

# Hall Red River Ranch

251.4± acres | \$425,000 | Lakeview, Texas | Hall County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Hall Red River Ranch

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## Property Description

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Located along the banks of the Prairie Dog Town Fork of the Red River, this unique property offers a varied topography, comprised of cropland, native pasture, and the Red River floodplain. The Hall Red River Ranch provides anyone an outstanding hunting opportunity as well as livestock grazing potential. Due to its pristine location, this property is also the ultimate weekend retreat, providing an outlet for ample recreational activities.

## Location

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The Hall Red River Ranch is situated in the Rolling Plains of Hall County 15 miles west, southwest of Lakeview and 20 miles north of Turkey. The bigger cities of Amarillo and Lubbock lie some 80 miles and 115 miles, respectively, from the property. Access to the ranch is excellent, as State Highway 70 runs along the western boundary of the property.

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## Water Features

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The property is adequately watered by one submersible well that feeds into a large fiberglass tub for the livestock. Water for the house is supplied by the Brice/Leslie Rural Line. Should the need arise for an additional water well, we believe underground water to be plentiful in the area and not too difficult to find.

## Hunting, Wildlife, and Recreation

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Over a half mile of the Prairie Dog Town Fork of the Red River makes up the southern boundary of the property. This wide, river bottom offers numerous recreational opportunities in addition to serving as an exceptional travel corridor for many types of wildlife. This area is known for great whitetail deer as well as dove and quail. Also, many feral hogs, coyotes, and bobcats frequent the area.

























## Improvements

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The property is improved by an approximate 1,271 square foot, 3 bedroom and 1 bathroom home of brick and cinder block construction. This structure is certainly usable but could use some work on the interior.

Most of the fences are in exceptional condition being nearly new. All steel and barbed wire construction. Some of the older fence is constructed with cedar post and barbed wire but is still in good condition.

A nice set of pipe working pens complete with a working chute is located on the west side of the property along Highway 70.

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## Price and Resources

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This property is being offered at \$425,000 or \$1,690.53 per acre.

All mineral rights and alternative energy rights will convey with property.

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*For more information or to schedule a private showing,  
please contact Cooper Cogdell at (806) 683-6045.*







