

CASH FAMILY CODORNIZ RANCH

5,693.06 ± Acres | \$5,607,664.10 | Jayton, Texas | Kent County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

CODORNIZ RANCH

This ranch is a dream for the sportsman, being fairly isolated and remote, but with generally easy access, electricity and water. The property has a near perfect cover for whitetails, turkey and especially bobwhite quail.

The ranch is located in southeastern Kent County, south of the farming and ranching community of Jayton in the Texas Rolling Plains. Access is provided by a short deeded easement off of a graded

county road. This ranch has historically been owned by sportsmen and utilized as a hunting property while grazing rights have been leased to a ranch family in the area.

Topography is generally rolling and soils are sandy in nature. Areas of the property have a very dense canopy of sand shinnery. Cover is generally provided by large mots of shin oak with scattered mesquite thickets and oak trees with sand

sagebrush being common in areas.

The Double Mountain Fork of the Brazos River flows nearby. The breaks along the river provide good winter cover for wildlife while the uplands (such as the Codorniz Ranch) provide an excellent year round food sources. Overall, this portion of Kent County offers exceptional hunting opportunities with wildlife flourishing in the area.

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The ranch is fenced and fences are in overall good condition. A set of livestock pens is located near the entrance into the property.

Water for livestock and wildlife is generally provided by electric wells and concrete drinking troughs. Several wells have been equipped with water storage reservoirs.

The Codorniz Ranch has a near perfect blend of shinnery and mesquite cover for wildlife. Several foodplots have been installed for deer hunting but generally the focus

on this property for many years has been hunting wild quail.

Whitetail deer, mule deer, turkey, dove and wild boar all are common in this area.

Over the years numerous hunting lanes have been shredded through the ranch creating countless corridors to access all portions of the property. Quail feeders are installed throughout the ranch as well. Overall, this property is nearly 100% accessible.

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The Codorniz Ranch is priced at \$985 per acre. The true sportsman, especially the avid wingshooter, will thoroughly appreciate this property and all that it offers.

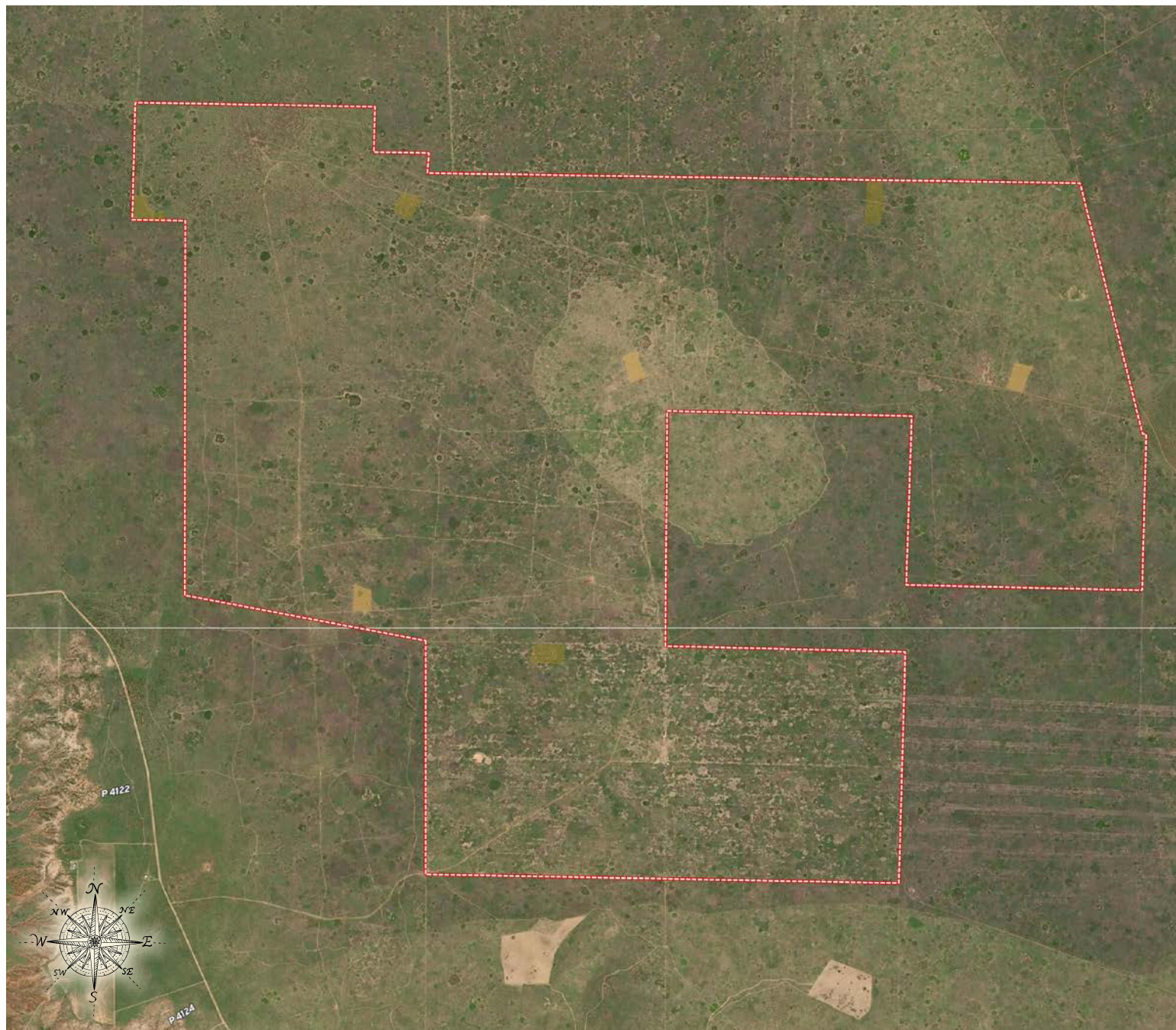
If you are searching for a ranch in the Texas Rolling Plains that offers exceptional deer and quail hunting possibilities, the Codorniz Ranch deserves your attention.

