

Canal Creek Ranch

2,371± acres | \$2,240,595 | Crowell, Texas | Foard County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Canal Creek Ranch

Property Description

We are pleased to have obtained an exclusive listing on the Canal Creek Ranch in Foard County, Texas. Canal Creek is located in the Rolling Plains and big ranch country of West Texas. The ranch property consists of 2,371± acres, and has live creek water, outstanding wildlife habitat, and wide-open scenic views.

Location

Canal Creek Ranch is located 10 miles northwest of the community of Crowell, the county seat of Foard County, and 25 miles east of the city of Paducah. It is about a 2 hour drive from Lubbock, 2 1/2 hours from Amarillo, 3 hours from Ft. Worth, 2 hours to Abilene, and 1 1/2 hour drive from Wichita Falls. The ranch is accessed by a half-mile easement from the south that connects the property to paved Farm Road 2566. The easement is well maintained in good condition and is maintained by the oil lease operator. There is also legal access connecting the property from the north.





Topography

The landscape is comprised of rolling to rough and broken native rangeland, accentuated with multiple scenic draws and valleys throughout the ranch. Canal Creek is a live water creek that bisects the property from west to east, eventually draining into the Pease River to the northeast. Elevations on the ranch range from approximately 1,515 feet in the creek valleys and lower bottoms to 1,700 feet in the higher elevations. Scenic higher elevations and bluffs overlook the Canal Creek valley below. In addition to native pastureland, there is approximately 90 acres that has been mechanically cleared with the brush piled and rowed. With additional clearing, the owner could consider utilizing this land for improved grasses, or in cultivated wheat pasture for livestock and wildlife. Brush cover on the ranch is comprised mostly of scattered to a sometimes-dense cover of juniper, with mesquite found mostly on the northern side of the ranch.

A portion of the ranch burned in a 2019 wildfire, and much of the brush and grass turf is recovering. With the reduced juniper cover on portions of the ranch, the owner could consider utilizing the opportunity to enhance brush control even further.













Improvements

There are no structural improvements located on the ranch other than a small set of livestock pens on the north side. Fencing is rated overall as good to fair, with new fences installed primarily on the southern and western portions after the 2019 fire. There is an 85-acre trap on the north side of the property.

Water Features

The ranch is watered by Canal Creek, spring fed ponds and earthen tanks. Canal Creek, a live water creek, bisects the property for over 1.5 miles.

Hunting • Wildlife • Recreation

This area is considered diverse in wildlife, with both whitetail and mule deer found in this area of the state. Other species include dove, quail, wild hog, javelina, bobcats and coyotes. Waterfowl are found on the ponds in the fall and winter months. Bass and channel catfish are found in the spring fed pond.





Resources • Remarks

The seller owns no oil and gas mineral interest, and the ranch is being offered as surface only. There is active oil and gas production on the ranch, but it is limited to primarily the southern side of the property. The owners will convey all owned wind generation royalty interest. A previous owner reserved one-half of their owned wind generation royalty rights. Leasing rights for any future wind lease will convey to the new owner.

The ranch is being realistically offered at \$945 per acre. If you are in the market for a nice-sized recreational cattle ranch with live water, and scenic canyons and topography, this ranch should be seen.

*For more information or to schedule a private showing,
please contact Clint Robinson at (806) 786.3730*

The information contained herein is believed to be correct. However, Charles S. Middleton and Son does not warrant its accuracy. It is the buyer and buyer's agent's responsibility to review and verify all applicable information related to this property.