Amarillo

Clarendon

Armstrong County

Donley County

Tulia

**Hall Red River Ranch**

Swisher County

Briscoe County

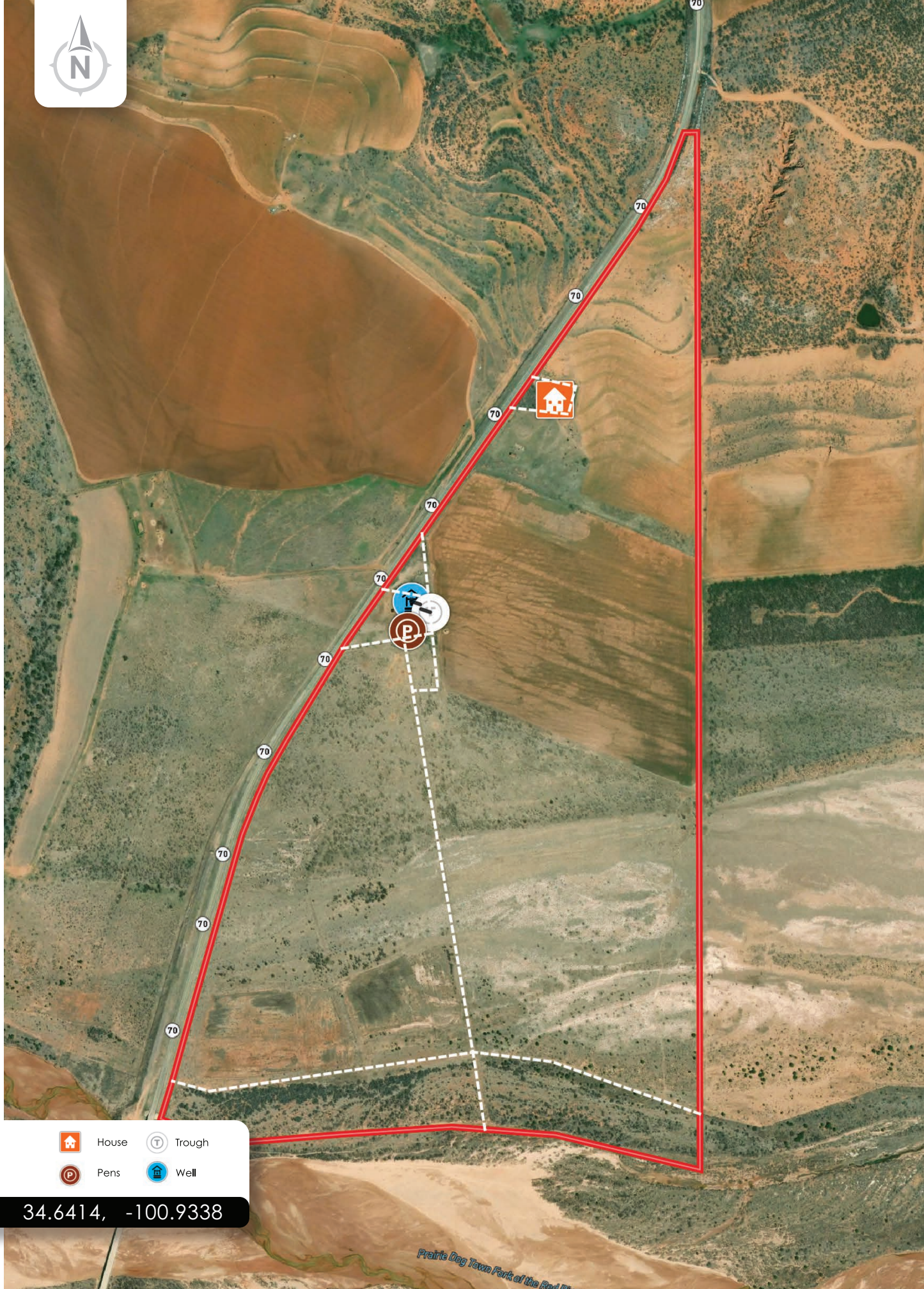
Hall County

Plainview

Floyd County

Motley County





House



Trough



Pen



Well

34.6414, -100.9338

Prairie Dog Town Fork of the Red R.





WELL



2072T



6

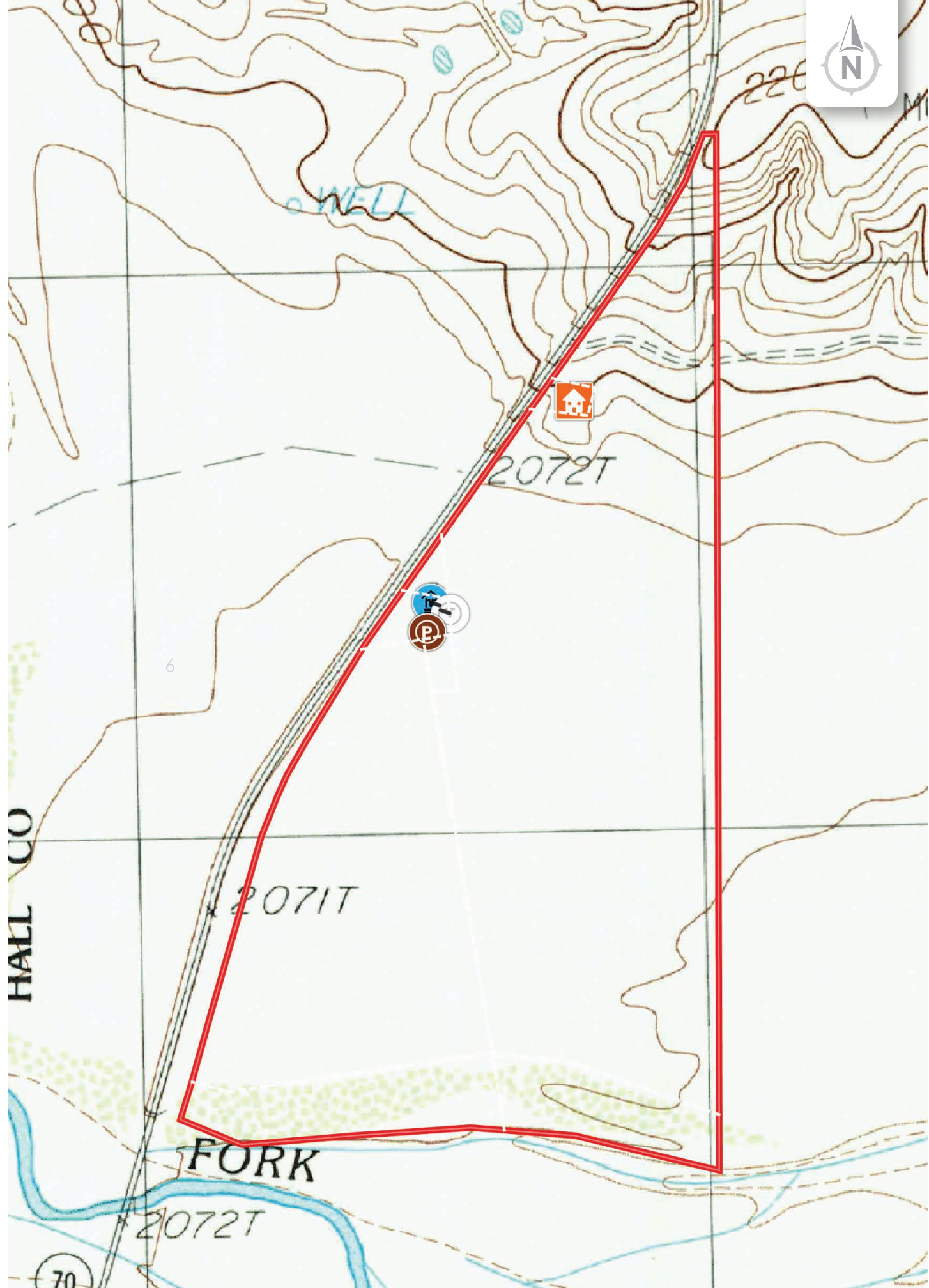
2071T

FORK

2072T

70

HALL CO





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