

Big Sky Ranch

50± acres | \$395,000 | Albany, Texas | Callahan County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Big Sky Ranch

Property Description

Big Sky Ranch is a very special 50± acre property located in the northernmost portion of Callahan County on the west side of Moran, Texas and 12 miles south of Albany, Tx.

This small property is right in the middle of prime hunting country with very little hunting on the ranch in the past. Deer, hogs, and the occasional turkey call the ranch home. Bobwhite quail are also available in years the area has a good quail population. The property has never been commercially hunted or leased out. Large neighbors keep the pressure low on all the game species.

The ranch has county road frontage on CR 319 along the entire western boundary. The county road is very well maintained, and a water line runs along the road with a water meter available.



The property has been operated as a cow/calf operation for the last 100 years. Very few cattle have been on the ranch leaving the grass turf in excellent shape. Huge Oak trees and scattered mesquites cover the hills and lower areas of the property. Recently the current owner has had a bulldozer go along all the fences and roads to clear and smooth all transportation lanes.

The owner has brought electricity to the property and secured the availability of a water meter. The owner will also put up a new 5-strand barbed wire fence along the southern boundary. Additional acreage is available to the south if 50 acres is a little small.



















Improvements

There are no existing improvements on the property.

Minerals

A city water meter is available supplied by Fort Griffin Water Co. Hunting should be great as little pressure has ever been placed on the ranch. Deer, hogs, turkeys, and quail are available in season. The ranch is a blank slate on where you want to put in your food plots, feeders, and a possible new lodge.

Price

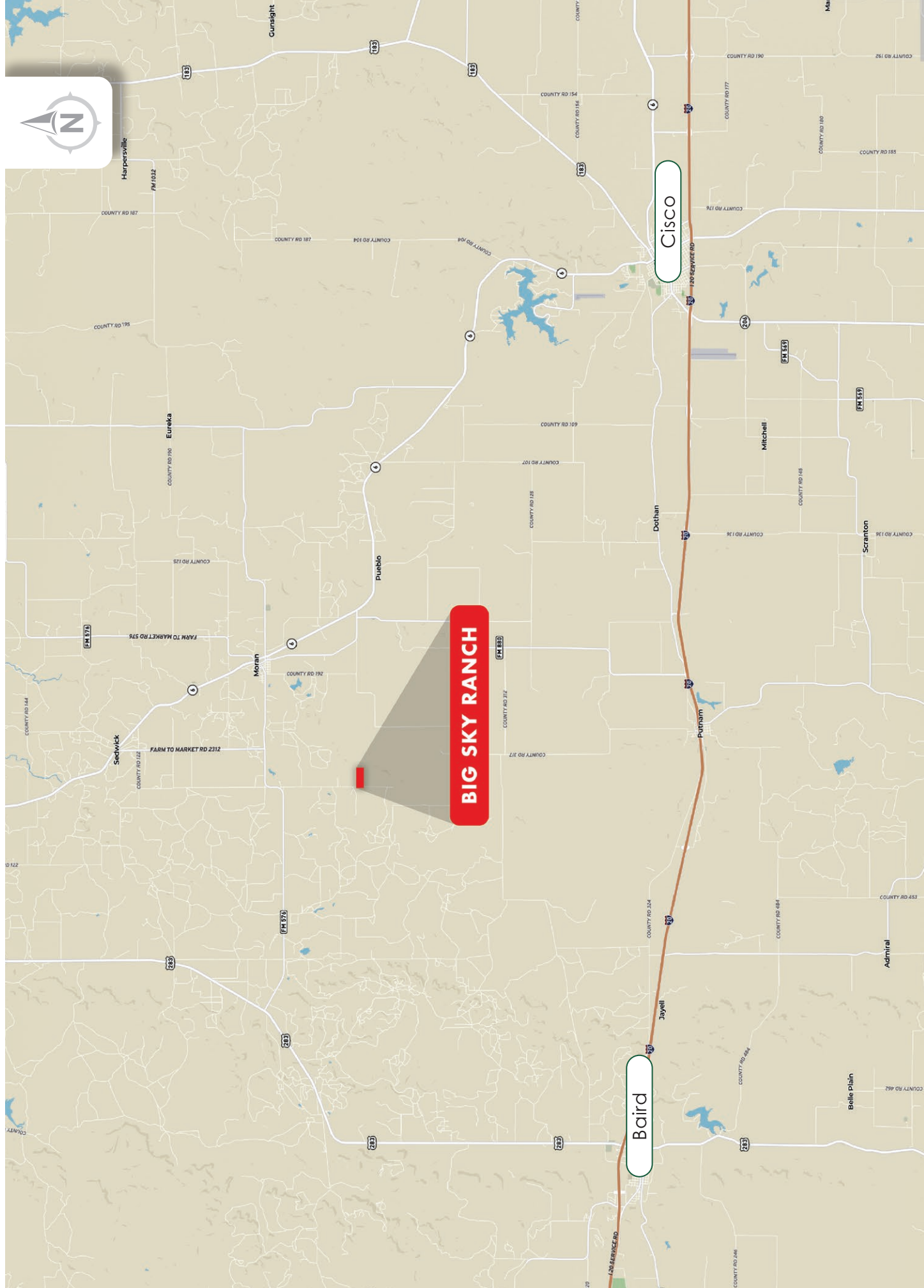
\$395,000 • \$7,900 per acre

Remarks

If you would like to find a small, manageable place for you and your family to enjoy, this little place may fit the bill.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.

