

DEEP CREEK RANCH

SHACKELFORD COUNTY, TEXAS





Deep Creek Ranch, located in the highly coveted big deer area of Shackelford County, is an ideal recreational ranch for the avid outdoorsman.

LAND FEATURES

The terrain on Deep Creek Ranch is very diverse. The large hills provide excellent views of the ranch and the lush creek bottoms and meadows with the native grasses provide great forage for livestock. The abundance of trees, including many live oaks, make it a great habitat for wildlife.

WATER FEATURES

Deep Creek flows through the ranch for approximately 2.3 miles, which in most years has water year-round. In addition to the creek, the newly constructed lake, built in 2017, provides an abundance of water for livestock and wildlife.





HUNTING AND RECREATION



The ranch boasts an abundance of wildlife including whitetail deer, turkey, quail, ducks, dove, feral hogs and varmints. Shackelford County has earned a well-established reputation for prolific open-range record holding bucks. This area has true Boone & Crockett potential. The large hills on this ranch skirted by one of the major flowing water ways in the area makes for the ideal habitat it takes to grow mature bucks that reach their full potential. There are multiple ponds, a newly constructed private lake and Deep Creek on this ranch which make for excellent fishing locations.






IMPROVEMENTS

This ranch is ready for you to construct a home of your choice overlooking the lake or on one of the higher elevated points. Currently the ranch has 3 lodges spaced along a ridge that overlooks the new lake. There is 1 modular home, 1 hunting cabin and 1 bunk house as well as 2 pad sites that are build ready. The exterior fencing is in great condition as well as the interior pasture fences. A portion of the ranch, being approximately 485 acres is high fenced. Other improvements to the property are a metal barn with stalls, treated water from the co-op, outbuildings and livestock pens.





Wilks Ranch Brokers -
Shackelford County, TX

 Deep Creek Ranch



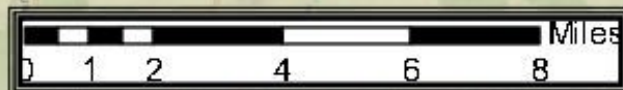
LOCATION

Deep Creek Ranch is located 10 miles south of Albany, Texas, which offers many restaurants, shopping, Albany Golf Club and historical landmarks.

Nearby Attractions:

45 minutes from Abilene, Texas. Abilene has many major businesses, Abilene Regional Airport, Dyess Air Force Base, a zoo, museums, and arts and cultural activities throughout the year.

24 miles from Cisco, Texas which is located on I-20 with access to Gregory Simmons Memorial Airport.





The combination of the location, the abundance of water and the amenities already available on Deep Creek Ranch, make it one of the best ranches on the market in Shackelford County and surrounding areas

TOTAL ACREAGE: 1,459.78 ± | TOTAL PRICE: \$ 3,950,000.00

FOR MORE INFORMATION, CONTACT:



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