buyers seeking high-quality recreational properties.