

Flat Top Mountain Ranch

1,920± acres | \$9,504,000 | Albany, Texas | Shackelford County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Flat Top Mountain Ranch

We are proud to have obtained an exclusive listing on the Flat Top Mountain Ranch, a diverse recreational and livestock ranch located in highly sought-after Shackelford County, Texas.

Location

The Flat Top Mountain Ranch is an exceptional offering, well located approximately 10 miles southeast of Albany and 7 miles north of Moran, in eastern Shackelford County. The ranch has very good road frontage and access along FM 576, FM 601, and CR 141.



Property Description

The Flat Top Mountain Ranch includes a good variety of terrain features. The topography is level to rolling, and several shallow seasonal drainages traverse the property. Flat Top Mountain is found in the southern part of the ranch. With an elevation of 1,422 feet, this area landmark is approximately 100 feet above the surrounding countryside.

The ranch has not been grazed in several years and has an excellent turf of native grasses, consisting primarily of bluestem. Mesquite is the dominant brush, with live oak, hackberry, and other hardwoods scattered throughout the ranch. Areas of the ranch have been selectively cleared in past years. The ranch also includes two game food plots and good perimeter fences.









Structural Improvements

The Flat Top Mountain Ranch is very well improved. The ranch house is a limestone rock structure with a metal roof. The interior includes two bedrooms and two baths. The home was recently remodeled and includes wood panel walls, granite countertops, and a brick fireplace all providing a rustic and cabin-like feel to the home.

Adjacent to the ranch home is a 30x50 metal barn with a 20-foot overhang. The barn includes electricity, a rollup door, and two walk-through doors.







Water Features

The Flat Top Mountain Ranch is very well watered. A rural water tap provides domestic water to the structural improvements. Surface water features include 8 earthen tanks, which provide for excellent fishing and waterfowl hunting opportunities.













Hunting • Wildlife • Recreation

The recreational opportunities of the Flat Top Mountain Ranch are excellent with quality white-tail deer, hogs, waterfowl, quail, and dove. The earthen tanks provide excellent fishing opportunities.

Resources

This ranch is offered for sale on a surface-only basis; however, all rights associated with alternative energy production, such as wind and solar energy, will be conveyed.







Price • Remarks

The Flat Top Mountain Ranch represents some of the best Shackelford County has to offer. Ranches of this size are seldom offered for sale in this area. This ranch truly has all the parts with its diverse terrain characteristics, water features, and improvements. This is a rare turn-key offering that can be enjoyed and operated from day one.

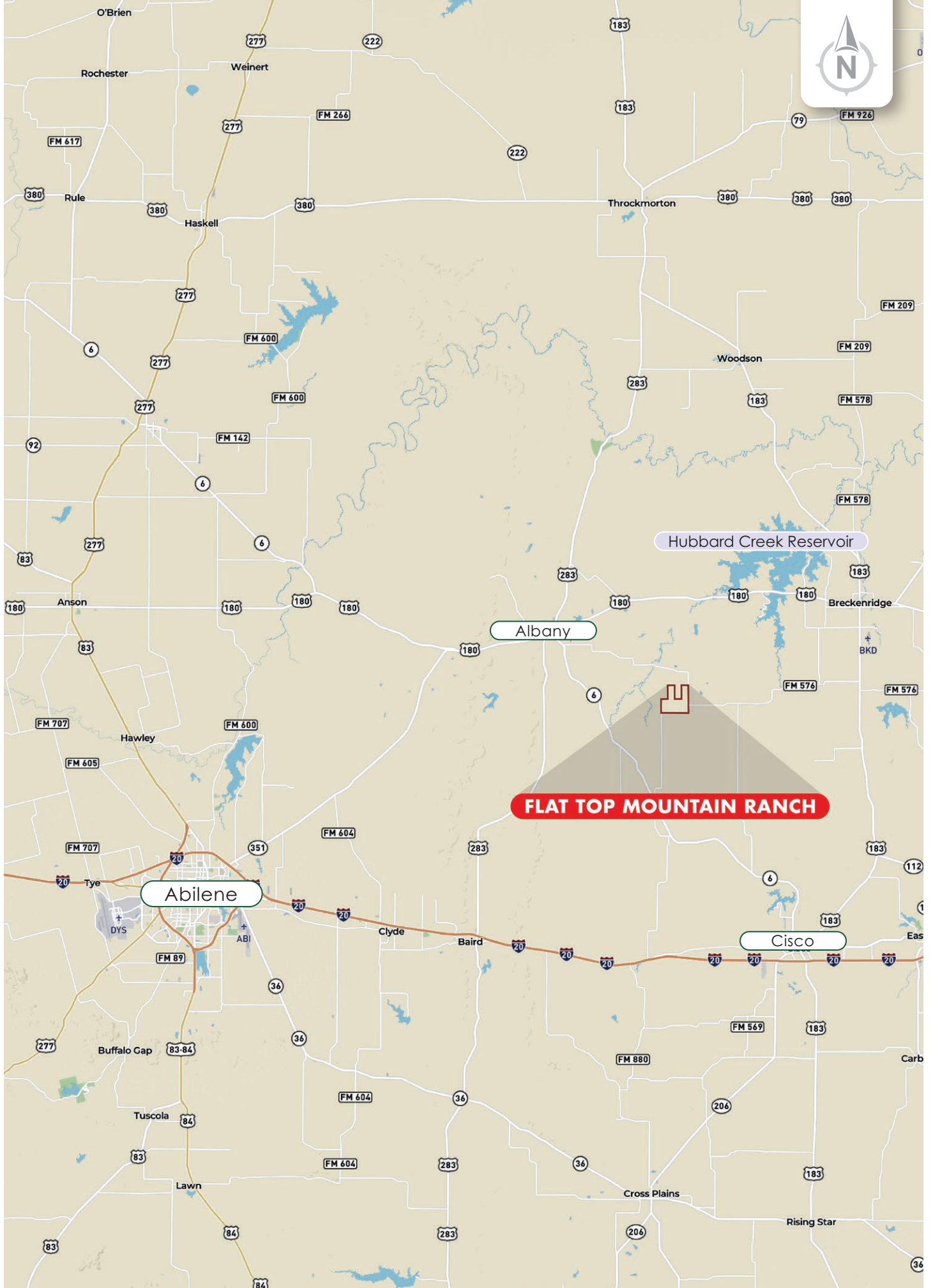
This ranch is located in an area with good historical land appreciation. Coupled with the ample road frontage on three sides, the Flat Top Mountain Ranch has the potential for an excellent investment opportunity. If you are looking for the perfect recreational/investment property, look no further than the Flat Top Mountain Ranch.

