

THIBODEAUX RANCH

1920± Acres | Shamrock, Texas | Wheeler County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

THIBODEAUX RANCH

A very diverse piece of property with hunting, grazing, and CRP income that can be subdivided. The Thibodeaux Ranch is well suited for many.

The Thibodeaux Ranch consist of 3 contiguous sections or 1920± acres with each section being different and unique. The far west section which is on the west side of CR 9 is gently rolling with an abundance of Lovegrass, 126.4 acres of CRP with an annual payment of \$3,570/year and expires 9-30-2021. The fencing on this section is considered good and is leased for grazing. It has 2 water wells and a set of cattle pens. This section is mostly open and rolling hills with some

tree motts.

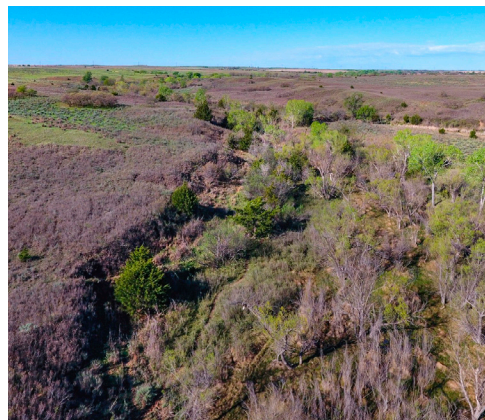
The section that lies on the east side of CR 9 is mostly CRP, with 558.4 acres being in CRP with an annual payment of \$16,858/year and expires in 9-30-2021. This section is gently rolling with some tree cover, plum thickets and shinnery motts. It is an excellent habitat for the wildlife that is native to this area. It has 2 water wells and the fences are good to poor. There is an old set of cattle pens

CONTINUED ON PG 7













located on this section.

The section that is to the SE of the previous sections is accessed from CR 11 and has a spring fed creek that runs through this area from east to west. The property has numerous hardwood trees lining the creek that provides great habitat for wildlife, shade for cattle and adds beauty to the ranch. This area has a lot of elevation change with deep draws, rolling hills, good grass and water. There is a windmill and retention pond that help to supply water for the wildlife and cattle along with the

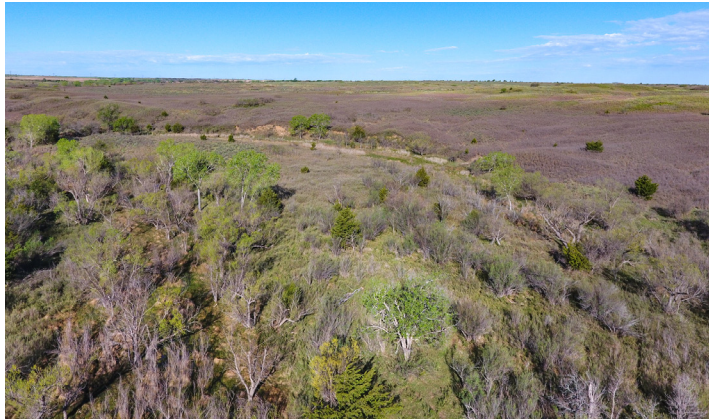
spring fed creek. There is a set of corrals and the fencing on this section is good to excellent and is currently being grazed. This area also offers great hunting with excellent tree cover, plum thickets and shinnery motts for the deer, quail and turkey.

Improvements

The main improvements for the Thibodeaux Ranch are the fencing, corrals, electricity and the water wells. There are currently no structures or barns

CONTINUED ON PG 10







on the ranch.

Water Features

The ranch has 5 water wells, small ponds and a spring fed creek that is the main water supply for the property.

Hunting and Recreation

The Thibodeaux Ranch offers great hunting for whitetail deer, quail, turkey, dove and wild hogs. The diverse terrain of this ranch is very suitable for the wildlife. The deep draws create great cover for the deer and hogs to travel between bedding and food source areas. The abundance of hardwoods that line the creek provide cover and a place to roost for the turkeys. The ranch has excellent habitat for quail with good grass, plum thickets and shinnery. With timely rainfall this property offers some of the finest quail hunting in North Texas.

Resources

This ranch is offered as surface only. All wind generation rights will convey with the sale of this ranch.

