



# **Rough Creek Ranch**

**4324± Acres**

**Scurry County | Snyder, TX 79549**



**Presented By:**

**Caleb Matott, Broker/Owner**

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# Rough Creek Ranch

## Recreational & Ranch Land | Snyder, TX | Scurry County



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# Rough Creek Ranch - Snyder, TX 79549

## \$4,757,302.00



### Property Details:

Approximate Building Sq. Ft.	2125 (Ranch home) approx. 30x30 Shop
Lot Size:	4324± Acres
Current Zoning:	No Restrictions
County:	Scurry

### Property Overview:

The 4324± acre Rough Creek Ranch is located just east of Snyder, TX in Scurry County; 5 miles west on HWY 180 then north on FM 1614. Snyder, TX is ideally located less than 1.5 hours from the Midland/Odessa area and only 3.5 hours from Ft. Worth, TX.

The Rough Creek Ranch is a year-round ranch. This Ranch is a magnificent recreational ranch with an abundance of wildlife variety; including, mule deer, whitetail deer, aoudad, mouflon sheep, turkey, dove, quail, and predators. The Rough Creek Ranch has been mildly hunted by the owners with occasional invited friends. The Rough Creek Ranch, without a doubt, is a wildlife sanctuary with huge canyons and finger draws that lead into grassy meadows and flats. Big brush and bull mesquites provide that needed cover to keep and hold the wildlife to the ranch. Horse Hollow Creek runs from the south fence line to the north and concludes in the center of the ranch into Rough Creek. Rough Creek runs east to west and; although, it does not run year-round it does have and maintains water year-round. The owners have previously fished the creek for catfish and alligator gar.

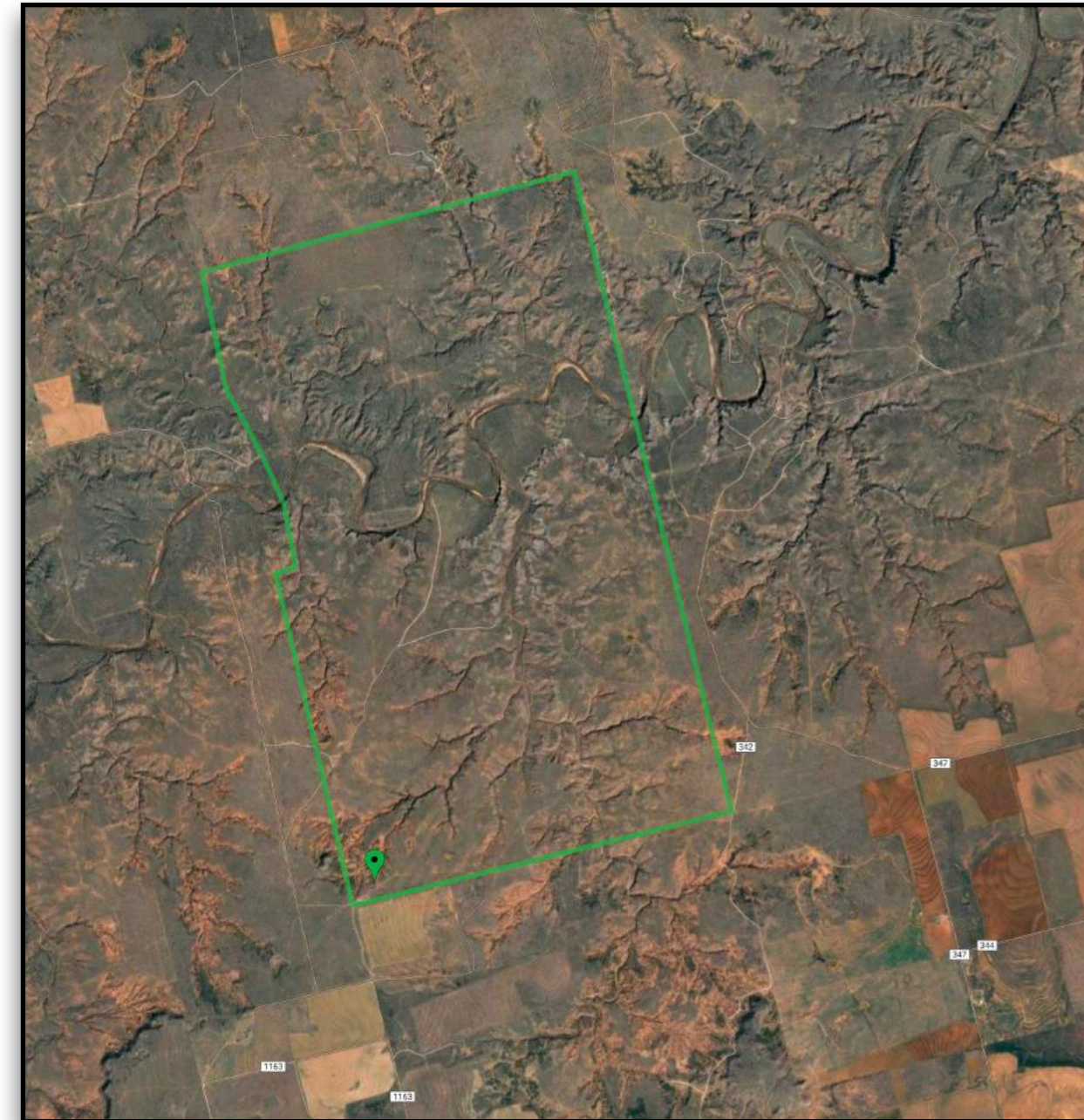
The 4324±/- contiguous acre Rough Creek Ranch is under one fence in its entirety with the fences being newer to above average condition. There are no cross fences, which make this ranch extremely convenient to travel around.

