

# Indian Creek Ranch

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242.34± acres | \$886,000 | Memphis, Texas | Hall County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# Indian Creek Ranch

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Charles S. Middleton and Son is pleased to offer for sale the Indian Creek Ranch in Hall County, Texas.

## PROPERTY DESCRIPTION

This Eastern Texas Panhandle ranch consists of approximately 242.34± acres and is one of the more scenic smaller ranch properties in the Texas Panhandle. One of the main features of the ranch is Indian Creek that crosses the property for over .6 miles, and is characterized by scenic canyons, bottom land, and red bluff canyons along the creek.

The main ranch home is a beautiful 2 bedroom, 2 bath home that overlooks Indian Creek and a nearby spring fed pond. A second 3 bedroom, 2 bath ranch home is located near the highway that has been completely remodeled and updated, providing additional room for guests, family members and hunters. This ranch property is perfect for entertaining guests, business clients and for family gatherings.

## LOCATION

The ranch is located in the Southeastern Texas Panhandle in the Rolling Plains region of Texas. This area of the state is known for ranching, farming, and outstanding hunting and recreation. Average rainfall in this region is approximately 22 inches per year. The ranch is conveniently located only 4 miles west of Memphis, Texas, the county seat of Hall County, with paved highway access on FM 2361. Amarillo is about 85 miles to the northwest and Lubbock is 130 miles southwest. Oklahoma City is about 200 miles northeast and Ft. Worth is 250 miles southeast of the property.









## **WATER FEATURES**

Indian Creek is a seasonal creek with pools of water found in the creek bed throughout the year. A natural spring fed fishing pond is found near the main home that flows down to the creek. Two submersible domestic wells are utilized for the homes and for livestock.













## TOPOGRAPHY/LAND

The ranch property offers stunning views of the surrounding landscape. Indian Creek crosses into the property in the northeast corner and traverses the ranch along the eastern side before exiting near the southeast corner. There are multiple canyons and draws leading down to the creek that are lined with large trees and thickets. Red bluffs line areas of the creek bottom creating spectacular views. Sub-irrigated grasses grow along the bottom land, and pools of water are found up and down the creek bottom.

The higher elevations on the western side include approximately 60 acres that was previously in farmland. This land has been cleared of major brush and planted with improved grasses that provide an excellent cattle and horse pasture. The multiple draws, canyons and lower valleys on the ranch provide excellent grazing, shade for livestock, and good protection during winter calving months.





















## HUNTING, WILDLIFE AND RECREATION

With the abundant cover and water found on Indian Creek, this ranch is considered an excellent hunting property. It is known for both whitetail and mule deer, with mule deer being the predominate species. The large trees attract turkeys and dove, and quail are found on the ranch as well. The spring fed pond is stocked with catfish and perch and provide a nice retreat for an afternoon of fishing.

















## IMPROVEMENTS

This one of kind property has two houses and each house has a unique personality. The spacious 2-bedroom, 2-bathroom main house is built on a high bluff overlooking the creek offering stunning views of the ranch property. An open concept main living area, with a massive limestone fireplace flows into the dining area and has bamboo flooring, plantation shutters, crown molding, 10' ceilings, and a wraparound picture window highlighting the views of the valley below. The kitchen has granite counter tops, knotty pine cabinets, walk-in pantry, and Saltillo tile flooring. The expansive master bedroom includes a luxurious bathroom with separate shower and soaker tub. A back patio entrance is provided from the master bedroom. The huge walk-in closet conveniently includes laundry space. Other amenities include thermal pane windows throughout, an oversized 2 car garage and a swimming pool with wrap-around deck. The roofing material is a class 4 impact resistant DECRA roof.



