

DRY CREEK RANCH

3,100± Acres Palo Pinto & Jack Counties, TX



Offered Exclusively By

Chas. S. Middleton and Son

www.chasmiddleton.com (806) 763-5331

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The Dry Creek Ranch is extremely well located in northern Palo Pinto County and southwestern Jack County. The ranch has desirable highway frontage along 337, with Graham being approximately 14 miles to the northwest and Mineral Wells being approximately 19 miles to the southeast. Possum Kingdom Lake is easily accessible and only a few miles away.



Subject to sale, withdrawal, or error.



The Dry Creek Ranch is fairly level to gently sloping, with elevations ranging from approximately 1,175' to around 1,300'. The property typically drains towards Pinnington Creek and Dillingham Creek, both of which are seasonal creeks. Cover is provided by mesquite principally, with a little scattered cedar. Overall, the ranch has a very open appearance with a few thickets of mesquite.

The Dry Creek Ranch is fenced and cross-fenced into approximately 4 main pastures. Fences are generally good to average condition, being primarily of steel and barbed wire construction. There is a shared set of pipe pens located on the western portion of the property.



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The ranch is considered to be adequately watered for livestock with several large dirt tanks and a few holes of water along the two creeks.





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The Dry Creek Ranch is considered to be a good livestock production ranch and has the added bonus of great location, good hunting and potential for long term appreciation. This “no-frills” ranch is realistically offered for sale at \$2,500 per acre.

There is scattered oil production located on the property and any owned minerals will be conveyed. Further, there is a producing wind farm located just a few miles north of the ranch, and no reservations are being made for future wind energy income.

If you are in the market for a good livestock production ranch property with exceptional location to the DFW Metro Area, the Dry Creek Ranch deserves your attention.



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