

Deep Creek Ranch

260± acres | \$1,295,000 | Albany, Texas | Callahan County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Deep Creek Ranch

Property Description

The Deep Creek Ranch, which is 260± acres, is located in far northern Callahan County just south of the Shackelford County line. 12 miles south of Albany, Texas, and 5 miles west of Moran, Texas puts this ranch right in the middle of a great hunting area. Deer and quail hunting should be some of the best in west Texas as the ranch has never been commercially hunted with very light hunting from past owners.

The ranch has county road frontage on CR 319, on the entire western boundary of the property. The county road is very well maintained. Once you leave the property you are approximately 35 miles to Abilene, 90 miles to Weatherford, and 120 miles to Ft. Worth.

The property has been operated for the last 100 years as a cow/calf operation. There have been very few cattle on the ranch for the last 5+ years which is reflected in the great grass and turf coverage. Deep Creek, a large all-weather creek, runs the length of the ranch in a north/south direction. There are large holes of water up and down the creek even when it is not running. Huge oak trees can be found scattered across the hills with Mesquite trees covering the rest of the ranch.

A single water meter will be available to the new owner. Electricity is very close to the property and a new division fence would be needed on the north boundary of the property.

There are no existing improvements on the ranch.









Hunting • Wildlife • Recreation

Hunting on the ranch is very good. The deer have had no pressure for many years. The property is surrounded by large ranches which helps the game management. Quail hunting in good years should be as good as it gets in the area. Several pairs of bobwhites have been seen recently. Hogs and turkey are also frequent in the area. Dove hunting is also good in season. Fishing along the creek is good as well.











Water Features

This ranch is considered to be well watered. Deep Creek provides water for stock and wildlife the entire length of the property and city water will also be available from a water line running along the county road.

Remarks

If you are looking for a small recreational ranch close to the Metroplex, you need to come see this place for yourself. With a blank slate, you can build your own personal hunting and or cattle ranch along with your dream improvements, either for full-time occupancy or a family weekend getaway. Restaurants, great schools, and a beautiful downtown can be found in Albany, Texas only a 15-minute drive to the north.

