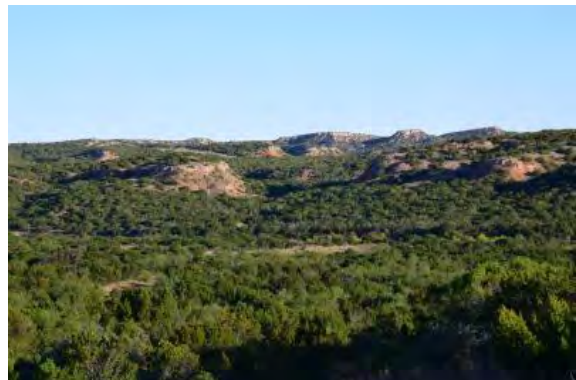




Clift Land Brokers

Frances Pearl Ranch Armstrong County





Price: \$2,802,086.00

Total Acres: 1578.65

Grass Acres: 1578.65

Taxes: 1774.99

Mineral Rights: 1/2 Owned Convey

Armstrong County is known for its canyons and great hunting and this property is no exception. It boasts live water with a flowing creek as well as some seep springs located in different areas on the ranch. This property holds wildlife such as Whitetail and Mule deer, wild pigs, turkey and quail. It also has two food plots and feeders to help attract animals. This 1,578 +/- acre ranch has one water well, good fencing, and good ranch roads to help navigate the property. There are great scenic views from the bottom of the creek to the top of the canyon. With UTV trails crossing the property, you will find yourself exploring the thick brush covered draws while hunting your trophy animals.

From Claude, TX, drive 13 miles south on Hwy 207. Turn east on FM 2272 for seven miles. Turn north on CR 22 for 1/2 mile then turn east and follow Romeo Road for 2.9 miles. Turn left and follow the road for 2.7 miles to the gate of the property.

Latitude: 34.958145

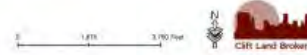
Longitude: -101.177892



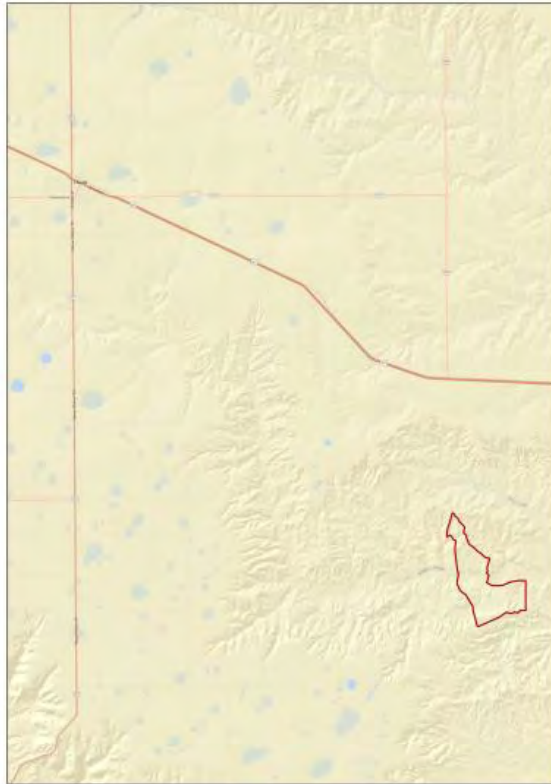
Aerial



Topo



Roads



Roads



Listing Agent

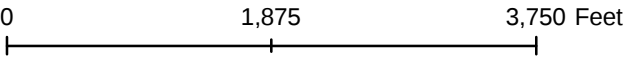


Brady Cowan
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<mailto:Brady@CliftLandBrokers.com>
 940-733-9608

