

# Buck Hollow Creek Ranch

2,426.50± acres | \$3,821,737.50 | Dickens, Texas | Dickens County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# Buck Hollow Creek Ranch

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The Buck Hollow Creek Ranch is an exceptional offering, well located approximately 7 miles east of Dickens. The ranch is situated just north of U.S. Highway 82 and off of the northwest corner of the famed Pitchfork Ranch. The east boundary of the ranch fronts CR 257, and a portion of the north boundary fronts CR 248.

## Property Description

The Buck Hollow Creek Ranch includes an outstanding variety of terrain features ranging from rugged breaks, upland improved pasture, rolling native brush and creek bottoms. Through the west-central portion of the ranch are approximately 870 acres of improved pasture divided into three pastures. These fields provide increased carrying capacity for a livestock operation. The pastures are surrounded by native brush and could easily be utilized as game food plots.

The native pasture portion of the property is cross fenced into four pastures. A prominent seasonal creek meanders through the east-central part of the ranch for approximately 2.5 miles, draining the majority of the ranch. The creek bottom is attractive with scattered cottonwoods. Hackberry and chinaberry groves are found scattered through the eastern portion of the ranch. An area of shinnery with large shinoak motts is found in the southern portion. Other desirable trees and brush species include mesquite, cedar, sumac, wild plum thickets, lotebush, ephedra, etc. With conservative grazing practices and recent rainfall, the turf of native grass is in excellent condition.

















## Water Features

The Buck Hollow Creek Ranch is very well watered. Seasonal holes of water are found in the extensive creek bottom areas. Other surface water features include five earthen tanks. Livestock water is provided by one well, with water storage, tied to an extensive water system consisting of buried water lines to approximately nine drinking troughs.





























## Structural Improvements

The Buck Hollow Creek Ranch is well improved with a double wide mobile home, which includes four bedrooms and two baths. There is a unique, rustic, bunkhouse which includes four bedrooms with jack/jill baths and game room. Other recreational amenities include a dog kennel and game cleaning shed with walk-in cooler. Livestock improvements include a set a working pens with truck load-out.









## Hunting, Wildlife and Recreation

The recreational opportunities of the Buck Hollow Creek Ranch are excellent with an abundance of whitetail deer, turkey, wild boar, and varmints found throughout this region.

## Price and Remarks

The Buck Hollow Creek Ranch represents some of the very best Dickens County has to offer. This ranch truly has all the parts with its diverse terrain characteristics and variety of vegetation and brush cover. If you are looking for the perfect recreational and livestock property, look no further than the Buck Hollow Creek Ranch. This outstanding ranch is reasonably priced at \$1,575 per acre.

For more information or to schedule a showing, please contact Chad Dugger at (806) 773-4749.



