

Rockin 3W Ranch

143± acres

| \$525,000

| Vernon, Texas

| Wilbarger County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Rockin 3W Ranch

We are proud to have the exclusive listing on the 143± acre Rockin 3W Ranch in Vernon, Texas. This outstanding recreational, hunting, horse and cattle ranch is located just north of town off of gravel County Road 97N.

Topography

The topography of the ranch is mostly level to gently rolling with a monoculture of WW- B Dahl Grass.

There is very little to no brush on the ranch.





Water Features

The Rockin 3W Ranch is considered to be very well watered. It is on the Red River Rural Waterline which provides household water as well as livestock water. Additionally, there are three earthen stock tanks that provide supplemental livestock water as well as being stocked with fish.







Improvements

Improvements on the Rockin 3W Ranch consist of a brand-new large shop/horse barn. The barn is of metal construction with a concrete floor and two large garage doors on the west end. The barn is fully insulated and has a bathroom along with washer and dryer hookups. There are large overhangs off the north and south sides. The south side has 5 horse stalls with fans, and the north side is covered and features a concrete floor with electricity, water and sewer hook-up for an RV. There is also a separate feed room off the back side of the barn that features a roll-up door.

The ranch is fenced and cross-fenced into multiple pastures. The fences are considered to be in very good condition.









Hunting • Wildlife • Recreation

Hunting on the ranch is good with game species that include dove, quail, whitetail deer, and hogs.

There is one corn feeder that will convey with the ranch.

Price

\$525,000 • \$3,671.33 per acre

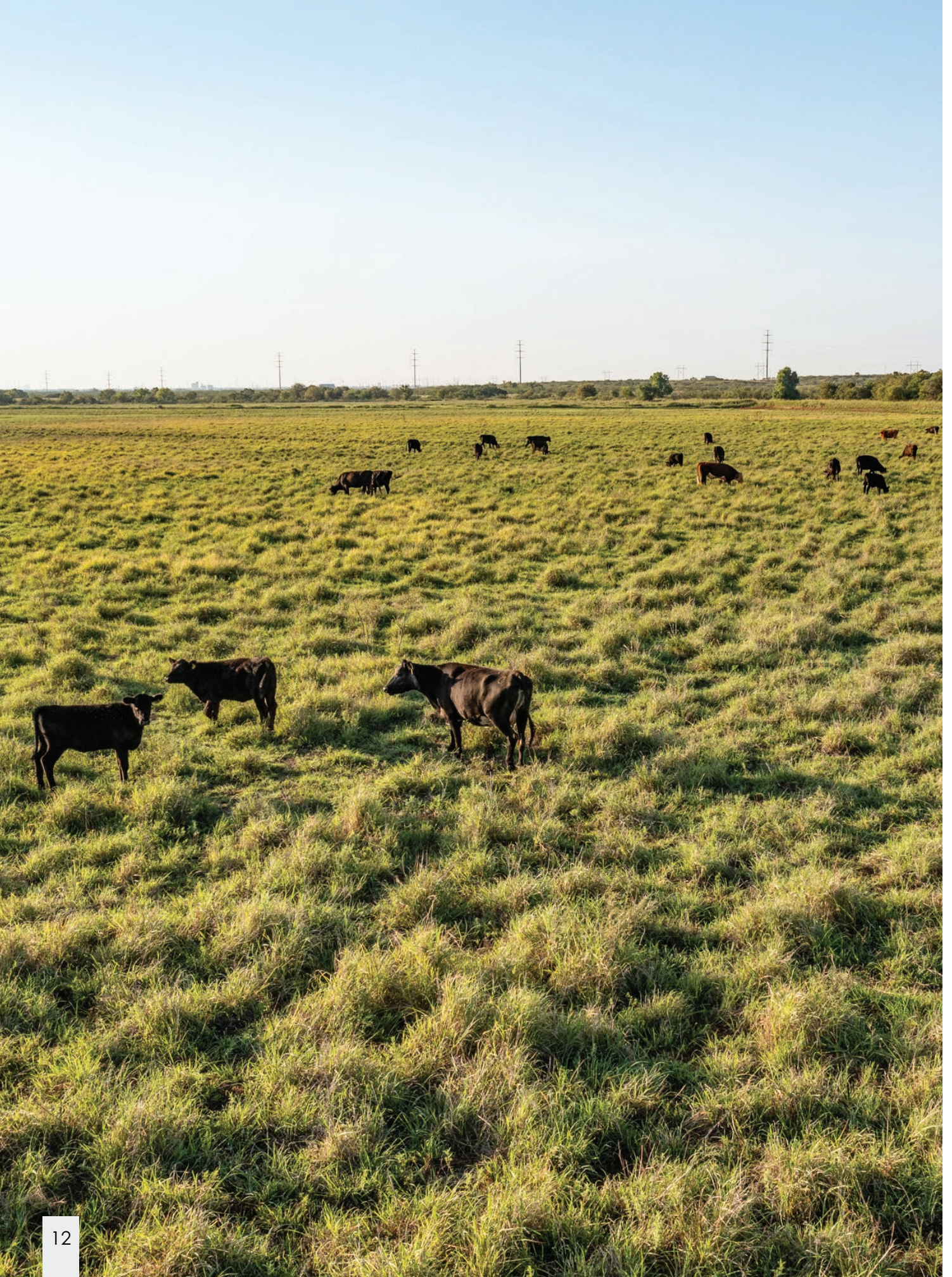
Brokers Comments

If you are looking for a place in the country to build your dream home with plenty of room to roam, with good hunting, fishing, grazing for horses and cattle, and horse facilities, please give the Rockin 3W Ranch your full consideration.