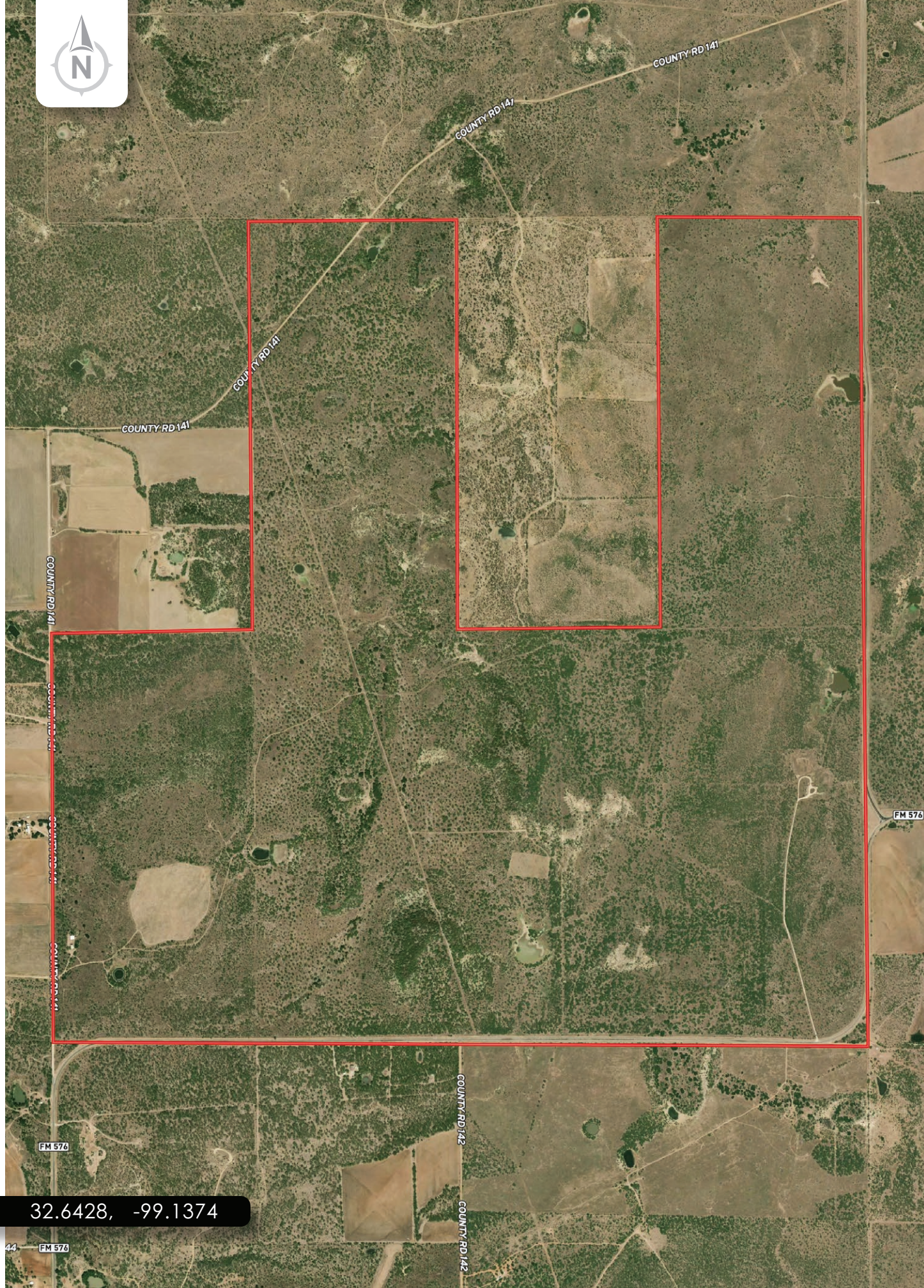
This outstanding ranch is reasonably priced at \$4,950 per acre.