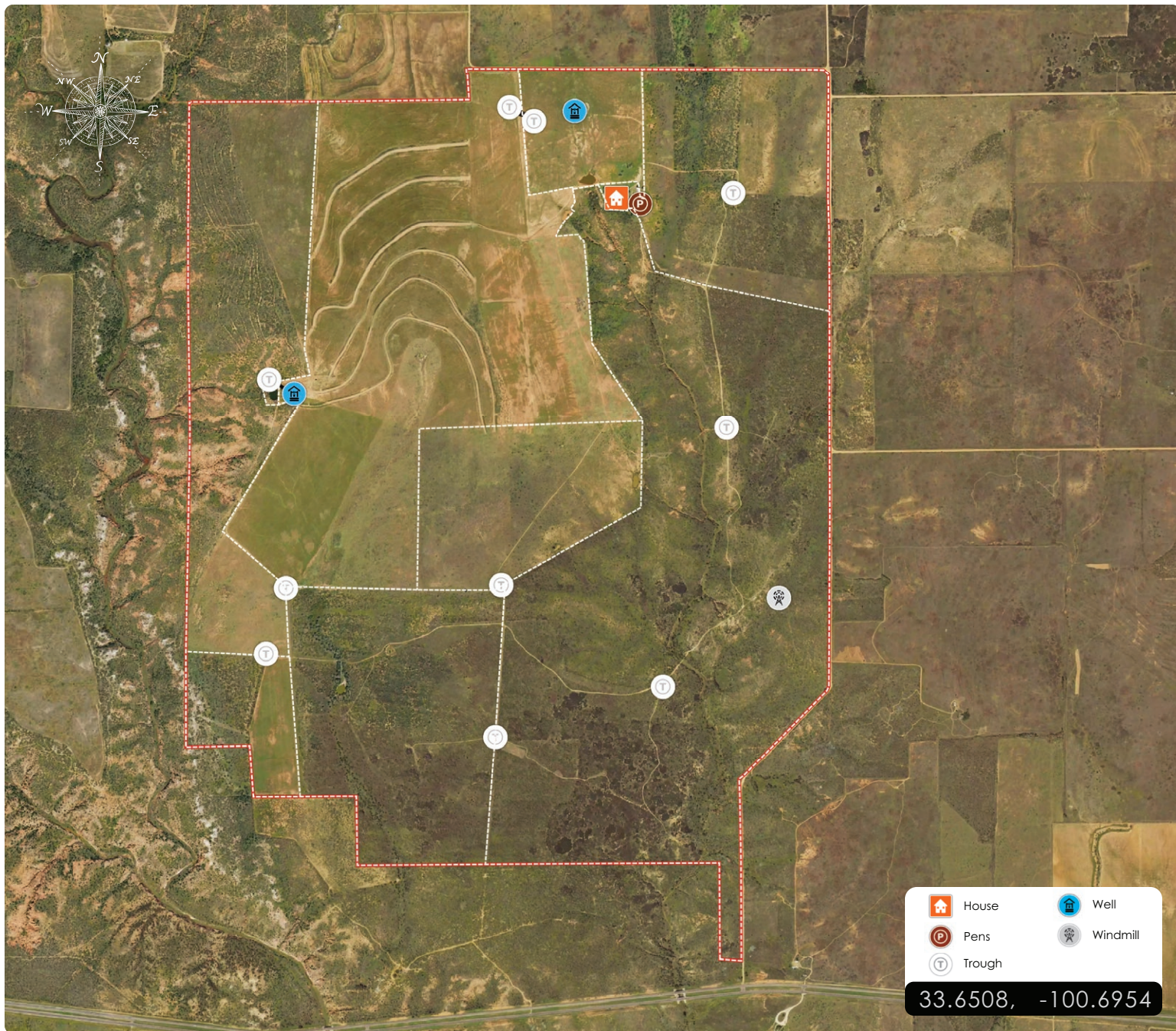




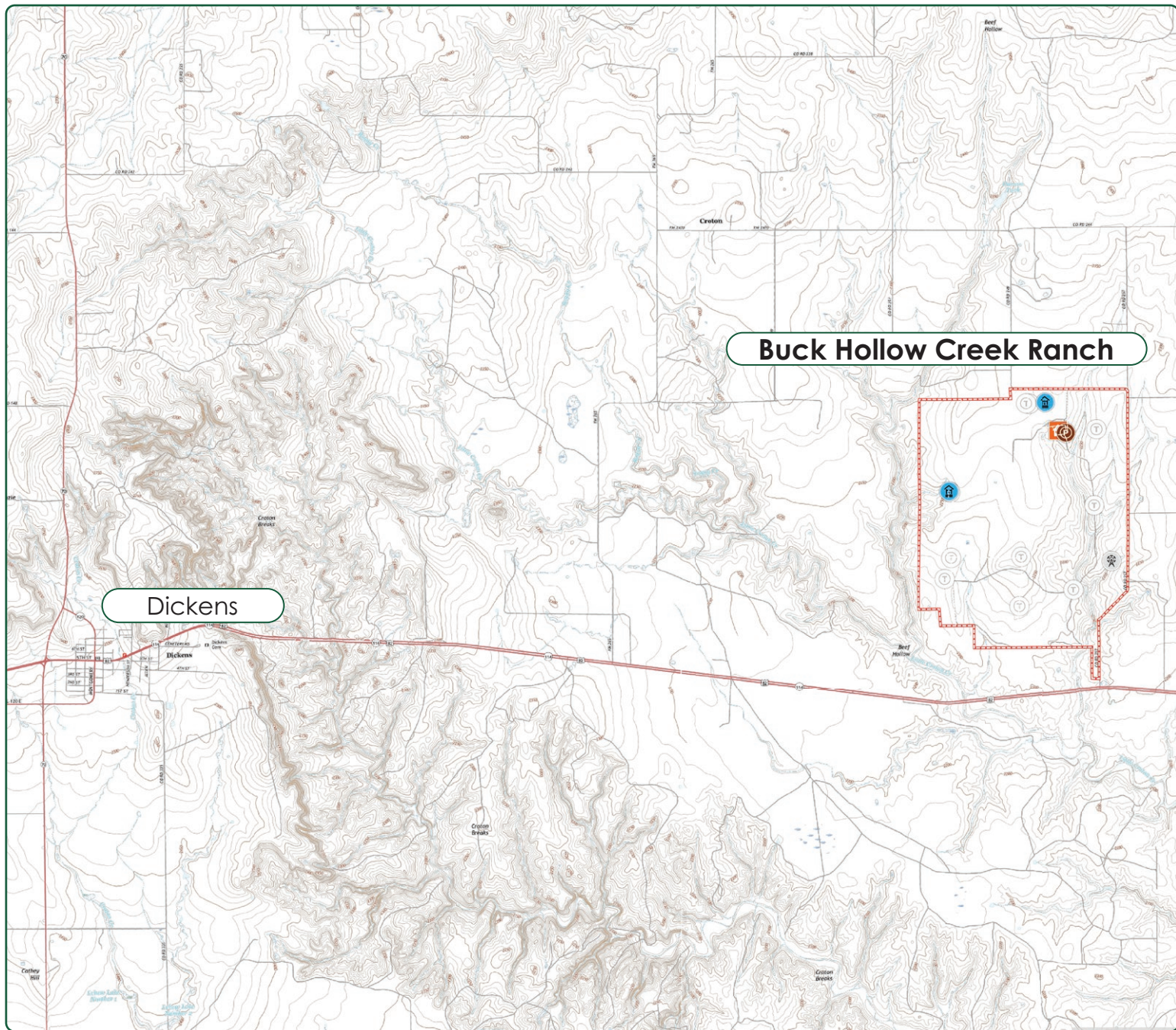












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Dickens



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— AND SON LLC —

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