

Clearview River Ranch

525± acres

| \$1,350,000

| Childress, Texas

| Childress County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Clearview River Ranch

Property Description

The Clearview River Ranch is located in the big deer country north of Childress along the banks of the Red River. This scenic property offers seclusion and exceptional hunting and recreation opportunities. This is a turn-key offering and is ready for a new owner to move in and enjoy from day one.





Improvements

The ranch is well improved by a very nice two-story barndominium. This amazing steel structure is spray foam insulated and contains sleeping quarters for 6 with two main bedrooms downstairs, one containing custom bunkbeds, and one that serves as the master. The downstairs bath contains a large shower with dual upper body shower heads. Upstairs there is a large open living area, kitchen complete with large island and three roll up bay doors that serve as windows. A large porch finishes off the upstairs with views all the way down to the river. The kitchen contains a full-size refrigerator and freezer, ice maker, dishwasher, built-in griddle, oven, and microwave.

The large barndominium has an area that serves as a shop/shed complete with large overhead bay doors and 50-amp hookups/septic inside for an RV. This area has also served as a hangar for helicopters, as there is a concrete landing pad just outside. Additionally, there is a covered area perfect for outdoor gathering and BBQ's that has 50-amp hookups/septic for an additional RV.

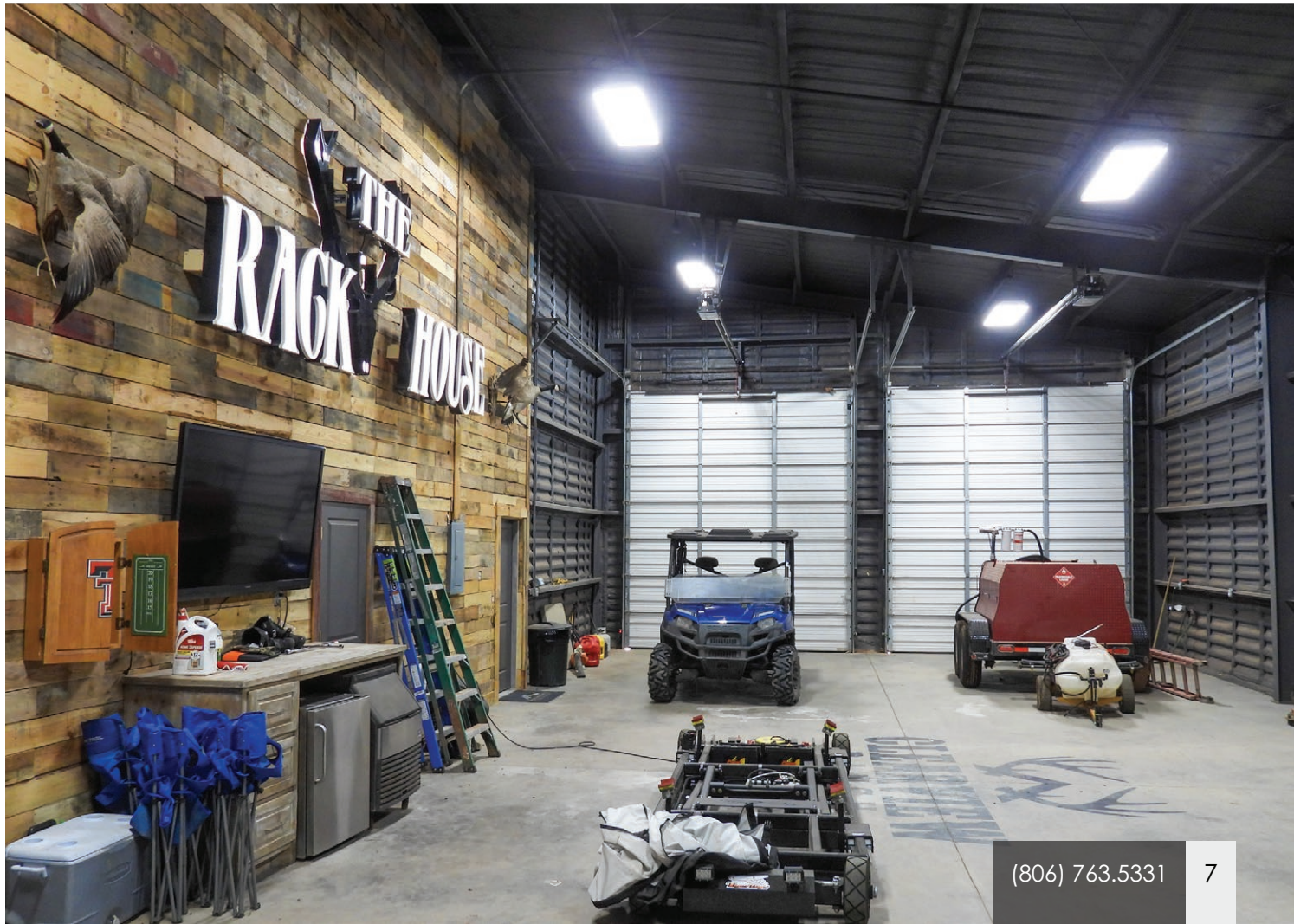
Inside there is a custom built "safe room" that has served as a gun vault. This room was finished out to serve as a place to store hunting/recreation gear. A washer and dryer are installed downstairs and high-speed internet is available and has been installed.

