

WATTS RANCH (SOUTH)

141 ACRES +/-

HUNT COUNTY, TEXAS



We are honored to have obtained an exclusive listing on a cattle/recreation ranch located approximately 25 miles from McKinney, Texas and 50 miles from the City of Dallas. Highway 380 runs East/West just south of the ranch and provides a 4-lane highway back to the northern part of the DFW Metroplex connecting to I-75 and the Dallas North Toll Road.



The property is rolling with slight elevation changes in all directions. There are 4 or 5 different pastures for cattle rotation with a mix of native grass and coastal Bermuda. The current owner cuts many round bales of hay each year that he either uses or sells to surrounding ranchers. Most perimeter fences are in good condition with average interior fences. On the western boundary, there is a ridge that overlooks a 10+ acre lake with views for several miles.

The ranch has more than adequate water with 4 large ponds scattered across the ranch. There is also a 10+ acre shared lake that provides water for the game and waterfowl



The ranch has 4 water meters on the Hickory Creek Water Company line for private use. Several larger homes have been built in the area so there is water for several structures.





The improvements are minimal but adequate for a ranching and farming operation. There is a large equipment barn for your tractor and equipment. It could also be used to store hay.

Cattle can be run and hay can be harvested while subdividing into smaller ranchettes is always an option.





There are 2 county roads that run the entire length of the north and eastern property lines. County Road 1098 runs along the east side of the ranch and County Road 1096 runs along the north boundary. There are two gate entrances, one on each road.



Bird hunting, dove and duck should be really good at all of the ponds and along the eastern side of the lake. Duck hunters have set up blinds in the past and had great success during the duck hunting season. Fishing is also available in the lake and ponds across the ranch.

This ranch is perfect for the weekend rancher or the investor who wants a recreational place in the path of growth. This property is prime for future home development.



All owned minerals, which are believed to be 100% will be conveyed to the new owner.

This ranch gives the new owner many options as the Metroplex expands. Realistically priced at \$6,600 per acre.



For additional information, please give us a call.

Offered Exclusively By

Chas. S. Middleton and Son

(806) 763-5331

www.chassmiddleton.com