The Rough Creek Ranch is one of the finest, cleanest ranches I have seen in West Texas in a very long time. There is no oilfield, wind turbines, pipelines, or any trash on this pristine ranch, totally unencumbered. The Rough Creek Ranch is a true immaculate ranch that devours all the beauty West Texas holds. This ranch will also have the capability to hold a sizable cow herd and sustain low rain fall years.

The Rough Creek Ranch with its excellent set-up also offers itself to becoming an excellent high fence Game Ranch. With the big canyons and diverse terrain, privacy of this ranch will no doubt set the scene for a top-notch Game Ranch. The 4 bedroom, 3 bath, 2100±/- sq. ft. ranch home is a metal frame construction that is in excellent condition and easily maintained. A sizable shop is also available on this amazing property and is large enough to store all the equipment and tools needed to maintain and manage this incredible ranch. The Rough Creek Ranch is an awesome and truly rugged West Texas ranch that is rarely seen in today's market. Please do not hesitate to contact the Broker, Caleb Matott, at 432-349-3330 with any questions or for a private showing.

**Property Website**

**Property Video**



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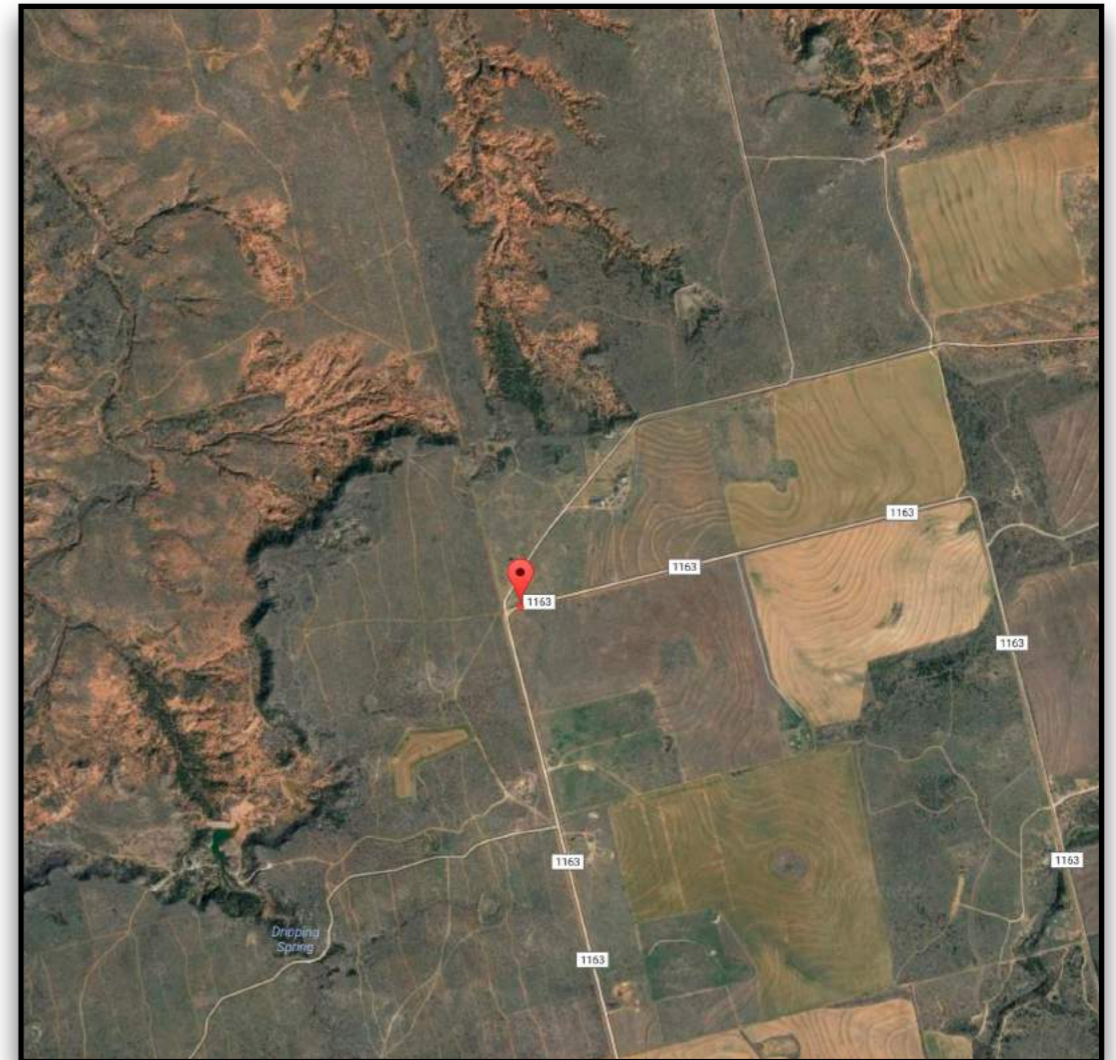
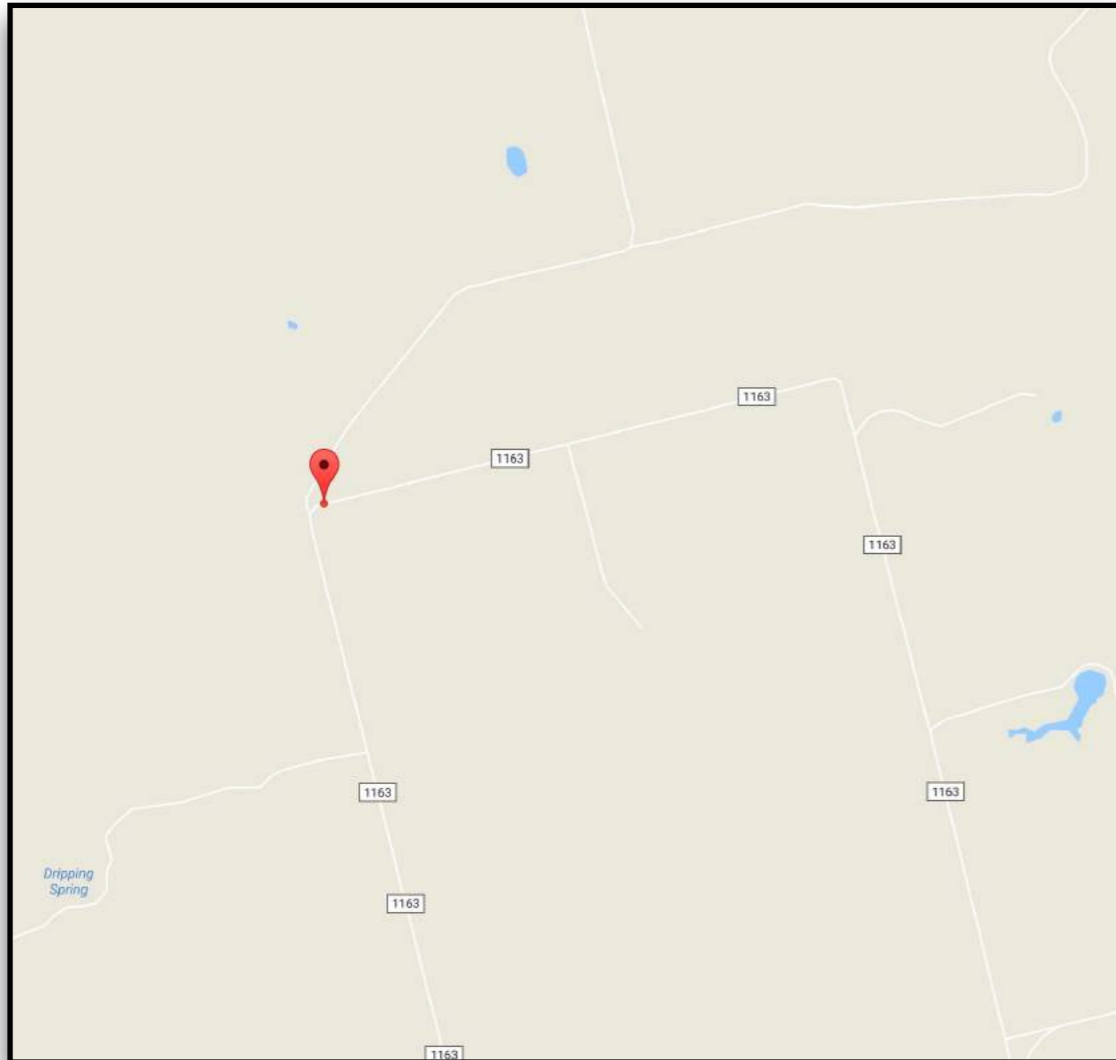
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### **Click for Property Map**

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### **Information About Brokerage Services**

**DISCLAIMER – This property offering is subject to prior sale, change in price, or removal from market without notice.**

**While the information provided is deemed reliable, it is not guaranteed by Caleb Matott or CM Ranch Real Estate.**

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