A heavy duty and secure boxcar is located nearby the barndominium for storage of any additional vehicles, etc.









Water Features

The property has over 1/2 of a mile of frontage on the Prairie Dog Town Fork of the Red River. This wide prairie river offers exceptional travel corridors for wildlife as well as recreation opportunity.

The ranch is watered by a well that is reported to produce 30± gallons per minute (not tested). Irrigation quantity water exists in the area in some locations and there is a pivot irrigation system on the neighboring property. Underground water should not be difficult to find in this area should additional water wells be desired.

There is a pond on the property that has been lined with heavy oilfield material that has potential to be a great fishing hole. Large landscape rocks have been hauled in with intent of landscaping this area, however, this project is currently unfinished. This could be an amazing asset to this property once completed.















Hunting, Wildlife, and Recreation

This area is known to produce trophy whitetail deer and this property is set up and ready to hunt. Turkeys are common as well as quail and migratory dove. All hunting blinds and feeders installed convey with the property.

Price and Remarks

This exceptional ranch is offered at \$1,350,000 turnkey. All furnishings are included, as well as the feeders and hunting blinds previously discussed. To sweeten the deal further, this offering includes a decked out 4x4 Suburban hunting rig and Polaris Ranger.

If you're looking for an exceptional hunting and recreation property this one deserves your attention!

*For more information or to schedule a showing,
please contact Charlie Middleton at (806) 786.0313*





