

Quail Flats Ranch

320± acres | \$560,000 | Paducah, Texas | King County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Quail Flats Ranch

The Quail Flats Ranch is located in King County some 20 miles north of Guthrie and 20 miles east-southeast of Paducah. Lubbock is 100 miles to the west and Amarillo lies 146 miles to the northwest. This ranch is accessed by paved Farm to Market frontage. Bordered on the east by the King County Wolf Creek Ranch and its west boundary by the historical 6666, this 320-acre property is prime hunting and cattle country with virtually no hunting pressure for over a decade.

Topography:

The highly productive soil type supports a rich diversity of shrub species that include shin oak, soap berry, hackberry and mesquite, while ground cover is dominated by a variety of grass species including sand dropseed, silver bluestem, blue grama, and a plethora of additional native species. Both shrub growth and ground cover provide excellent forage and browse for cattle production and wildlife species.









Hunting:

Whitetail deer and bobwhite quail are the predominate species of native game inhabiting the property. In addition, feral hogs, coyotes and bobcats roam throughout this delightfully undulating property. Some regrowth CRP property supports excellent edge effect habitat that attracts wildlife, providing browse vegetation that occurs in the more open savannah acreage.







Water/Utilities:

Water supply for the property sources from the Cottle/King County Water Co-op and electricity can be linked from across FM 1168 that parallels the property for approximately one mile. Also, High Speed Internet is available for future owners who might consider home construction or simply a weekend getaway for recreational endeavors but find it necessary to maintain excellent internet connection. Fences are in excellent condition.













Price:

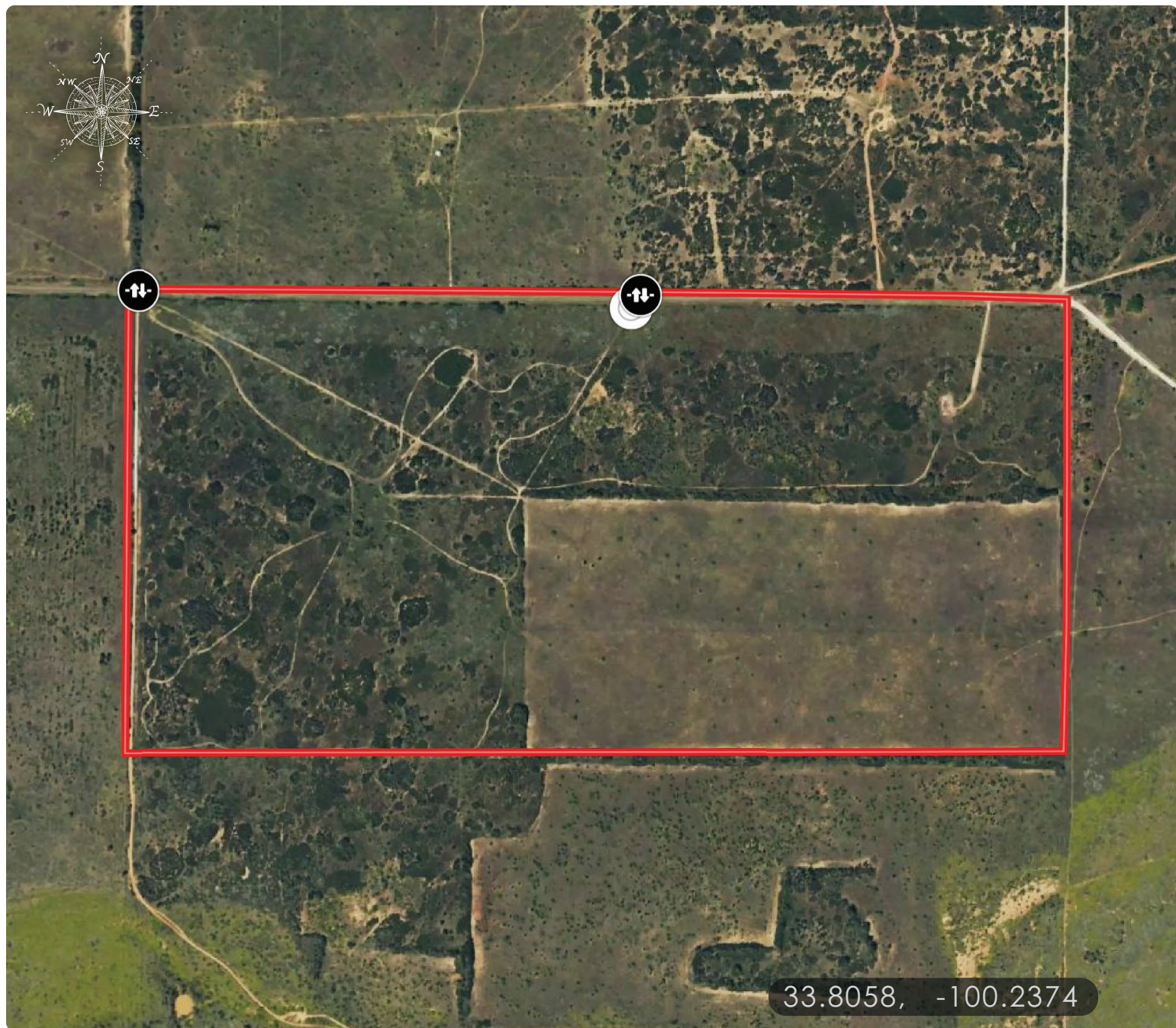
This property is offered at 1,750.00 per acre. No mineral rights will be included, but all wind and solar rights will be conveyed in the sale.

