



From the intersection of Brown Rd and Hwy 60, go south on Brown Rd just over one mile to the NW corner of the property (the intersection of Gordon Cummings Rd will be on your right). As you continue south, the property lies on the east side of Brown Rd for approximately 1.5 miles.



Dry Creek Ranch 540 ± Acres in Canyon, TX

Offered for Sale at \$3,510,000.00



This is a rare opportunity to purchase an exceptionally unique property in a prime location.



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The beautiful Dry Creek Ranch is located southwest of Canyon, TX on Brown Road a little more than a mile south of Hwy 60, and is comprised of 540 ± acres of rolling grasslands containing two ephemeral creeks. Lying in one contiguous tract, the ranch has distinct topographical features that set it apart from the wide-open prairie surrounding it and approximately 1.5 miles of paved Brown Road frontage. Tierra Blanca Creek, on the northern portion of the property, is wide grass-filled drainage that eventually leads to the Palo Duro Canyon after continuing east through the property. A variety of grasses such as sacaton, side oats gramma, blue gramma, bluestem, and buffalo grass have supported a cow-calf herd for the current owners.



On the south end of the property the ranch name's sake, Dry Creek, winds from the south northward ultimately tying into the Tierra Blanca Creek after exiting the property. Throughout the property, there are several areas where caliche rock is visible on the surface; however, no commercial caliche mining has ever taken place on the ranch. There are active caliche mines in the area that may warrant further investigation from a new owner.

The ranch headquarters is a relic of Canyon history as it was once operated as the Brown Dairy. At the headquarters, there is a two-story main home in need of remodeling and a small bunkhouse that has had some recent updates. Remnants of the dairy operation also include three Quonset barns, several outbuildings, and the old milk barn. The current owners have utilized these structures for livestock shelter, storage, and a complete workshop. There are four non-working windmills on the property and a working submersible well at the headquarters that furnishes water for the livestock and homes. As an additional bonus, the entire perimeter fence is new five-strand barbed wire with pipe corner braces and is considered to be above average.



This property is ideally located and well suited for a variety of uses. A new owner could continue operating a successful small-scale ranching operation or considering the population growth Canyon continues to experience, this property is an ideal prospect for future housing development. The sellers will convey all owned minerals and 100% of the commercial water rights.

Offered at \$3,510,000 or \$6,500 per acre, this is a great opportunity for a new owner to purchase an exceptionally unique property in a prime location with tremendous potential.



Call today for a personal tour of the Dry Creek Ranch. (806) 341-1515