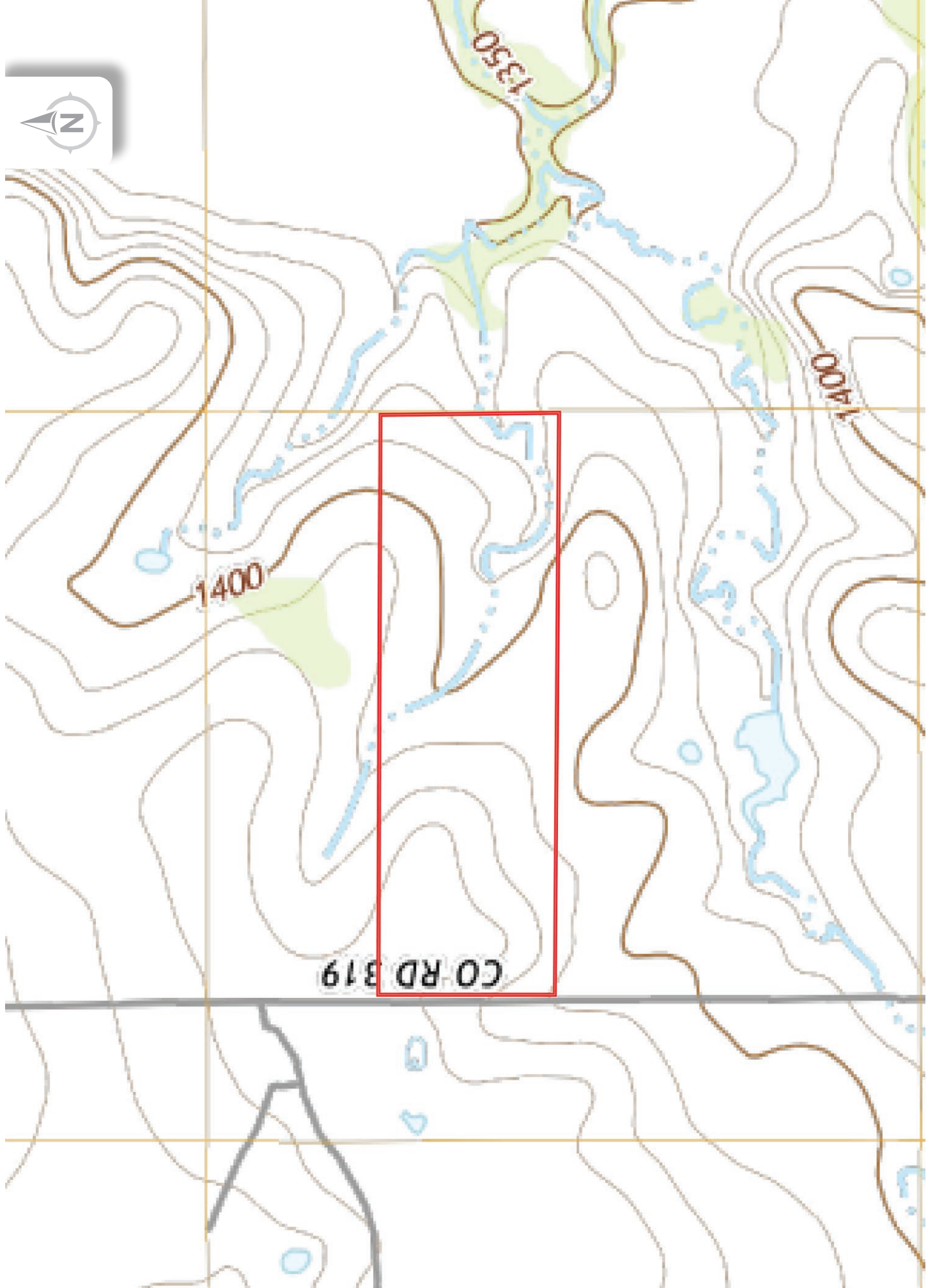






COUNTY RD 319 COUNTY RD 319 COUNTY RD 319 COUNTY RD 319 COUNTY RD 319 COUNTY RD 319 COUNTY RD 319 COUNTY RD 319

32.5072, -99.2198



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Layne Walker

Real Estate Broker • TX

(214) 244.6484

layne@csmanson.com



Scan QR Code for more details on the Big Sky Ranch.

(806) 763.5331

chasmiddleton.com



YouTube