Please feel free to call Wyman (940-256-8932) or Sylinda (806-392-5396) for an inspection of the property at any time.

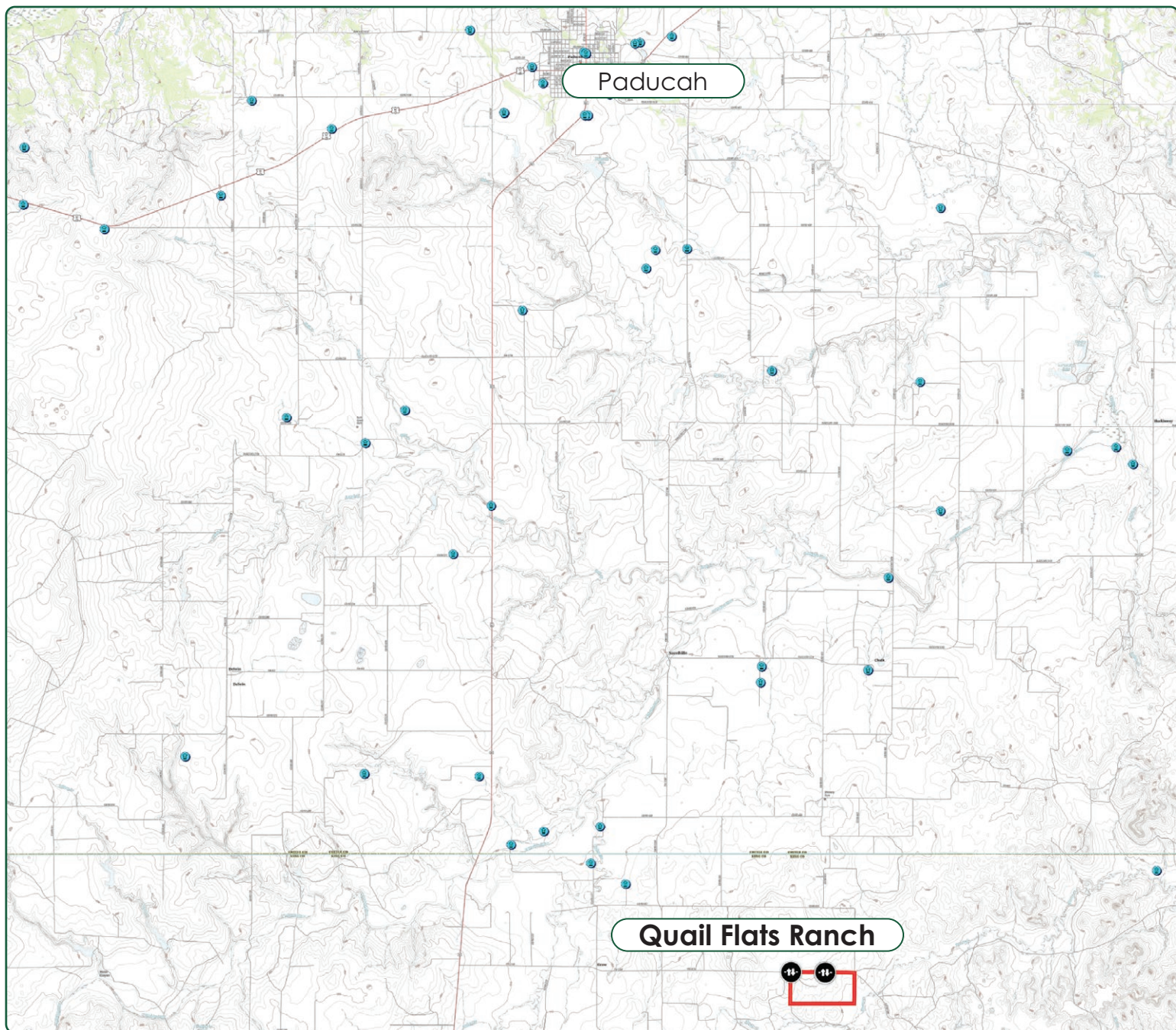








33.8058, -100.2374



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AND SON LLC

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WYMAN MEINZER

Real Estate Agent • Texas

(940) 256.8932

wyman@csmandson.com

SYLINDA MEINZER

Real Estate Agent • Texas

(806) 392.5396

sylinda@csmandson.com

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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