

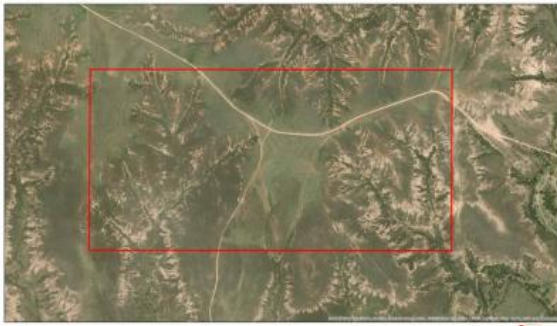


905 S. Fillmore St., Ste 102  
Amarillo, TX 79101  
Phone: 806-355-9856  
Fax: 806-358-3481

## Gray County Ranch



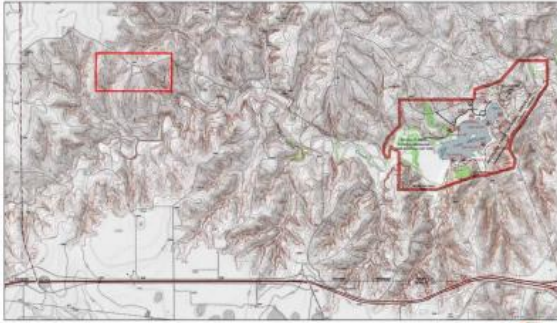
**Price:** \$382,400.00  
**Total Acres:** 319.58  
**Irrigated Acres:**  
**Dryland Acres:**



Gray County, TX



Gray County, TX



Gray County, TX



## Listing Agent



**Hadley Perkins**  
(<https://www.cliftlandbrokers.com/agent/hadley-perkins/>)

Email  
(mailto:Hadley@CliftLandBrokers.com)  
806-206-3510

URL to article: <https://www.cliftlandbrokers.com/property/gray-county-ranch-2/>

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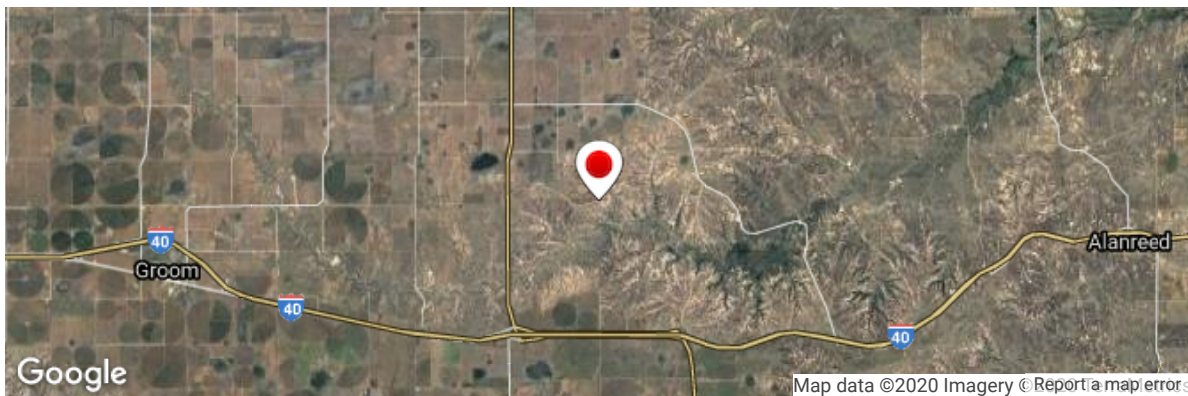
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**Grass Acres:** 319.58  
**CRP Acres:**  
**CRP Payments:**  
**CRP Expiration:**  
**Taxes:** 249.83  
**FSA Payments:**  
**Mineral Rights:** none

## Gray County Ranch



This Gray County ranch sits along the breaks of McClellan Creek and lies just three miles west of McClellan Lake. The terrain ranges from rolling prairie to rough canyons, which provide cover to wildlife including deer, antelope, and turkey. Highway 70 provides easy access, and Vernon Road winds back into the north side of the property. Perimeter fence ranges from good to new. There is also a recently drilled solar powered stock well on the property which overflows into a dammed up pond. The storage container at the well is negotiable. Size and access allow for endless opportunity for both the recreation and production buyer. Owners are licensed Real Estate Brokers.