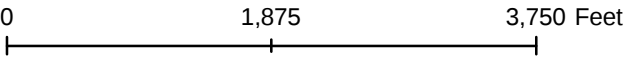


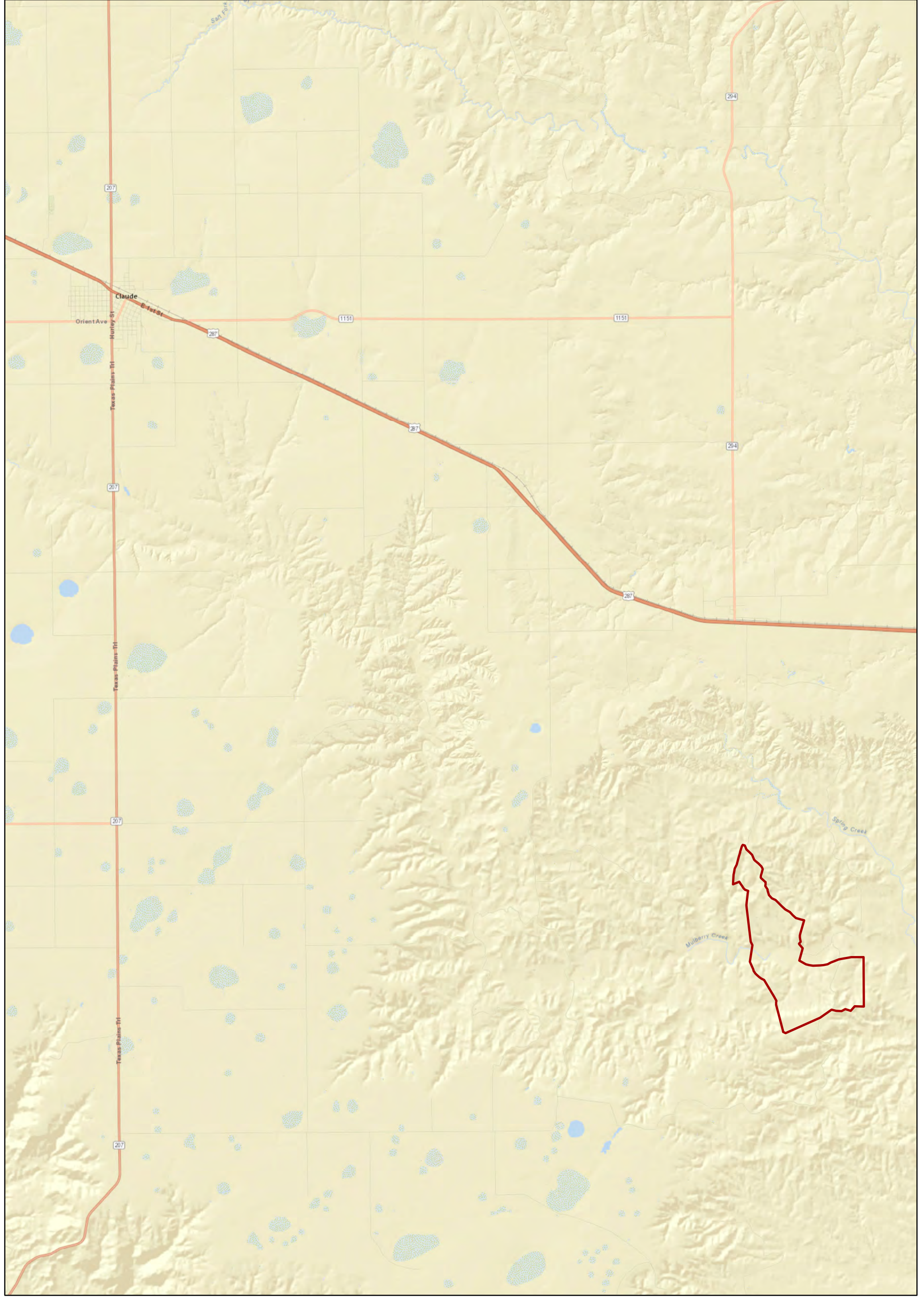
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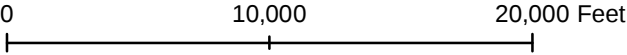