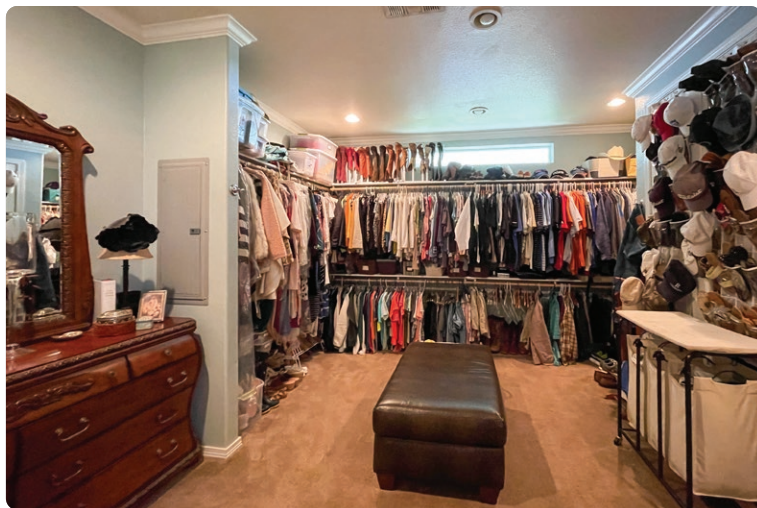


















The second home is a 3 bedroom, 2 bath ranch house that has been nicely remodeled and updated. It has slate flooring throughout, 2 stone fireplaces and other rustic finishes. Bedrooms are roomy and have cedar lined closets. The kitchen has updated appliances, granite, and stainless countertops, and is open to the family room. The expansive den is the perfect place to relax. Doors open to covered inviting patios surrounded by pear, peach, and apple trees.

All major appliances and televisions will convey with both homes.

















## RESOURCES

The owner will convey all owned mineral royalty rights. All wind energy rights will convey as well.

## PRICE AND REMARKS

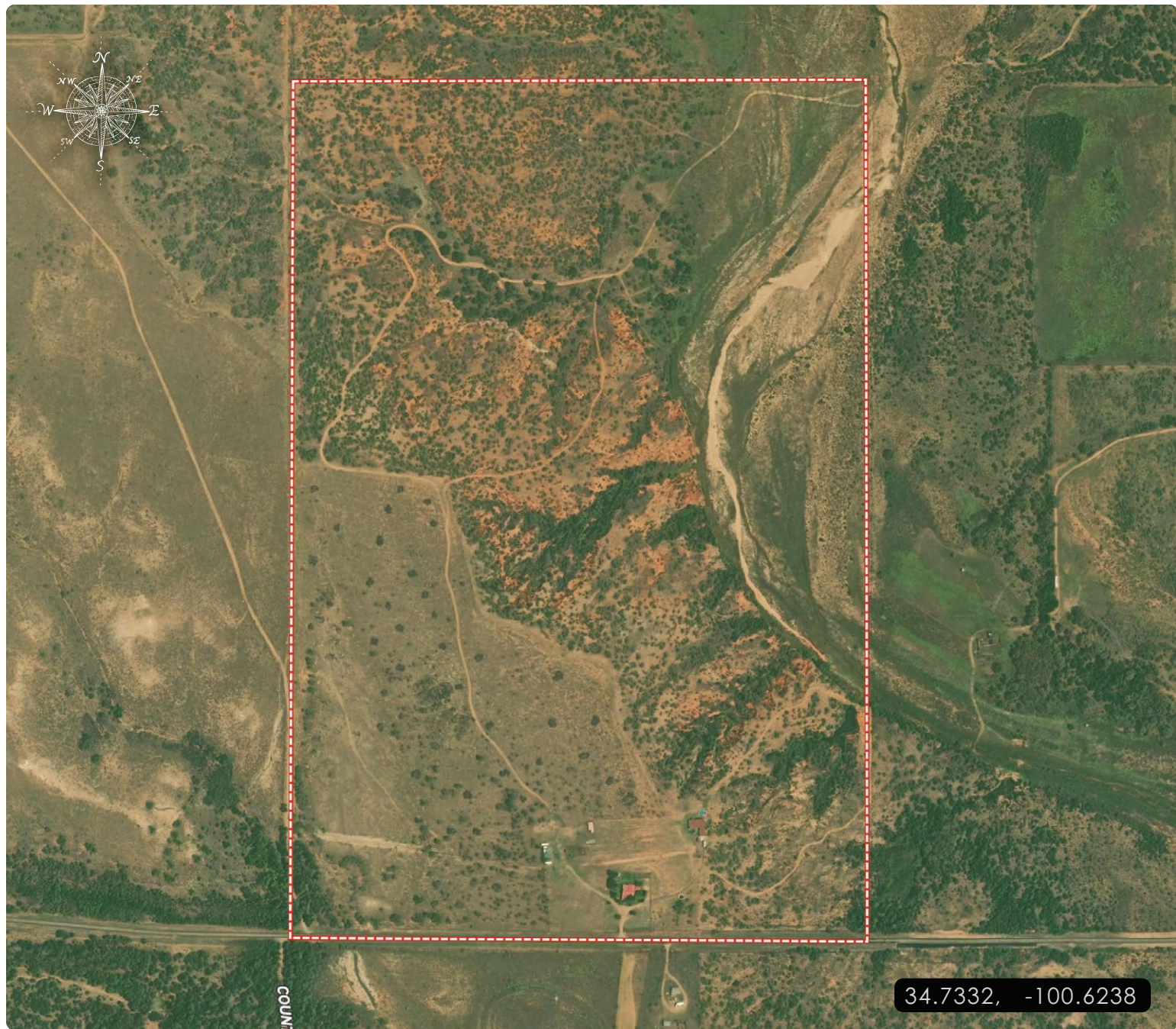
Indian Creek represents an excellent opportunity to acquire a well improved small recreational ranch property that can accommodate guests, family members and business clients for the perfect weekend retreat. The owners have taken pride in improving the ranch, and attention to detail is evident upon inspection. Few properties in the Texas panhandle have the amenities and recreational appeal of Indian Creek Ranch. The ranch property is being offered at \$886,000.

