

Smith Ranch

697.07± acres | \$1,395,000 | Crowell, Texas | Foard County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Smith Ranch

Property Description

We are pleased to offer for sale the 697.07± acre Smith Ranch in Foard County, Texas. This is a turnkey hunting ranch with a 40' x 100' barndominium built in 2018. The ranch is located approximately 10 miles southwest of Crowell, Texas. This ranch is set up and ready to hunt this hunting season. The ranch has some cultivation that is scattered throughout the property that is planted in wheat and enhances the wildlife that is native to this area of northwest Texas.

Location

The Smith Ranch is located in Foard County, Texas approximately 10 miles southwest of Crowell, Texas on CR 347.

The Smith Ranch approximate distance from major cities:

- Lubbock - 149 miles
- Amarillo - 166 miles
- Abilene - 115 miles
- Ft. Worth - 197 miles
- Dallas - 225 miles









Topography

The Smith Ranch is a combination of native pasture and cultivation. It has gently rolling terrain with a wet weather creek running through the middle of the ranch. The cultivation is scattered throughout the ranch and is great for the wildlife and cattle operation. The property has several draws and elevation changes and great tree cover.



Improvements

The Smith Ranch is highly improved and is being offered as a turnkey hunting ranch that is set up and ready to enjoy right now. Improvements include a barndominium that is a 40' x 100' metal building built in 2018. It is a 4 bedroom/ 2.5 bath that is fully furnished. There is a shop on the south end of the structure for ATV and equipment storage. The barndominium has rural water and electricity and is accessed by a gravel county road. The ranch is set up with blinds and feeders listed below

BLINDS

- 4 - 5x5 Dillon Enclosed blinds with towers
- 1 - 4x6 Aluminum Enclosed Blind with tower
- 5 - Bow blind setups

FEEDERS

- 4 - 600lb timed feeders
- 1 - 1000lb timed feeder
- 2 - 350lb timed feeders
- 2 - 350lb turkey feeders
- 2 - 750lb Free choice feeders
- 2 - 2,000lb Free choice feeders

The current owner has created a well-maintained road system throughout the ranch to access the blinds and feeders. There is one set of cattle pens and the fences are in good condition.









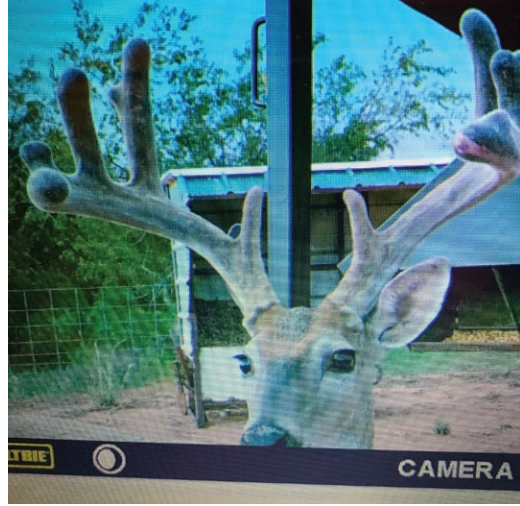
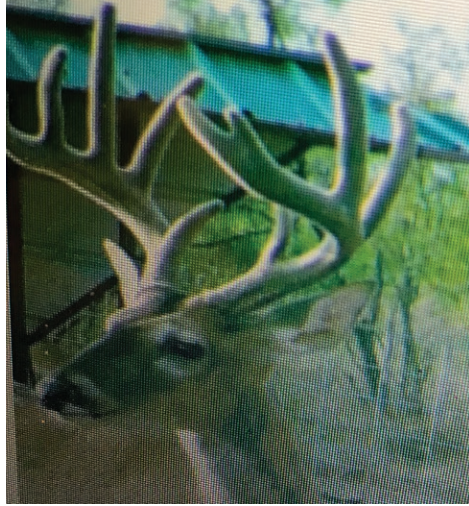
Hunting • Wildlife • Recreation

The hunting on the Smith Ranch is excellent and very diverse with whitetail deer, turkey, quail, dove, and hogs. It also has excellent waterfowl hunting with the ponds and wheat fields that are in place. They provide great habitat for ducks, geese, and sandhill cranes that migrate through this area of northwest Texas. This ranch is set up with wheat fields and water to offer some of the best sandhill crane and goose hunting in North Texas. If you are a dove hunter, then please take a look at this ranch. It has the perfect setup with the wheat fields and ponds scattered throughout the ranch.

This area is considered to have some of the best whitetail deer hunting in this part of Texas. The current owner has had a management program in place since he purchased the ranch. He has had a year-round free choice protein feed program in place for the last 5 years and has several 150-160 B&C class deer on the game cameras. They have only harvested cull bucks off the ranch. The property has some outstanding terrain for ATV enjoyment.

This ranch is set up and ready to hunt this season. Everything is in place and ready for you to enjoy. All you need is your gun, fishing rod, and suitcase to come to the Smith Ranch and start making memories!