For more information, or to schedule a showing
please contact Brendan Garrison at (806) 790-5900.

This ranch is exclusively listed by Chas. S. Middleton and Son, LLC.





OKLAHOMA



TEXAS

ROCKIN 3W RANCH

Chillicothe

Vernon



ROAD 97N

COUNTY ROAD 97N

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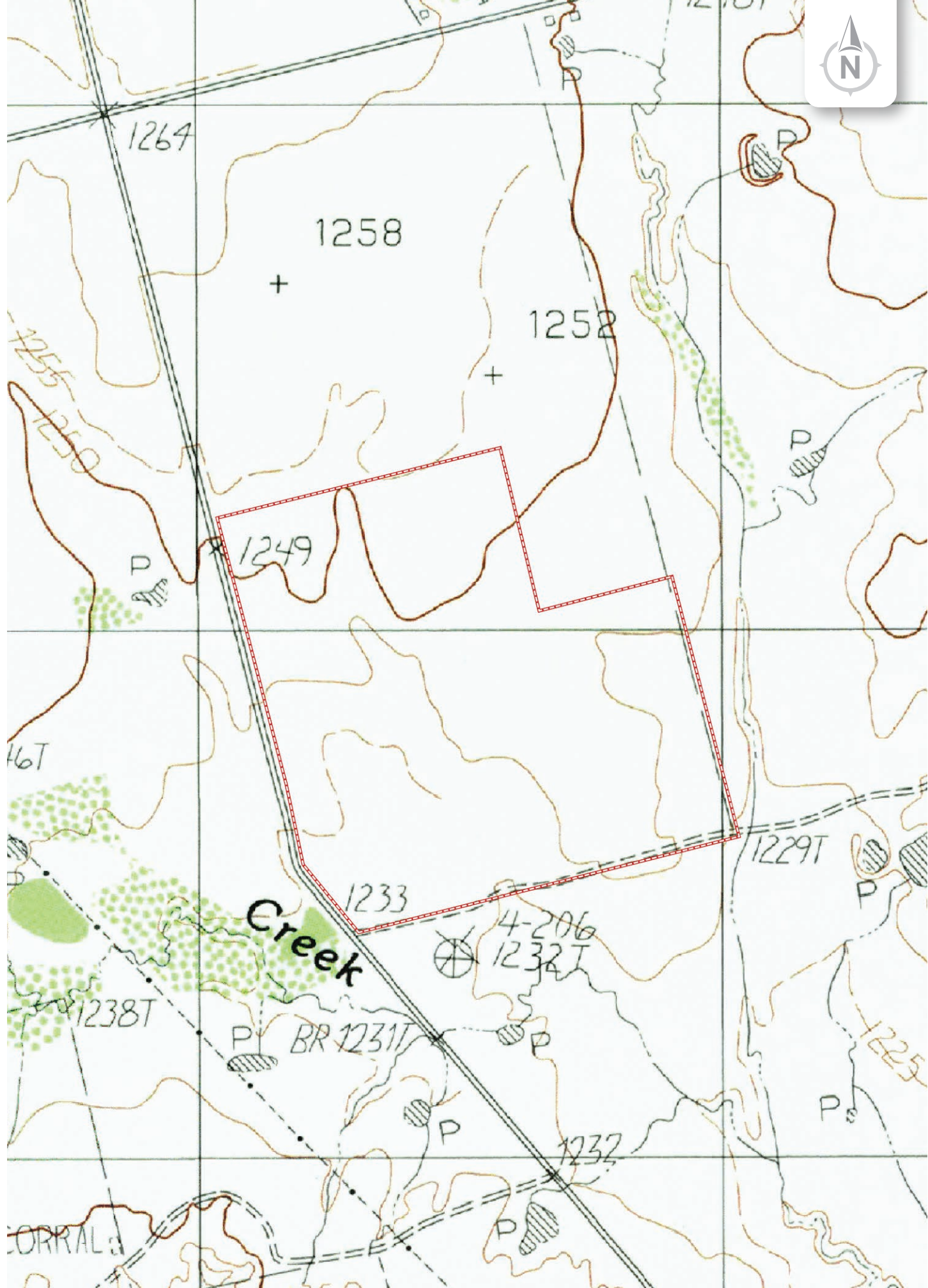
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34.2248, -99.3442



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Scan QR Code for more details on the Rockin 3W Ranch.

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YouTube