Location

The Thibodeaux Ranch is located approximately 10 miles NW of Shamrock, Texas. It is accessed by CR 9 & CR 11 just north of I-40.

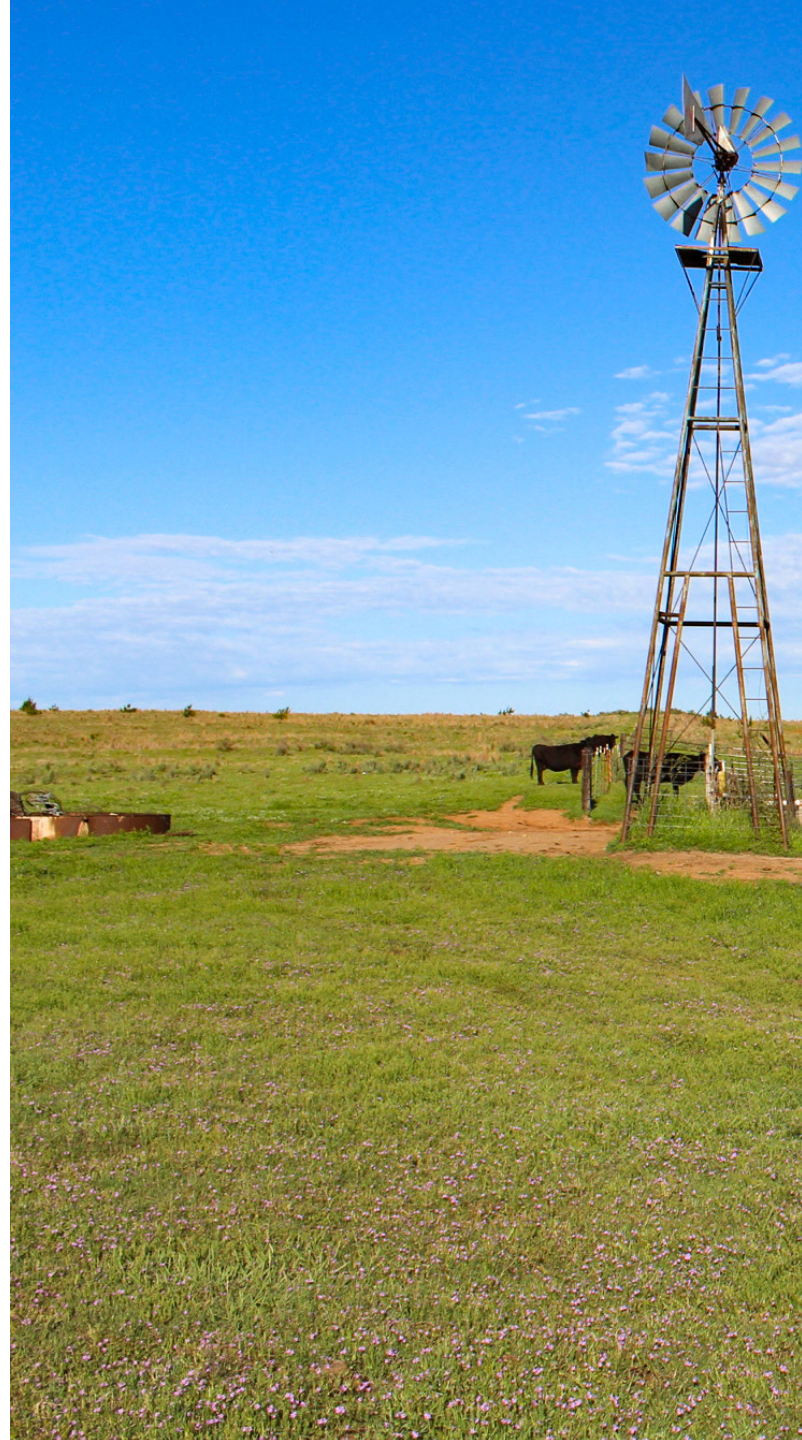
Broker Comments

The Thibodeaux Ranch is a very diverse piece of property with hunting, grazing and CRP income. It is considered well watered and has several development sites for a home or a hunting lodge. All three sections

CONTINUED ON PG 15













offer different options for the owner to enjoy. This ranch is a little over an hour from Amarillo and 3 1/2 hours from Oklahoma City and is approximately 5 miles north of I-40. This property has been reduced from \$1,428 per acre to \$995 per acre. If you are looking for a cattle/hunting ranch with yearly income, then please take a look at the Thibodeaux Ranch. The ranch can also be subdivided! Please contact Dane Mount at 940.839.6247 to schedule your private showing.





