

King County Nash Ranch

640± acres | \$1,120,000 | Paducah, Texas | King County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

King County Nash Ranch

Property Description

This 640± acre ranch is located in King County, Texas some 20 miles north of Guthrie and 20 miles east-southeast of Paducah. Lubbock is 105 miles to the west and Amarillo lies 150 miles to the northwest. This ranch is accessed by paved Farm-to-Market and County Road frontage.

The highly productive soil type supports a rich diversity of brush and shrub species that include hackberry, mesquite, with occasional shin oak as well as stands of post oak. Ground cover offers a mixed species selection that includes, blue grama, sideoats grama, silver bluestem, sand sage, bermuda, and a variety of other species. The mixture of plant and shrub species offers fine habitat for whitetail, feral hogs, and bobwhite quail.

There are no improvements on the property.





Wildlife • Hunting

Whitetail deer is the predominate species of native game inhabiting the property although in favorable years, the habitat is supportive of bobwhite quail numbers. Feral hogs, coyotes, and bobcats roam at will through the undulating landscape as brush density varies, allowing semi open savannah acreage.





Utilities • Fencing

Water supply for the property sources from the Cottle/King County Water Co-op and electricity is available via power lines that extends into the interior of the property via FM 3416 that borders the full extent of the southern boundary of the property. FM 1168 parallels the west boundary and CR 202 extends along the northern boundary fenceline. Exterior fence on the west boundary is excellent while the north boundary will require upkeep. The east and south fences are in fair condition.

High Speed Internet is available for future owners who might consider home construction or simply a weekend getaway for recreational endeavors but find it necessary to maintain excellent internet connection.











Price • Minerals

This property is offered at \$1,750 per acre.

With a good offer, some mineral rights will be conveyed, while
wind and solar rights will be conveyed in the sale.

Please feel free to call Wyman (940) 256.8932 or Sylinda (806) 392.5396
at any time for more information or to schedule an inspection of the property.







Matador

Paducah

**KING COUNTY
NASH RANCH**

Dickens

Guthrie



COUNTY RD 241

COUNTY RD 202

CR 1168

CR 3416



33.8098, -100.2726



CO RD 460

FM RD 1168

COTTLE CO
KING CO

3000

CO RD 241

1850

CO RD 202

2061

1900

CR 1168

1850

W

FM 1168

CR 3416

FM 3



1850

Farrer Cr

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Scan QR Code for more details on the King County Nash Ranch.

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YouTube