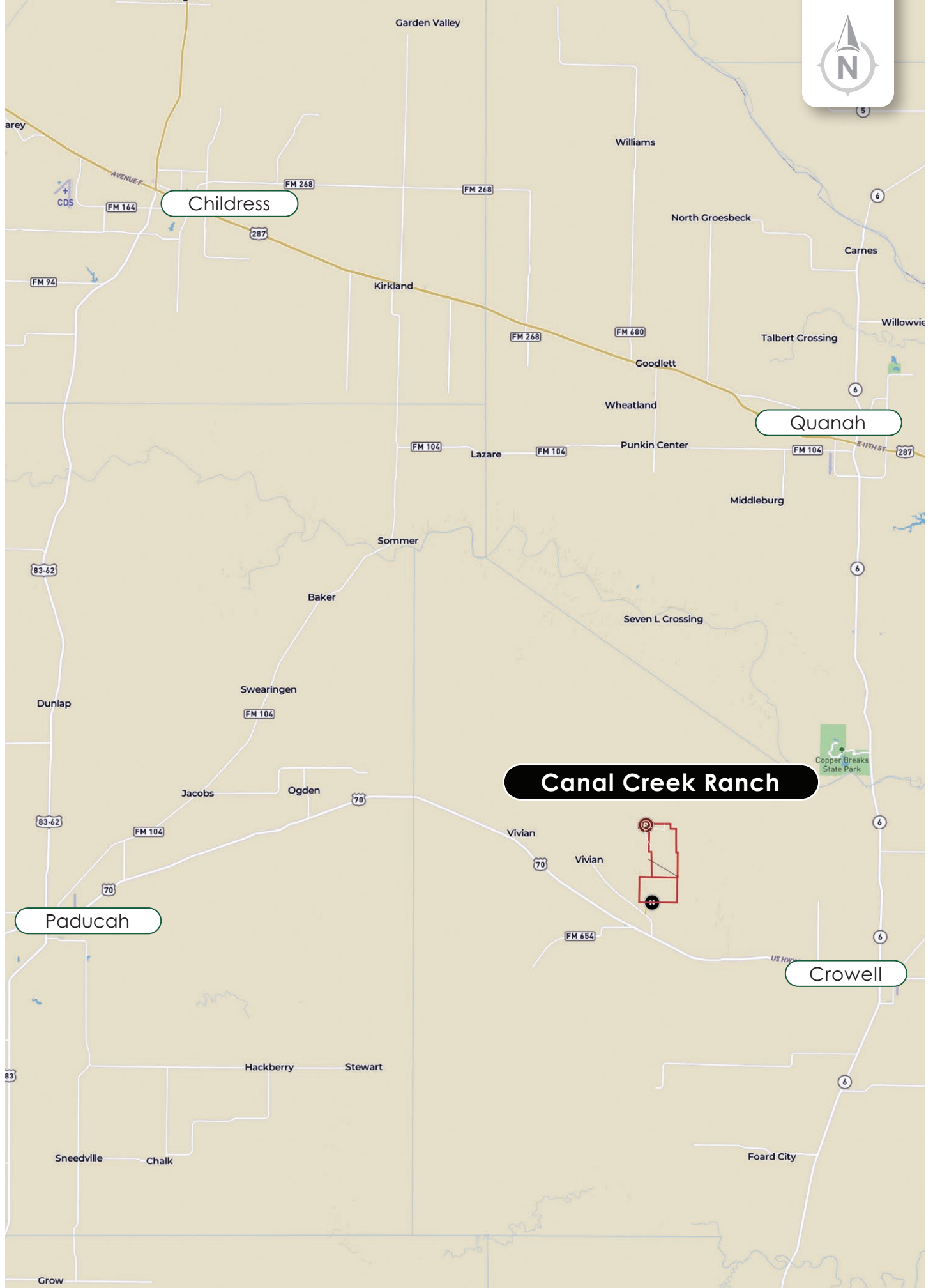
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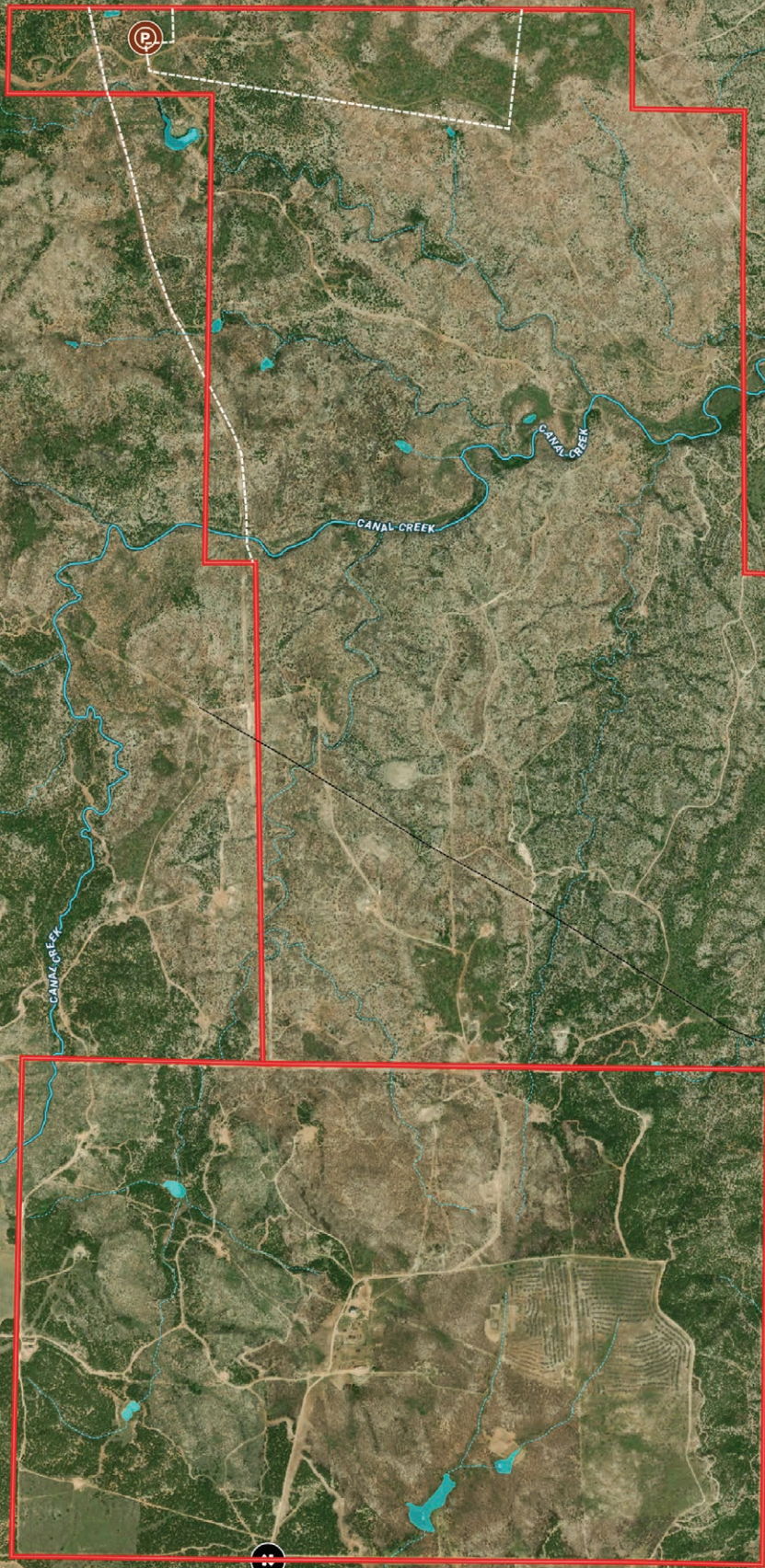
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Canal Creek Ranch

