

Hedrick-Rustlers Creek Ranch

3,210± acres | \$3,531,000 | Estelline, Texas | Hall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Hedrick-Rustlers Creek Ranch

We are proud to have obtained an exclusive listing on a diverse recreational and livestock ranch located in Hall County, Texas, the Hedrick-Rustlers Creek Ranch.

Location

The Hedrick-Rustlers Creek Ranch is an exceptional offering, well located approximately 3 miles southwest of Estelline, in the southeast quadrant of Hall County. The ranch is conveniently located to U.S. Highway 287, between Memphis and Childress, and State Highway 86, between Turkey and Estelline. Access to the ranch is provided by graded County Road 28, off of SH 86, to the north boundary of the ranch. This “end of the road” location offers privacy and seclusion desired by many.





Property Description

The Hedrick-Rustlers Creek Ranch includes an outstanding variety of terrain features. The northern portion of the ranch is upland country with a combination native grass, improved grass, and cultivation. To the south of the upland country, the terrain becomes rolling and broken native pasture with several draws, seasonal creeks and shallow canyons heading off of and draining the uplands.

The northern-most section includes approximately 485 acres of improved pasture.

Approximately 910 acres through the central part of the ranch is cultivated. This area includes 165 acres of hay grazer, producing approximately 250 to 300 round bales per year.

The remainder of the cultivated acreage is typically planted to wheat for winter grazing.

The cultivated portion is cross fenced into five pastures. Several draws of native pasture with good brush cover divide the wheat fields offering corridors through which game travel.

These wheat fields comprise one of the largest in the area and is a tremendous draw for wildlife, as well as offering income potential to the property.

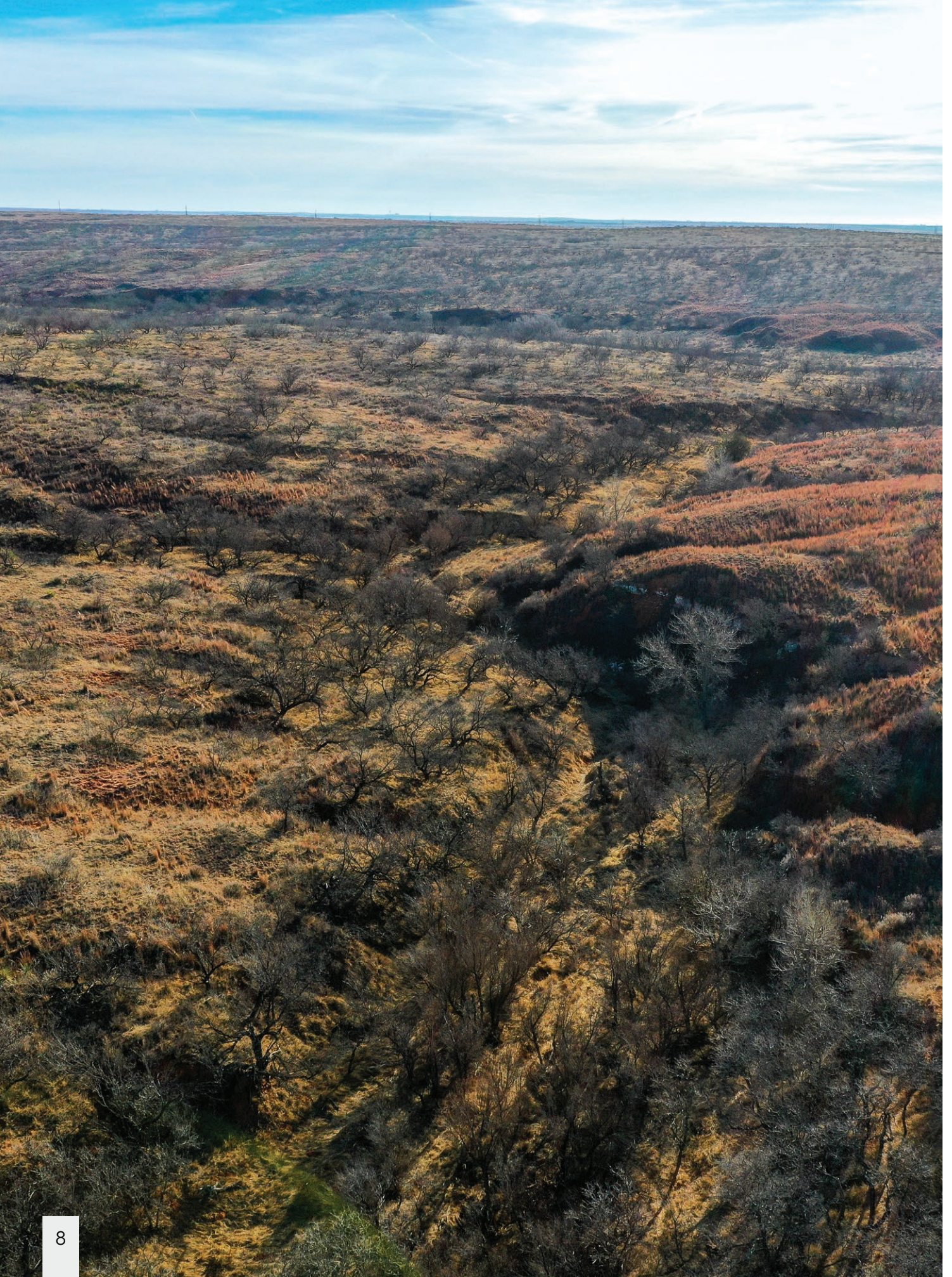
South of the wheat fields, the ranch becomes broken with numerous seasonal creeks and draws. Rustler's Creek meanders through the southeast portion of the ranch. Holes of water in this prominent creek are typically found throughout most of the year. The rolling terrain is scenic and very desirable from a recreational standpoint. The primary brush cover is mesquite. Native grasses include buffalograss, bluestem, grama, Indiangrass, etc. Other native brush includes prickly pear, lotebush, wild plum, sage, and others. Cottonwoods, Hackberry, and other hardwoods are common in the creek and draw bottoms.

