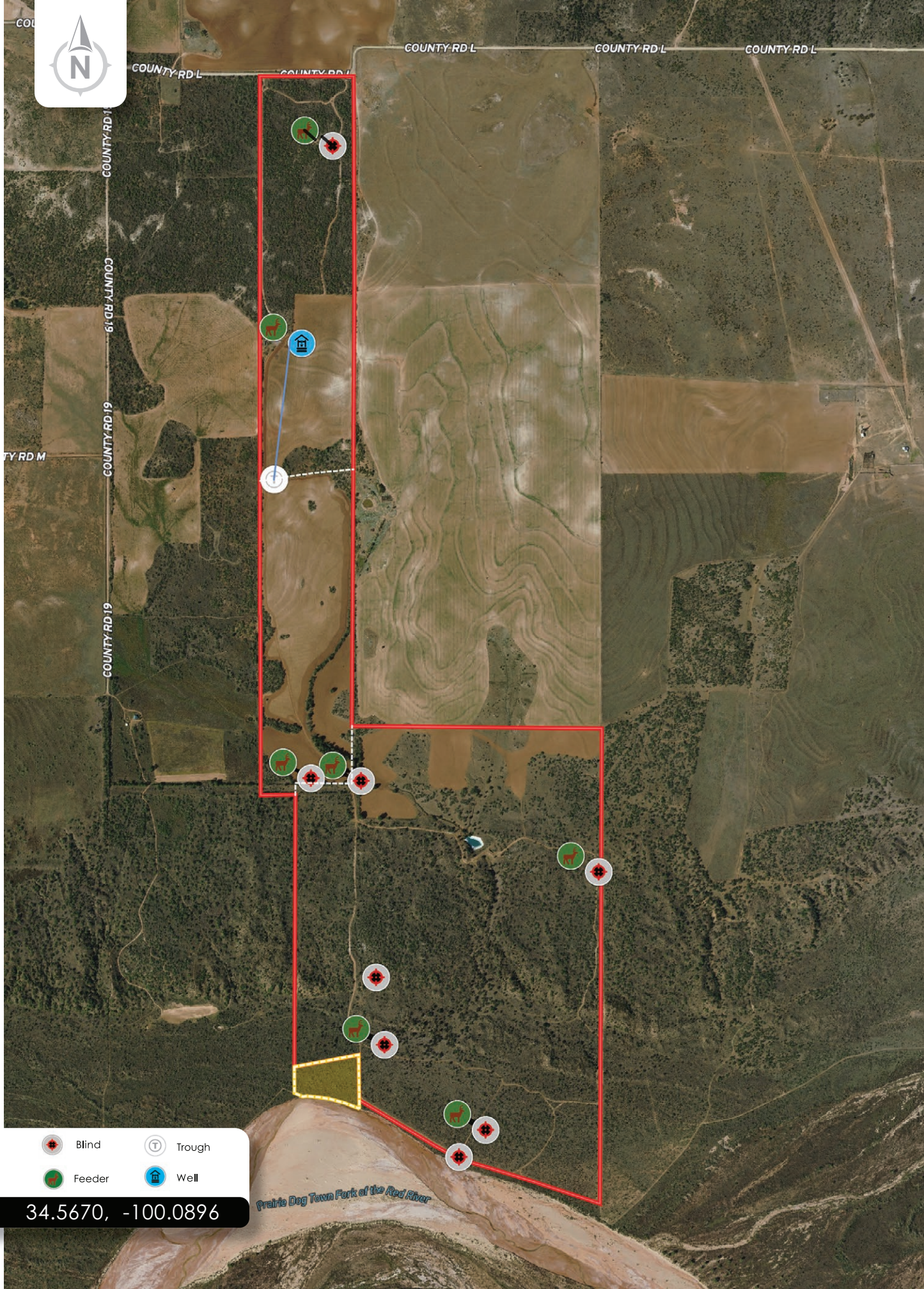


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Childress

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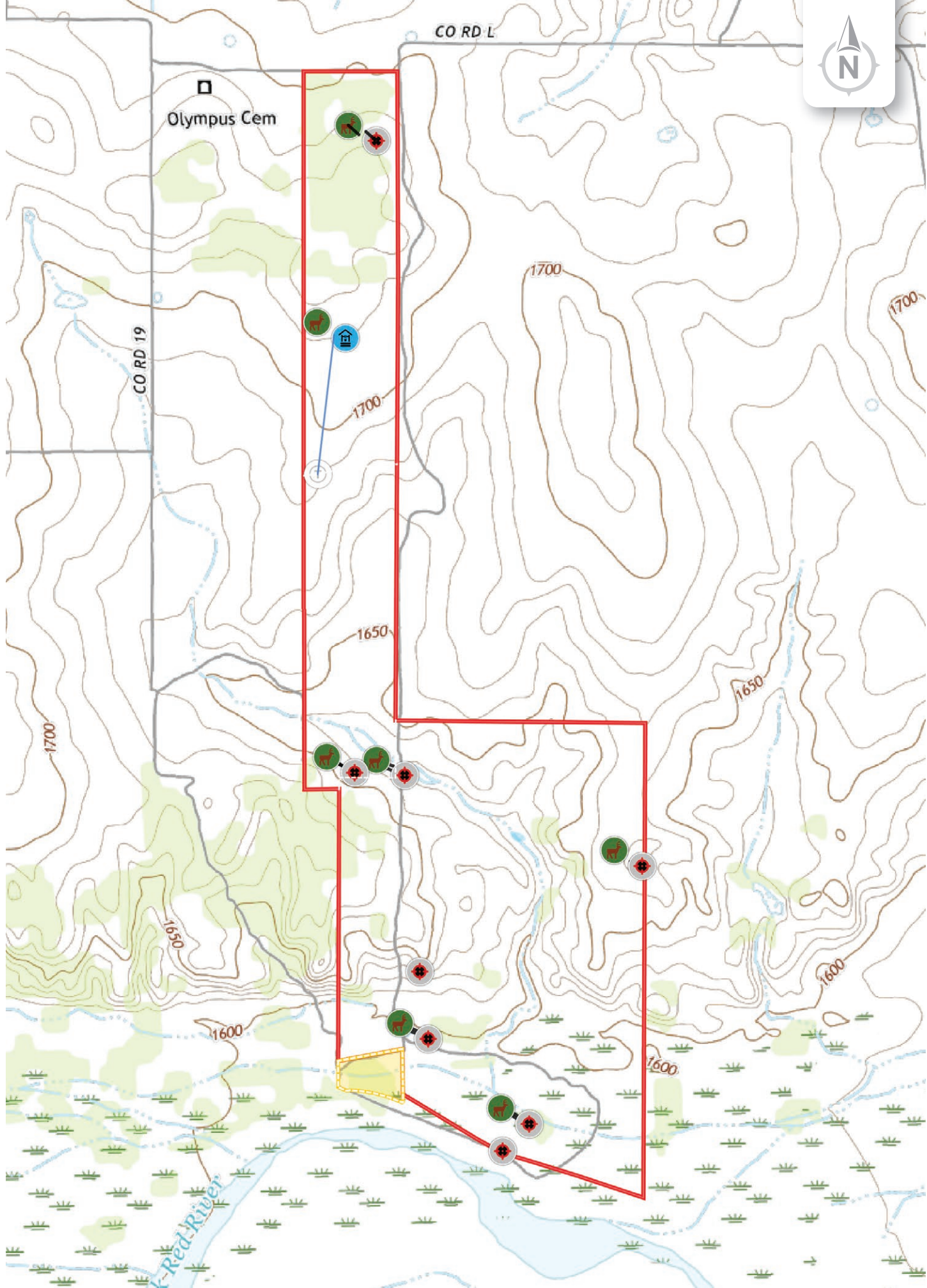




- Blind
- Trough
- Feeder
- Well

34.5670, -100.0896

Prairie Dog Town Fork of the Red River



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