The owner will consider subdividing the property.

For more information and a private showing, contact Clint Robinson at (806) 786-3730.



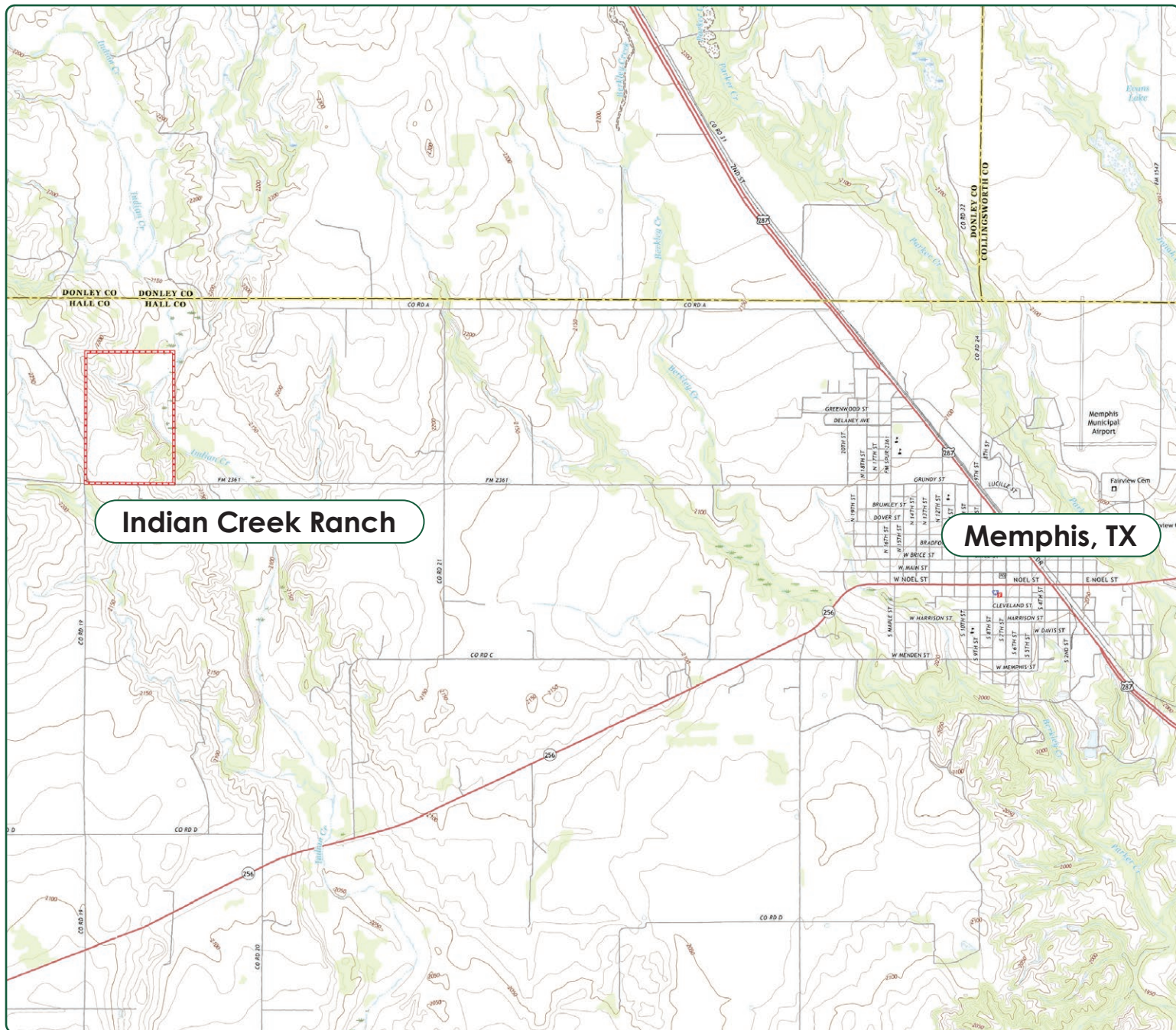




COUNTY

34.7332, -100.6238







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AND SON LLC

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FARM - RANCH SALES AND APPRAISALS

**CLINT ROBINSON**

Real Estate Sales Agent

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For virtual brochure & more info visit,



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