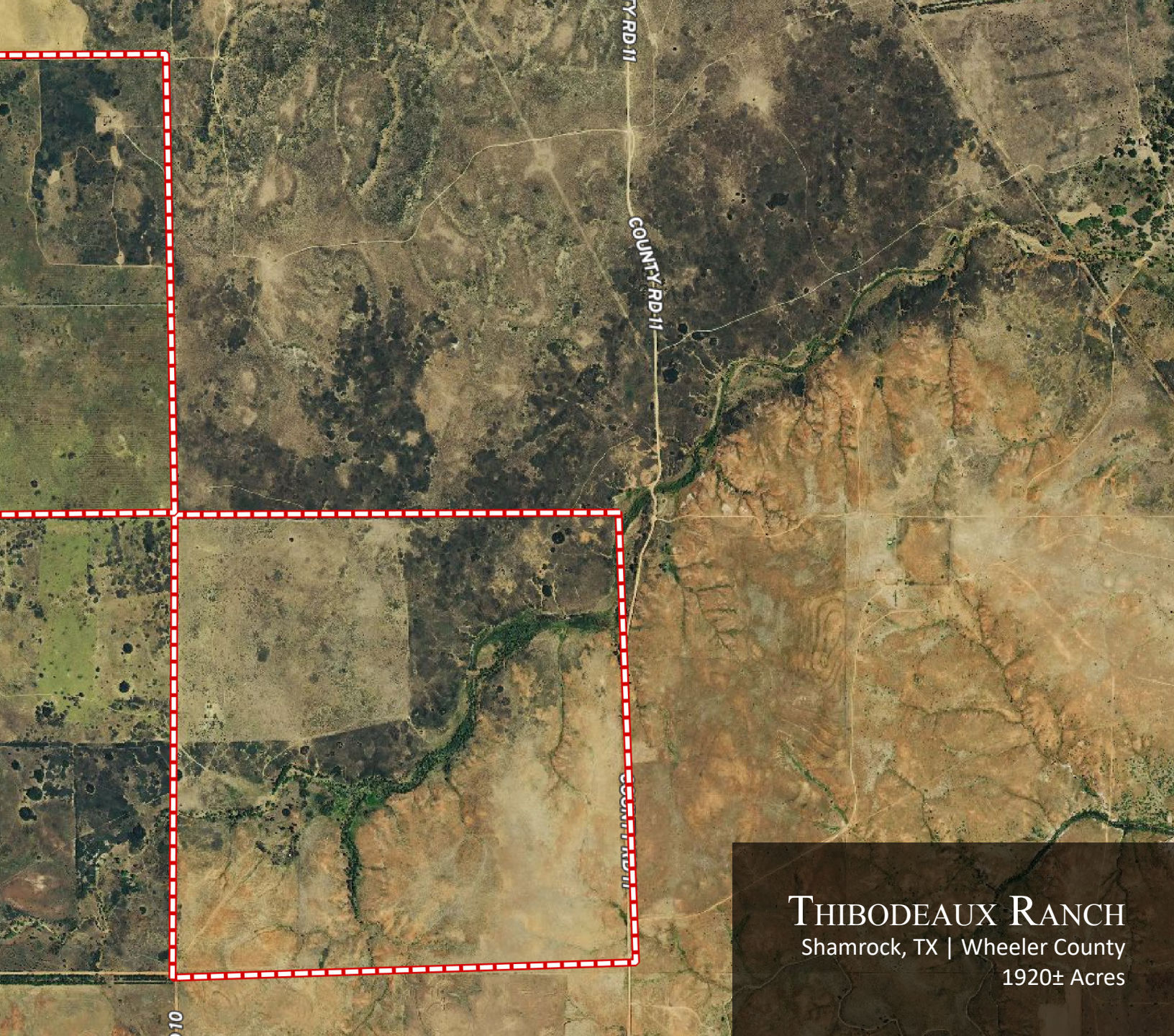
COUNTY RD 9

COUNTY RD 9

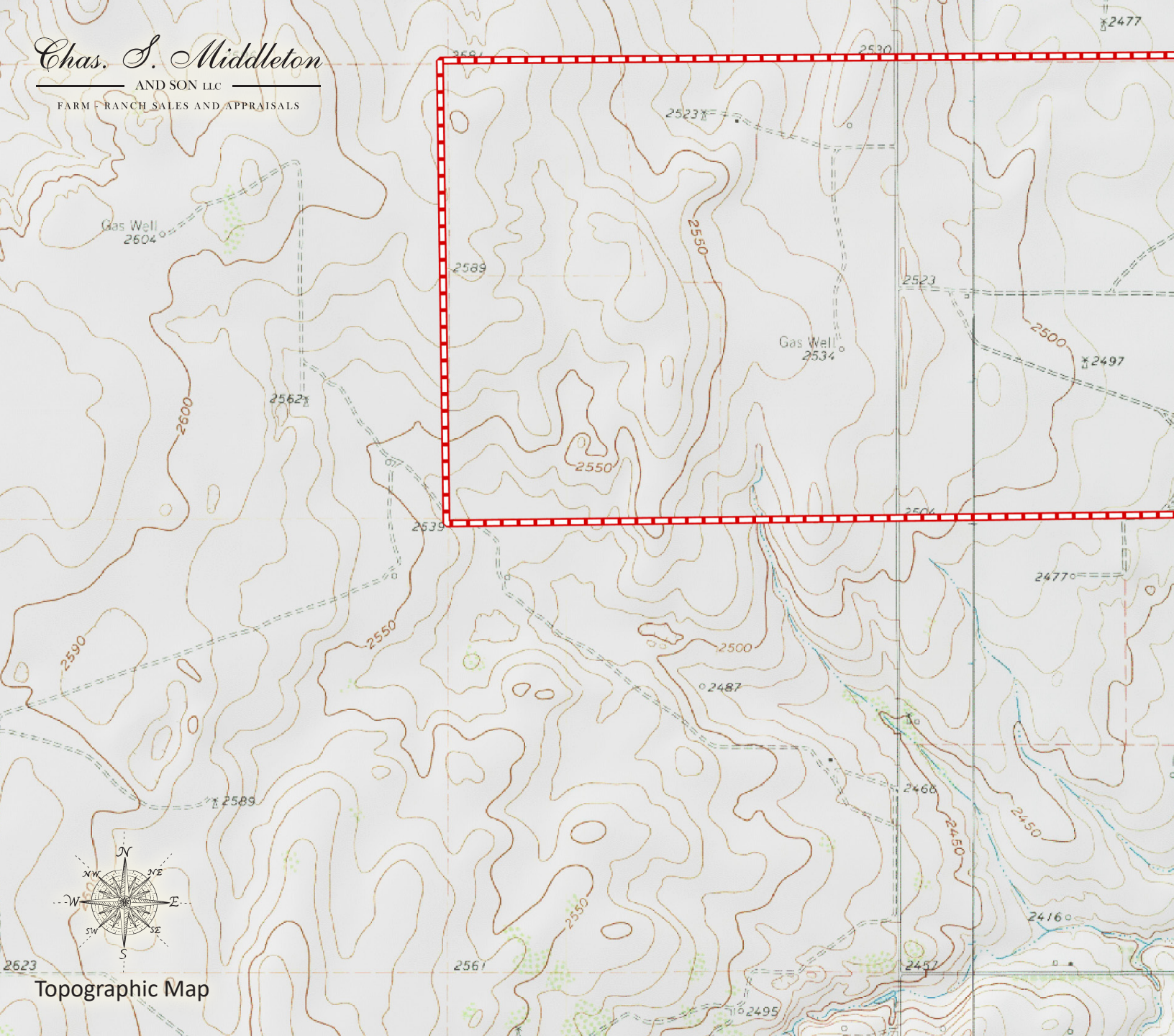
COUNTY RD 6

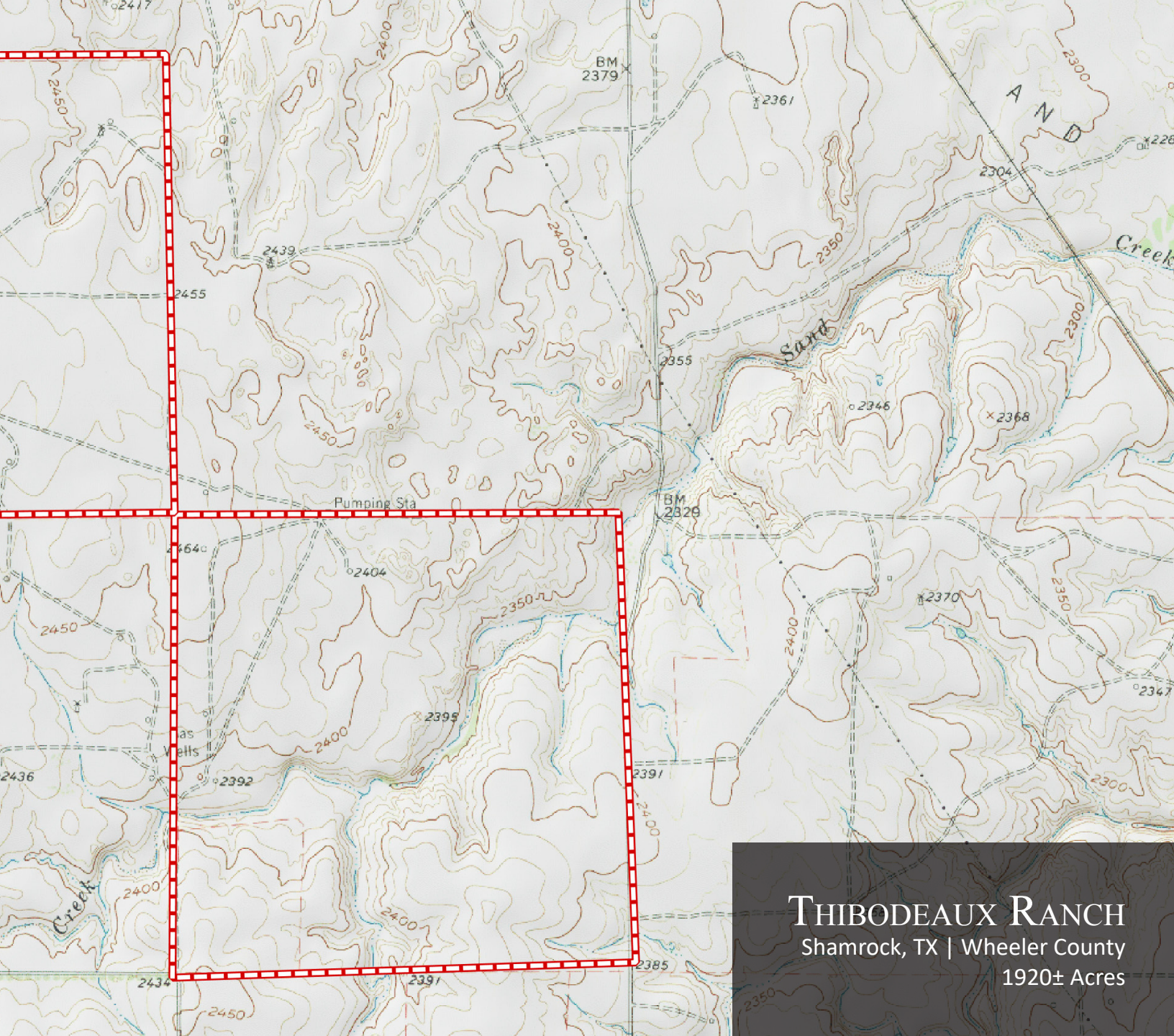


Aerial Map



THIBODEAUX RANCH
Shamrock, TX | Wheeler County
1920± Acres





THIBODEAUX RANCH
Shamrock, TX | Wheeler County
1920± Acres

DANE MOUNT

Associate Broker
TX, OK & NM

☎ m 940.839.6247
✉ dane@csmansion.com

Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.