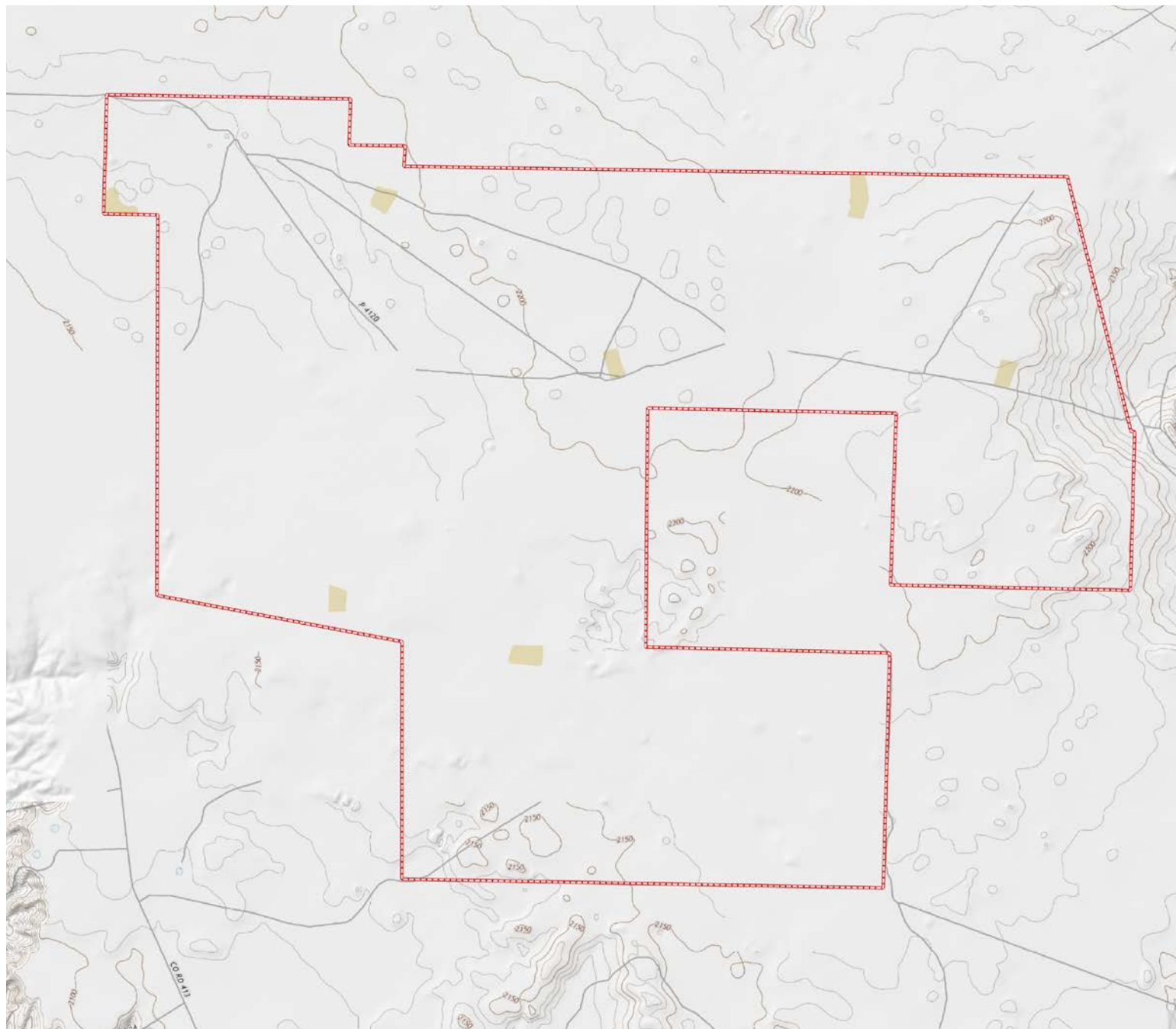












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