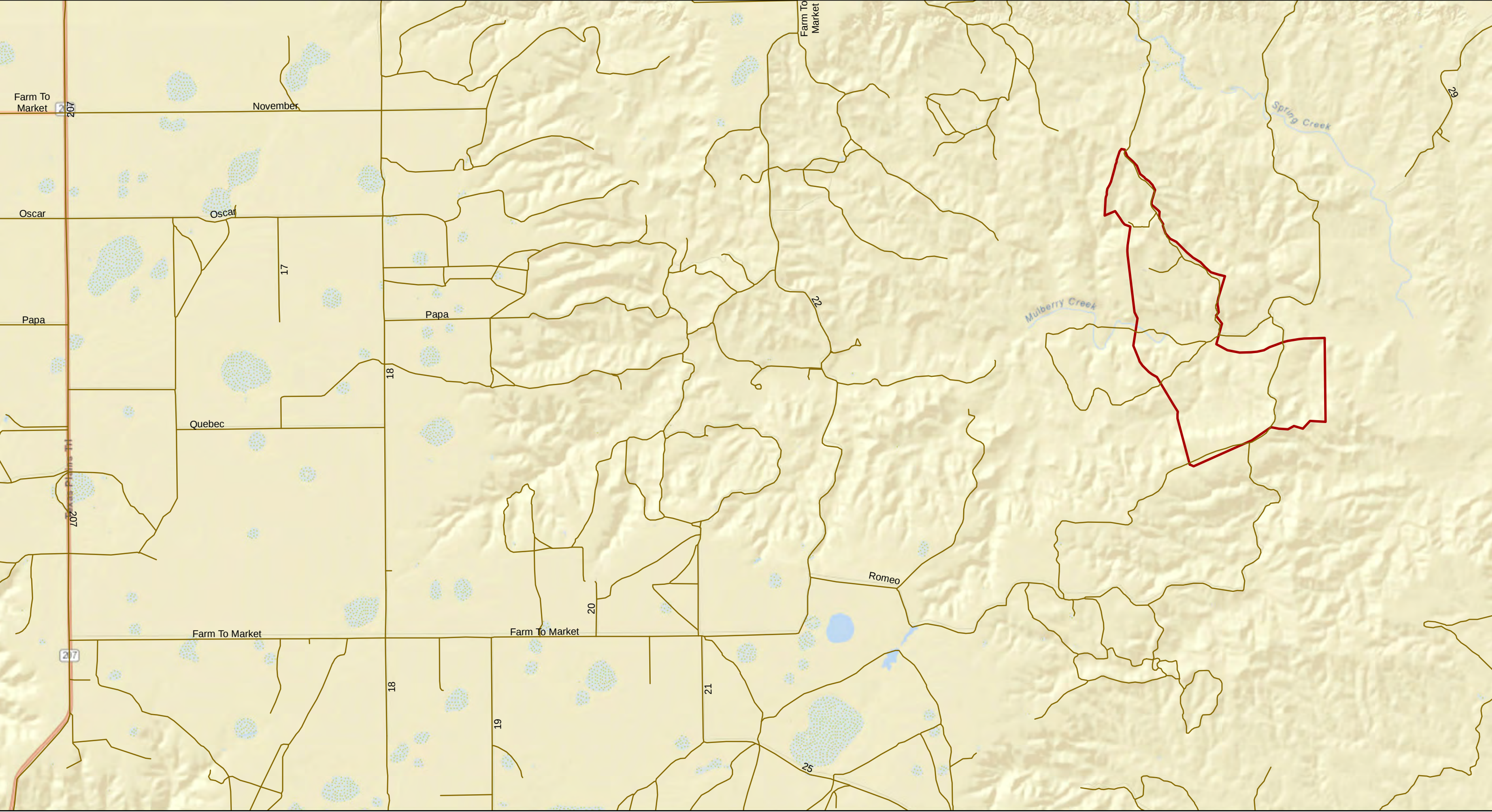
Topo





Roads





Roads