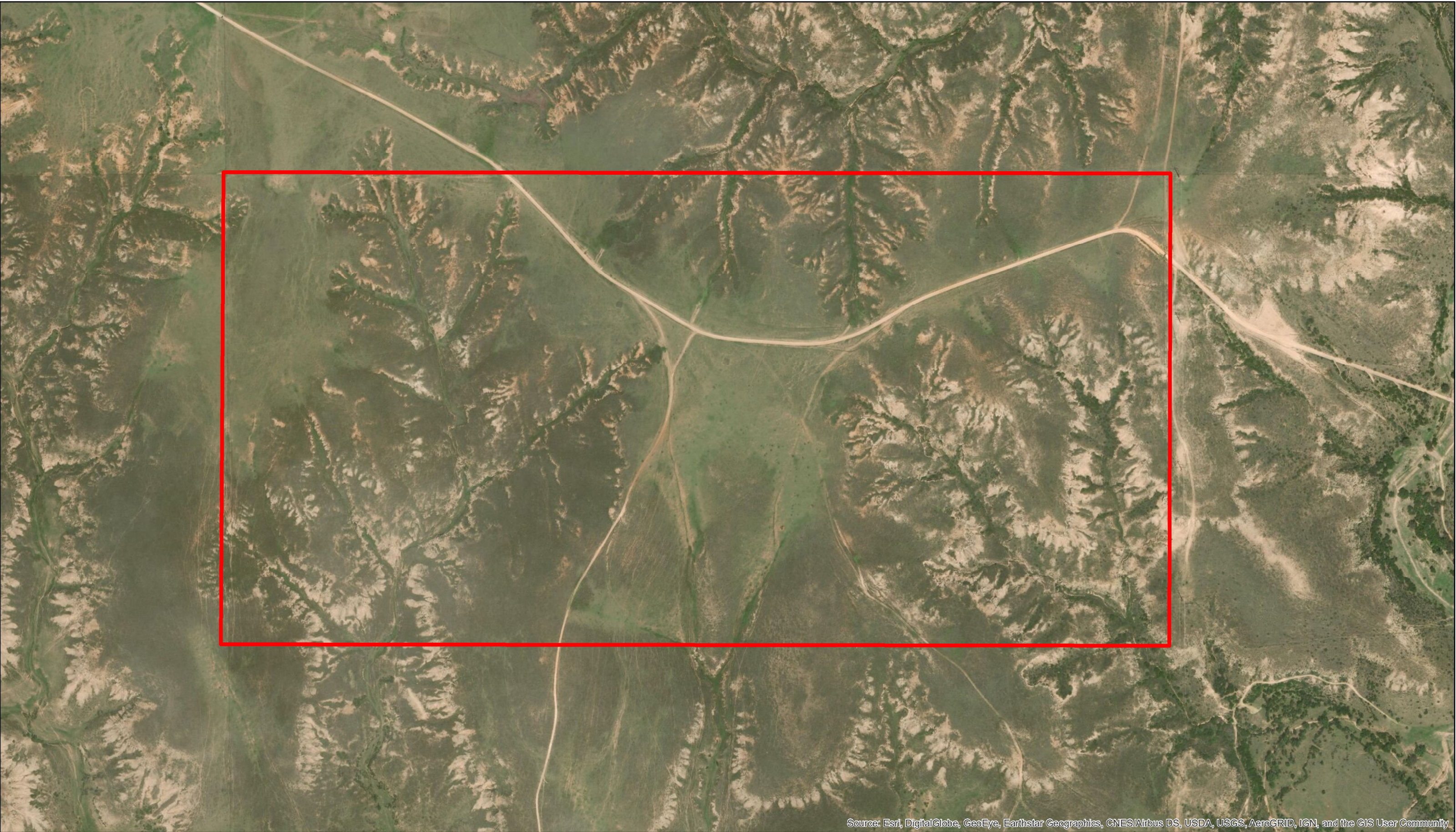


From Groom: travel east on I-40 for 8 miles until you come to HWY 70. Turn left on Highway 70 and continue north for 3 miles. Turn right on Vernon road. Travel east for 1.5 miles to the property.