For more information or to schedule a showing,
please contact Chad Dugger at (806) 773-4749 or Layne Walker at (214) 244-6484.

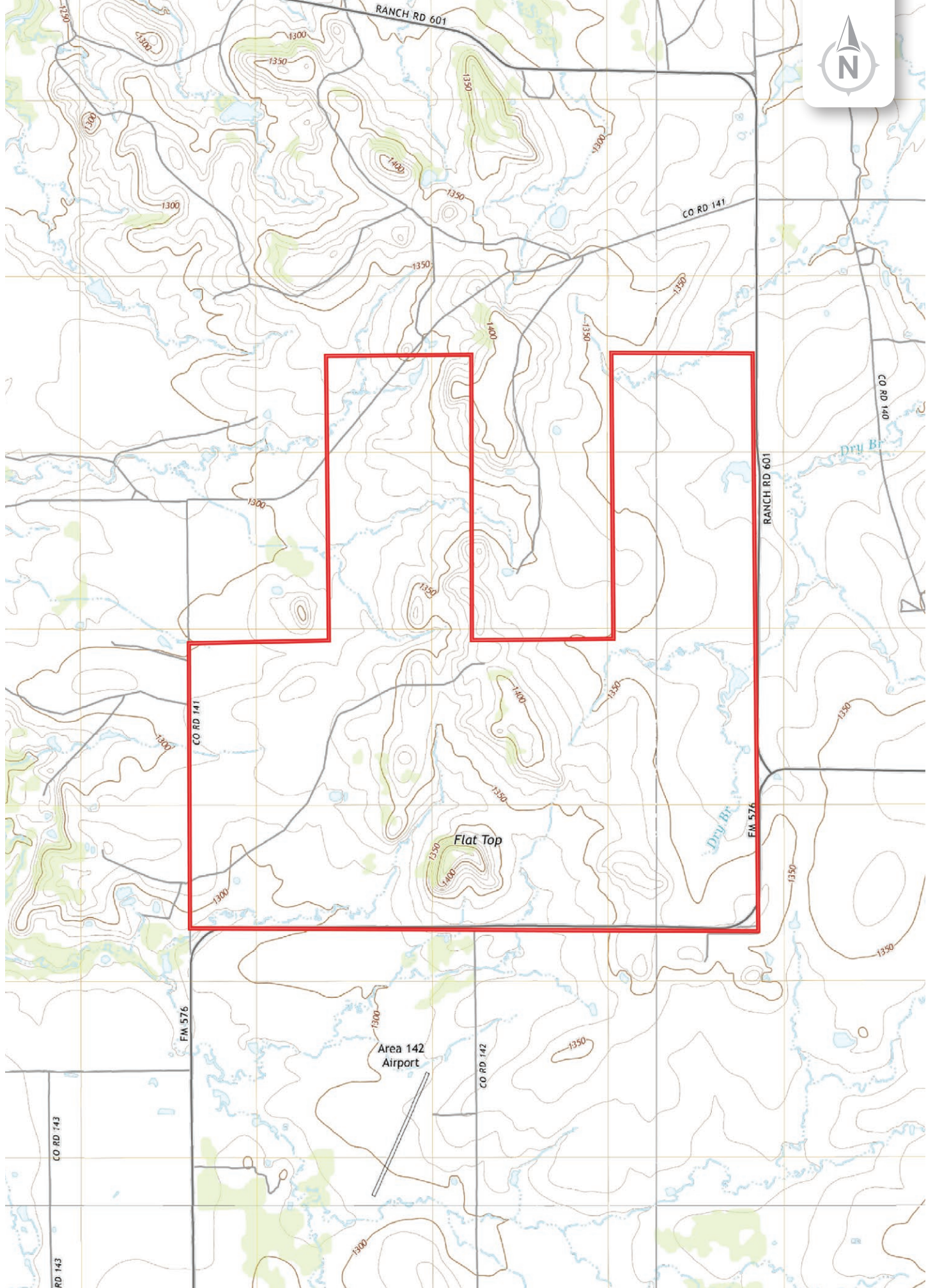








32.6428, -99.1374



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Scan QR Code for more details on the Flat Top Mountain Ranch.

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