Water Features

The Smith Ranch is considered well-watered with rural water to the barndominium, several ponds scattered throughout, and a wet weather creek.

There are 6 ponds total of the following sizes:

- 3 - 1/2 acre
- 2 - 2 acres
- 1 - 6 acres

All of the ponds are stocked with catfish and bass.







Resources

The Smith Ranch is being offered as 'Surface Only'. The current owner doesn't own any of the mineral rights and there is no production at this time. The wind and solar generation rights will convey to the Buyer at closing. There are no wind turbines or transmission lines located on the ranch.







Remarks

If you are looking for a turnkey hunting ranch that is ready to enjoy on day one, then please take a look at the Smith Ranch. It is centrally located in a great area of NW Texas. It has just about everything the outdoors can offer. With the new barndominium and all of the improvements, it is reasonably priced at \$1,395,000.

Please contact Dane Mount today at 940-839-6247 or at dane@csmansion.com to schedule your private showing!!







Quanah

Vernon

Crowell



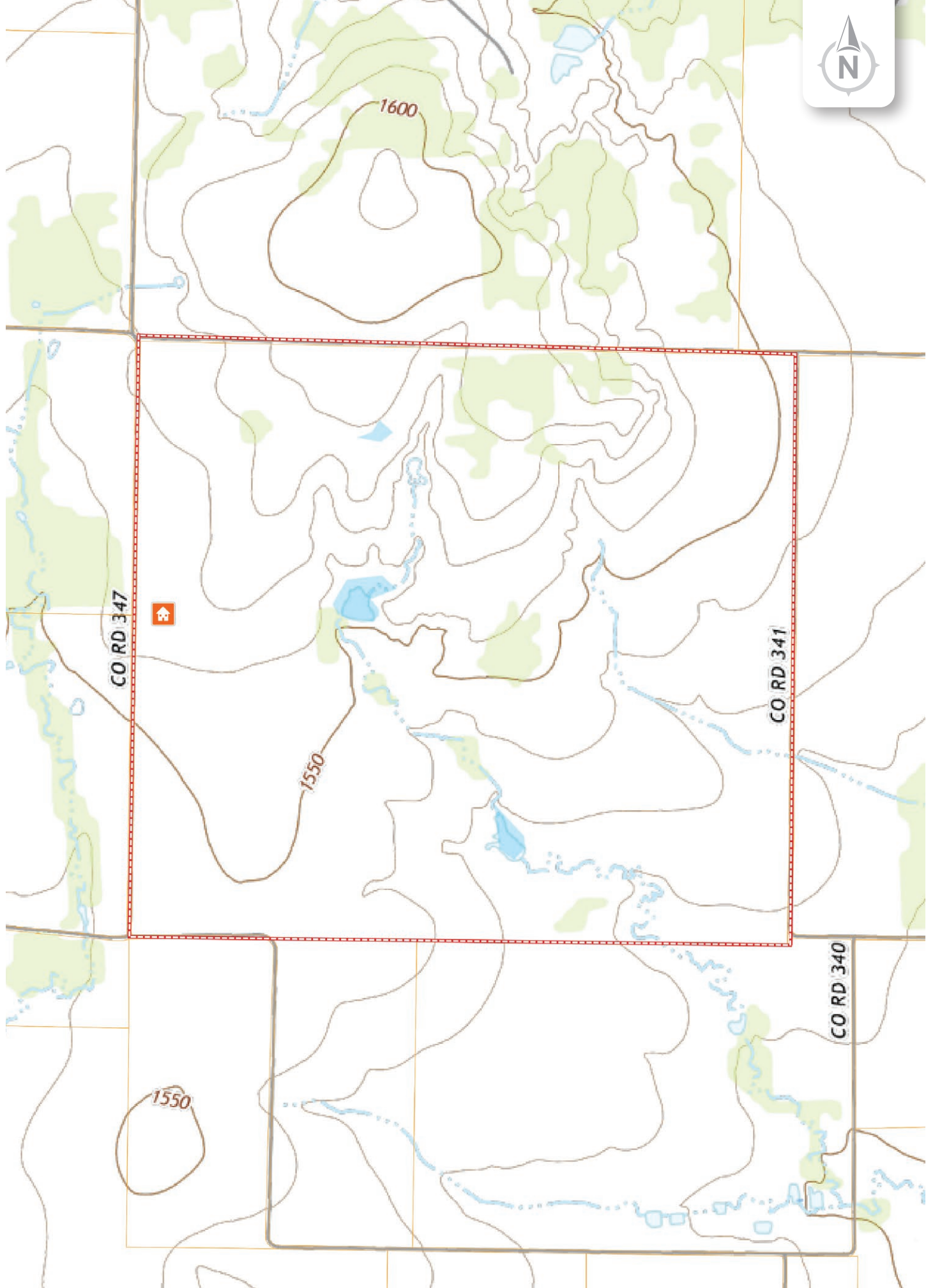
SMITH RANCH

Seymour

Benjamin



33.9126, -99.8218



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Scan QR Code for more details on the Smith Ranch.

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YouTube