Latitude: 35.223464

Longitude: -100.949112



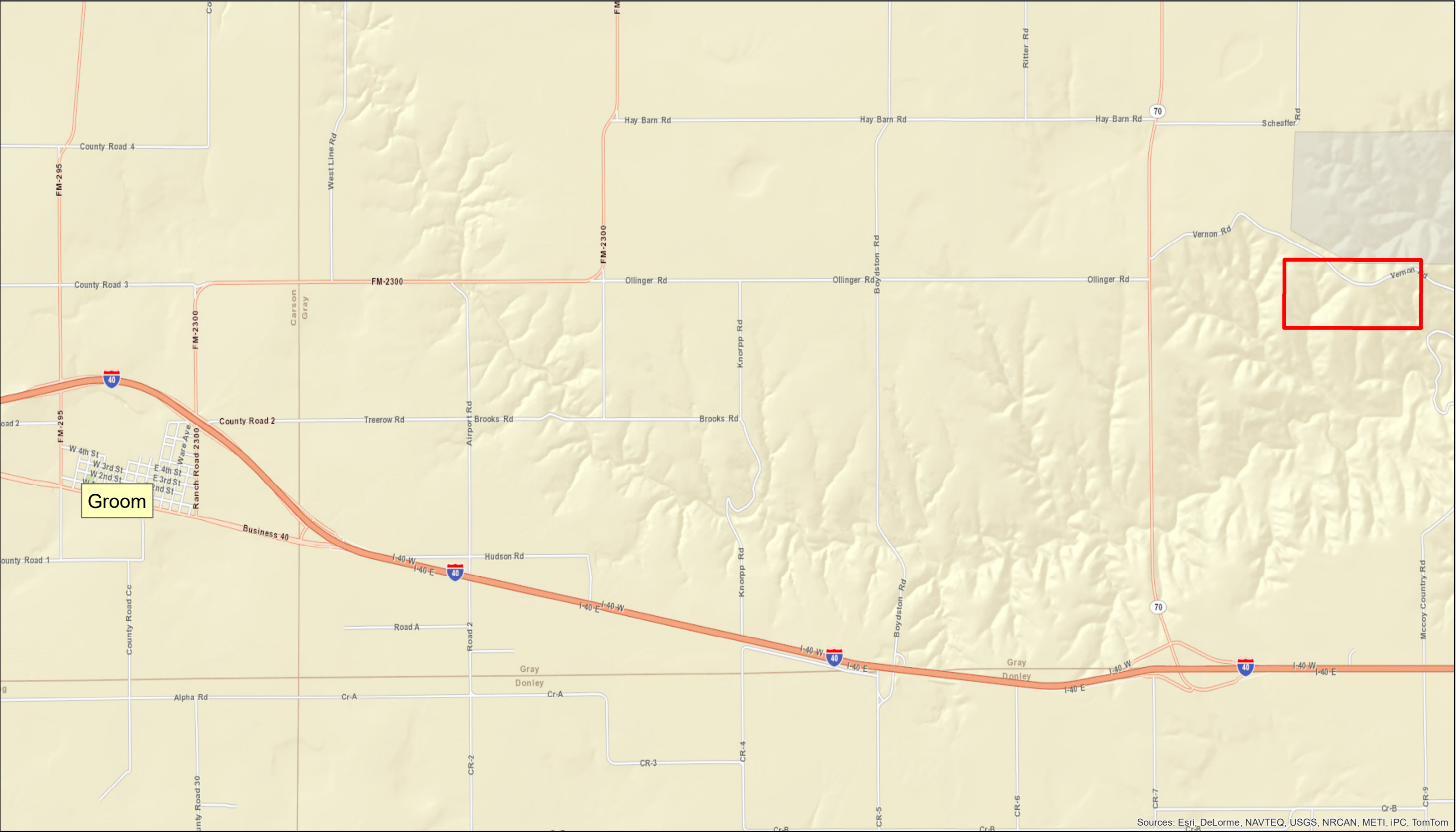


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Gray County, TX



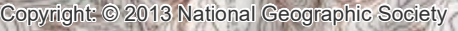




# Gray County, TX







**Clift Land Brokers**  
*By, Hadley Perkins*