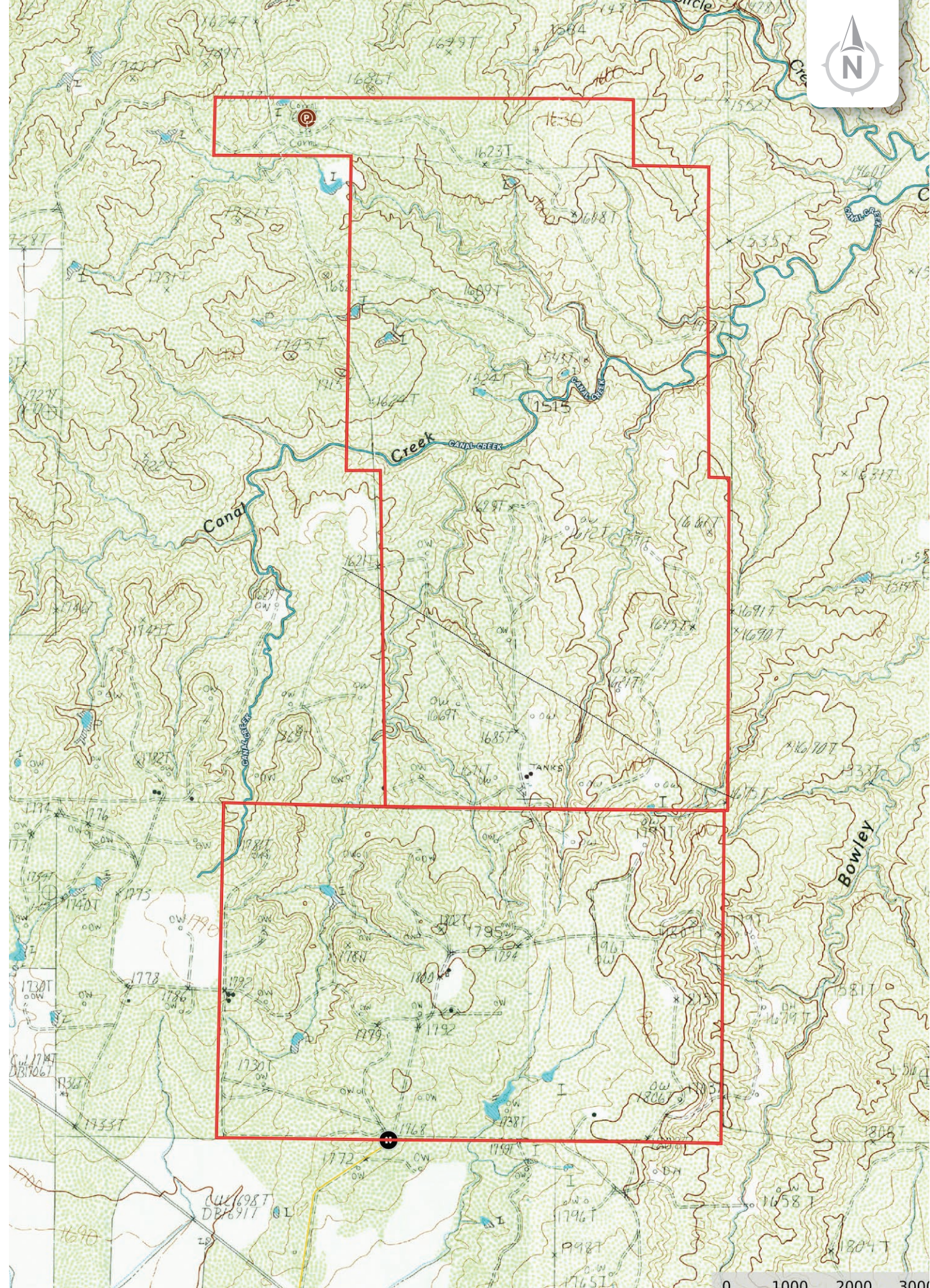
Paducah

Crowell





34.0534, -99.8744



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