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



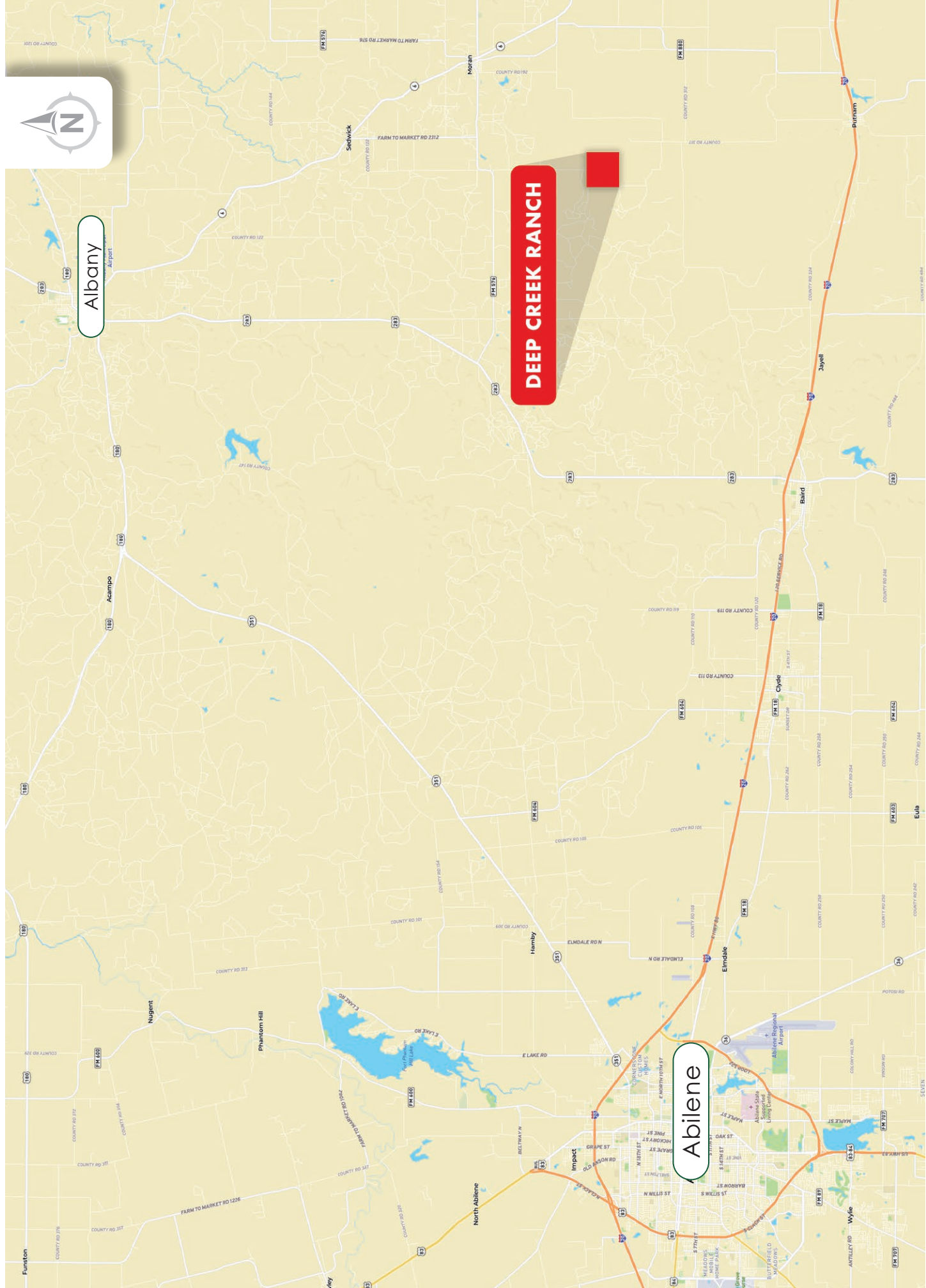


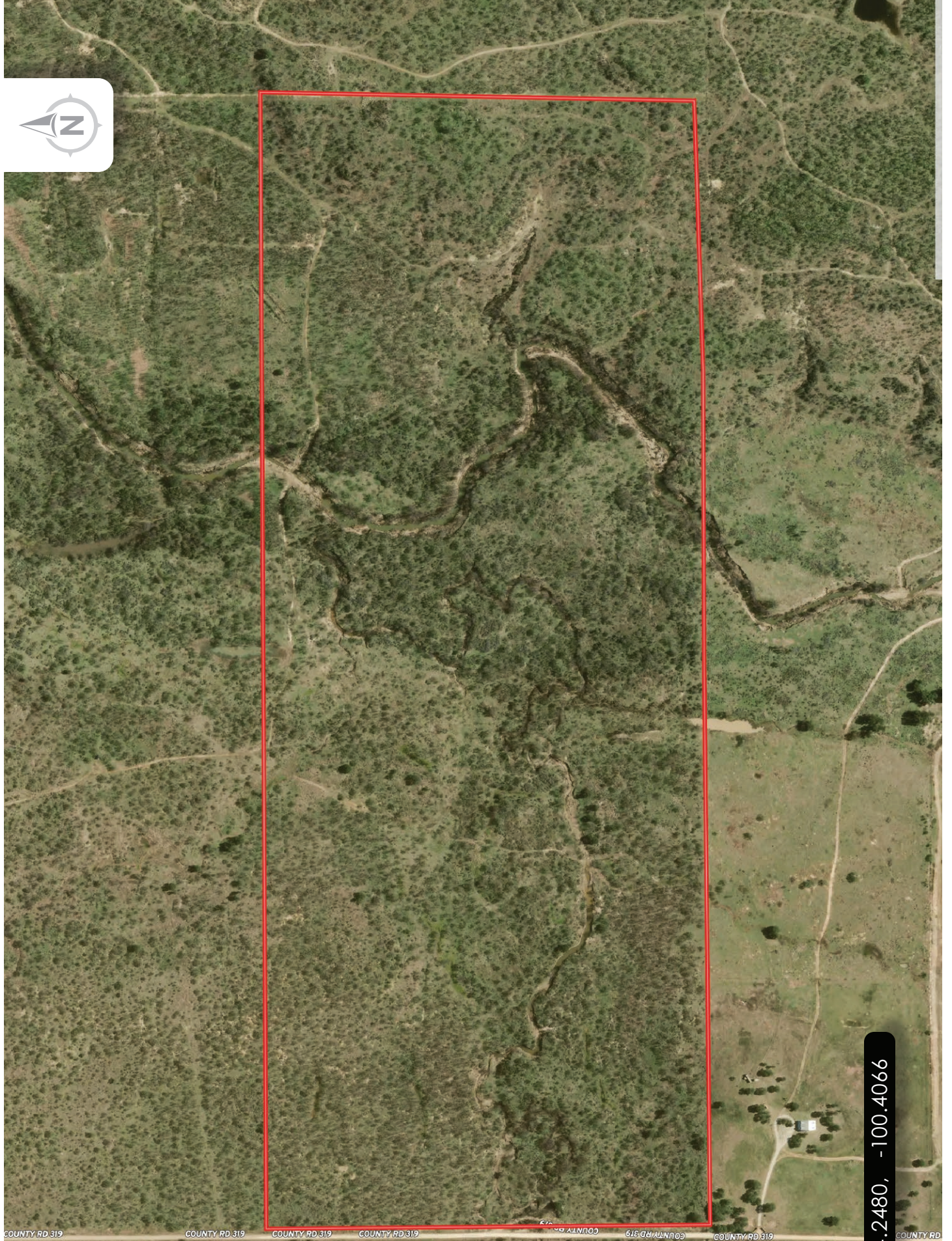


Albany

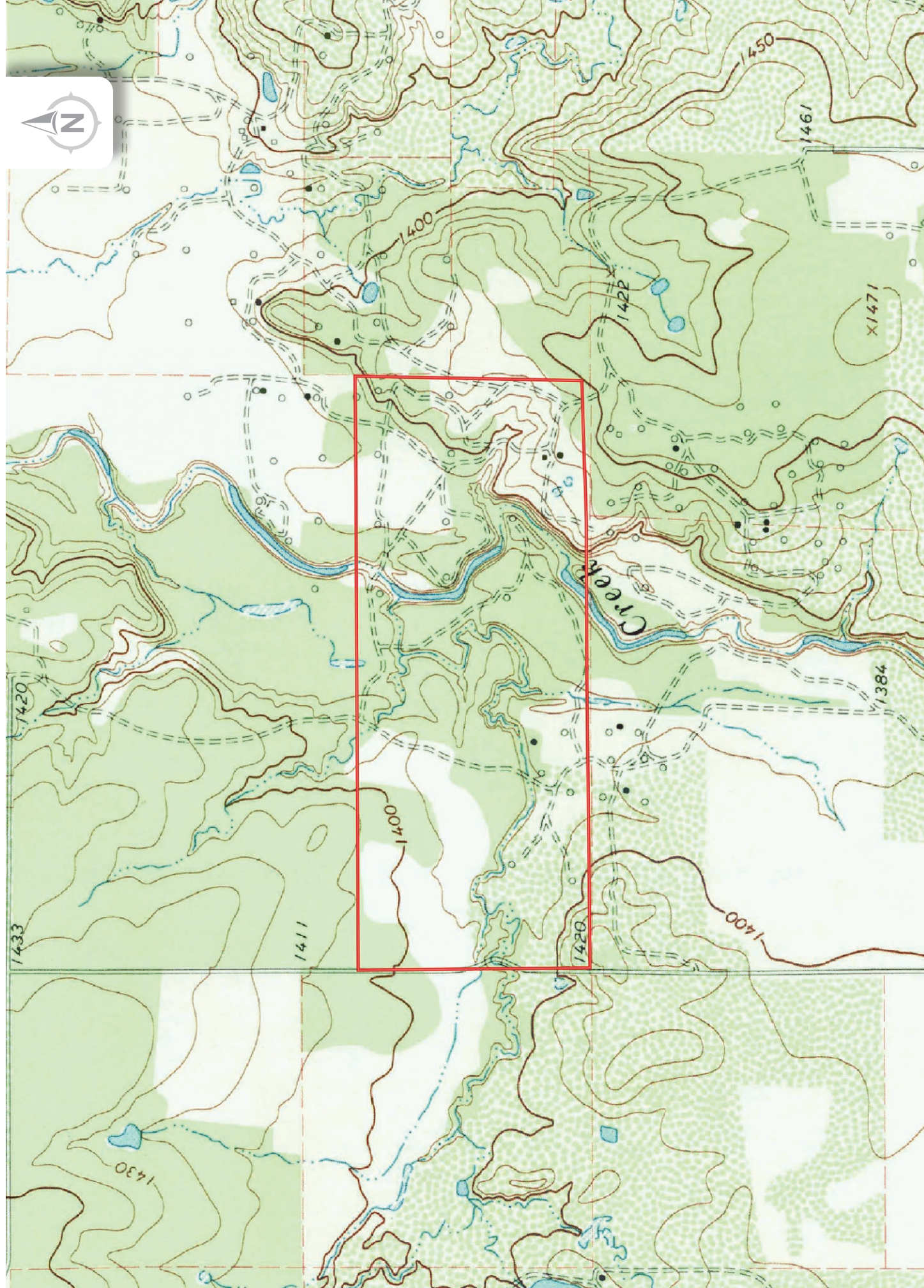
DEEP CREEK RANCH

Abilene





34.2480, -100.4066



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Scan QR Code for more details on the Deep Creek Ranch.

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YouTube