Water Features

The Hedrick-Rustlers Creek Ranch is well watered. Seasonal holes of water are found in the extensive creek bottom areas. Other surface water features include earthen tanks. Livestock water is provided by three wells equipped with electric submersible pumps. The wells are approximately 100 to 120 feet deep.







Hunting, Wildlife, and Recreation

The recreational opportunities of the Hedrick-Rustlers Creek Ranch are excellent with a rare combination of mule deer and whitetail deer common to the property, as well as turkey, wild boar, quail, dove, and varmints.

Resources

This ranch is offered for sale with 25% of the seller's owned minerals, if any. All rights associated with alternative energy production, such as wind and solar, will also be conveyed.

Price and Remarks

The Hedrick-Rustlers Creek Ranch represents some of the best and most diverse Hall County has to offer. This ranch truly has all the parts with its diverse terrain characteristics ranging from dry cropland to broken and scenic native pasture. If you are looking for the perfect recreational and livestock property, look no further than the Hedrick-Rustlers Creek Ranch. This outstanding ranch is reasonably priced at \$1,100 per acre.

For more information please contact Chad Dugger at (806) 773.4749.







Estelline

Childress

**Hedrick-Rustlers
Creek Ranch**

Childress County

Paducah

Cottle County

Matador

Motley County

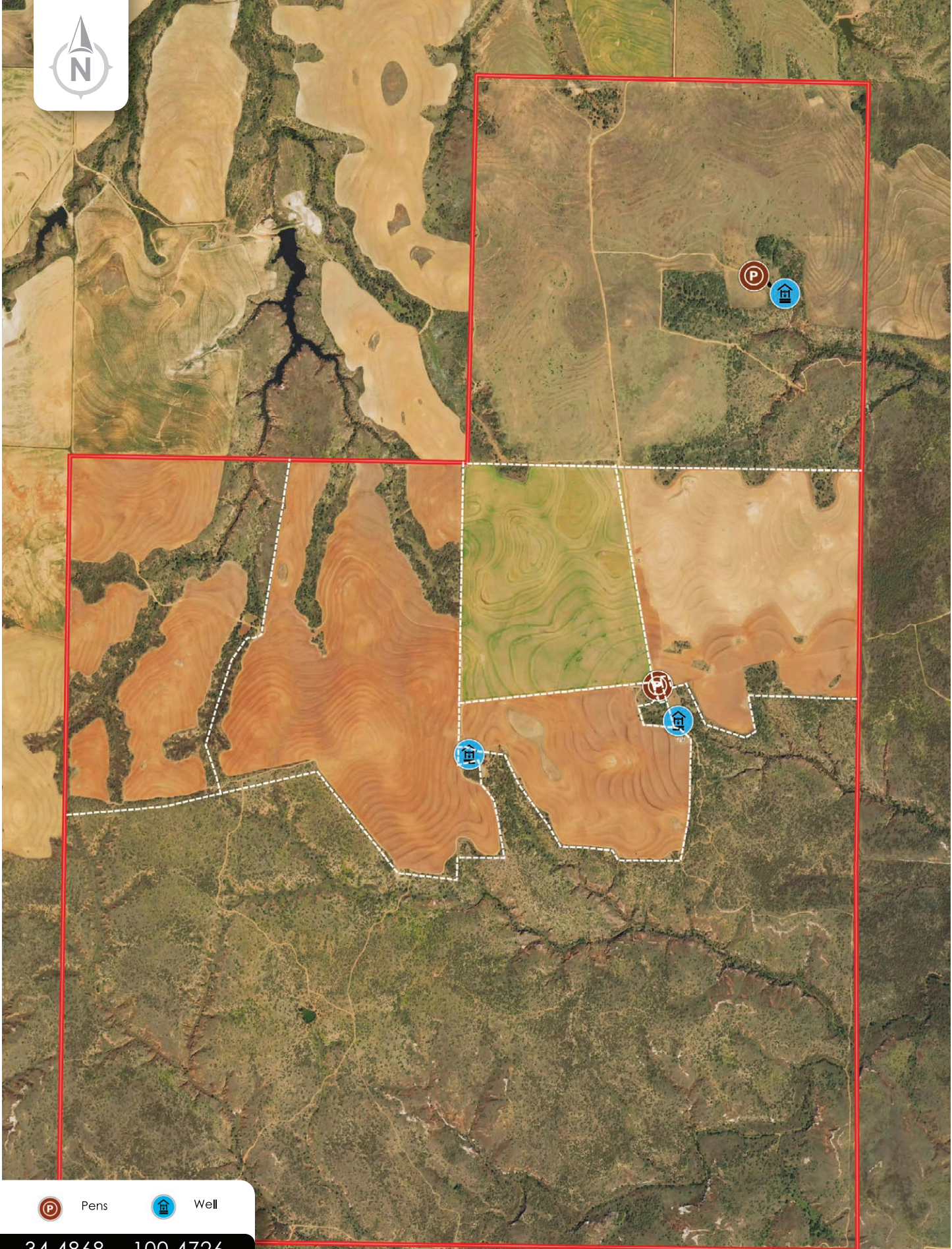
Silverton

Briscoe County

Lockney

Floyd County

Hall County

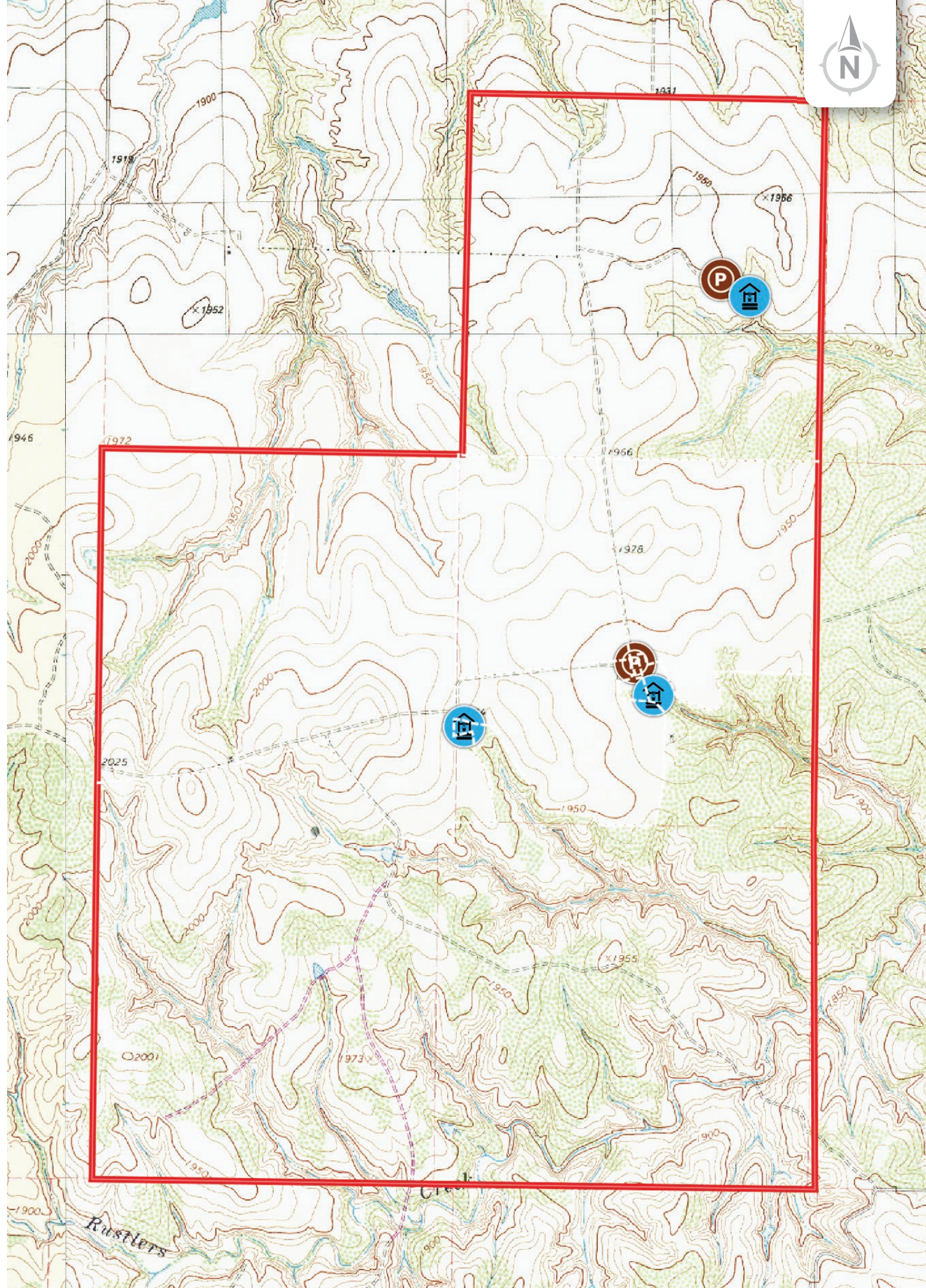


Pens



Well

34.4868, -100.4726



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