

Little Red River Ranch

1,250± acres | \$1,656,250 | Estelline, Texas | Hall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

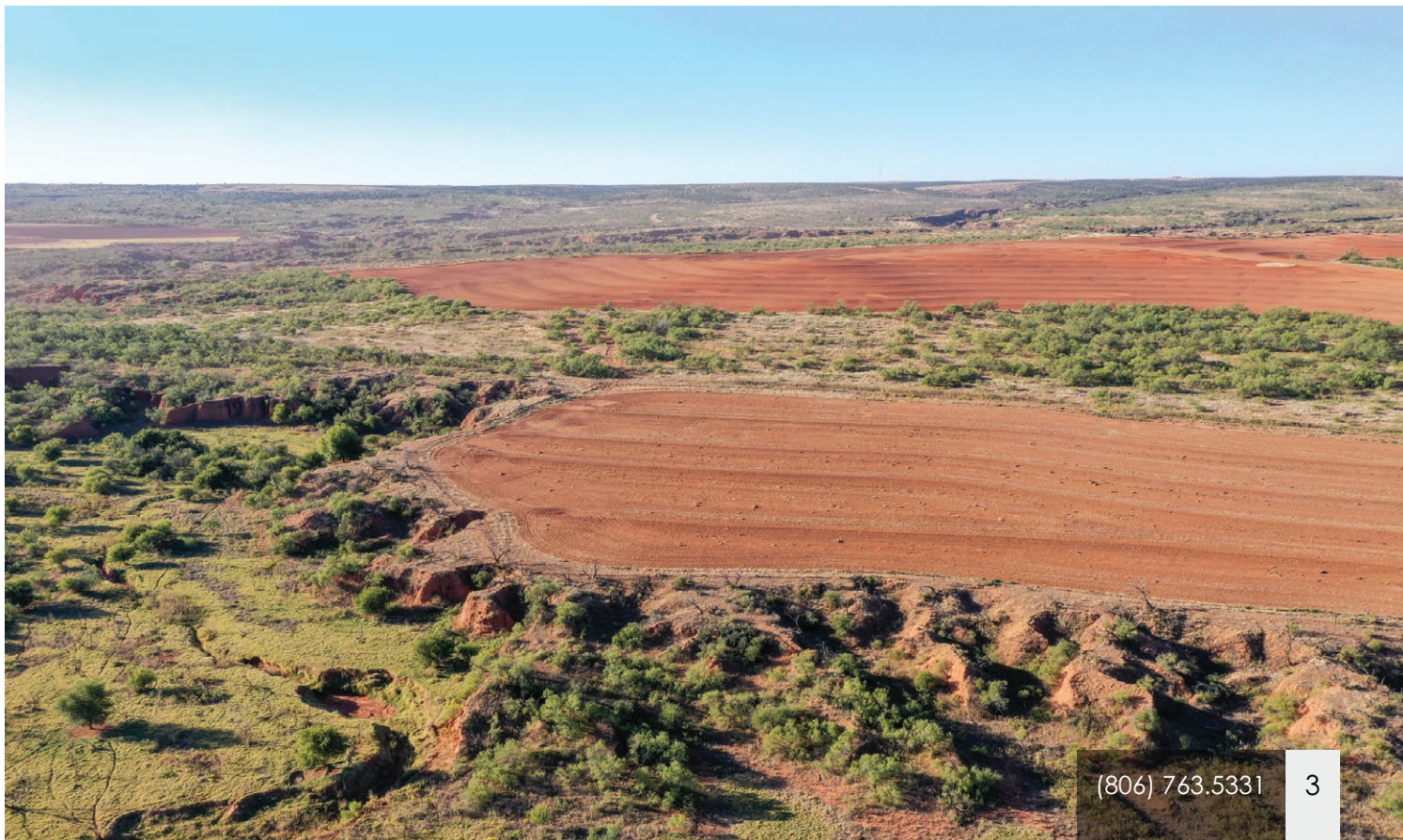
Little Red River Ranch

We are proud to have obtained an exclusive listing on a diverse recreational and production agriculture ranch located in Hall County, Texas, the Little Red River Ranch.

Location

This exceptional offering is well located approximately 12 miles northeast of Turkey and 17 miles west of Estelline, in central Hall County. The ranch is conveniently located at the northeast corner of FM 657 and County Road P. County Road P extends along the south boundary.







Property Description

The ranch includes an outstanding variety of terrain features. The topography is level to rolling, breaking to the Little Red River. The Little Red River is a prominent seasonal drainage fronting the north property boundary for approximately 2.75 miles. The river bottom country is brushy, providing awesome game habitat. Two other deep drainages with brushy native pastures traverse the ranch, draining to the Little Red River.

The ranch includes approximately 550 of cultivation. The cultivated acreage is divided into several fields and intermingled with the native pasture and draws offering corridors through which game travel. The cultivated acreage provides an income opportunity to the ranch through wheat pasture grazing, cotton, hay, or a combination thereof. These fields can also be a magnet for area wildlife if seeded to wheat or other mixes for game food plots.











Water Features

The Little Red River Ranch is well watered. Seasonal holes of water are found along the river. Other surface water features include earthen tanks. Livestock water is provided by one well equipped with an electric submersible pump as well as a rural water tap located at the southwest corner of the ranch.











Hunting • Wildlife • Recreation

The recreational opportunities of the Little Red River Ranch are excellent with a rare combination of mule deer and whitetail deer common to the property, as well as turkey, hogs, quail, dove, and varmints.



Resources

This ranch is offered for sale with 25% of the seller's owned minerals, if any. All rights associated with alternative energy production, such as wind and solar, will be conveyed.



Price • Remarks

The Little Red River Ranch truly has all the parts with its diverse terrain characteristics ranging from income-producing dry cropland to extensive native pasture and river bottom. If you are looking for the perfect recreational and income-producing agricultural property, look no further than the Little Red River Ranch. This outstanding ranch is reasonably priced at \$1,325 per acre.

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







Amarillo

Canyon

Memphis

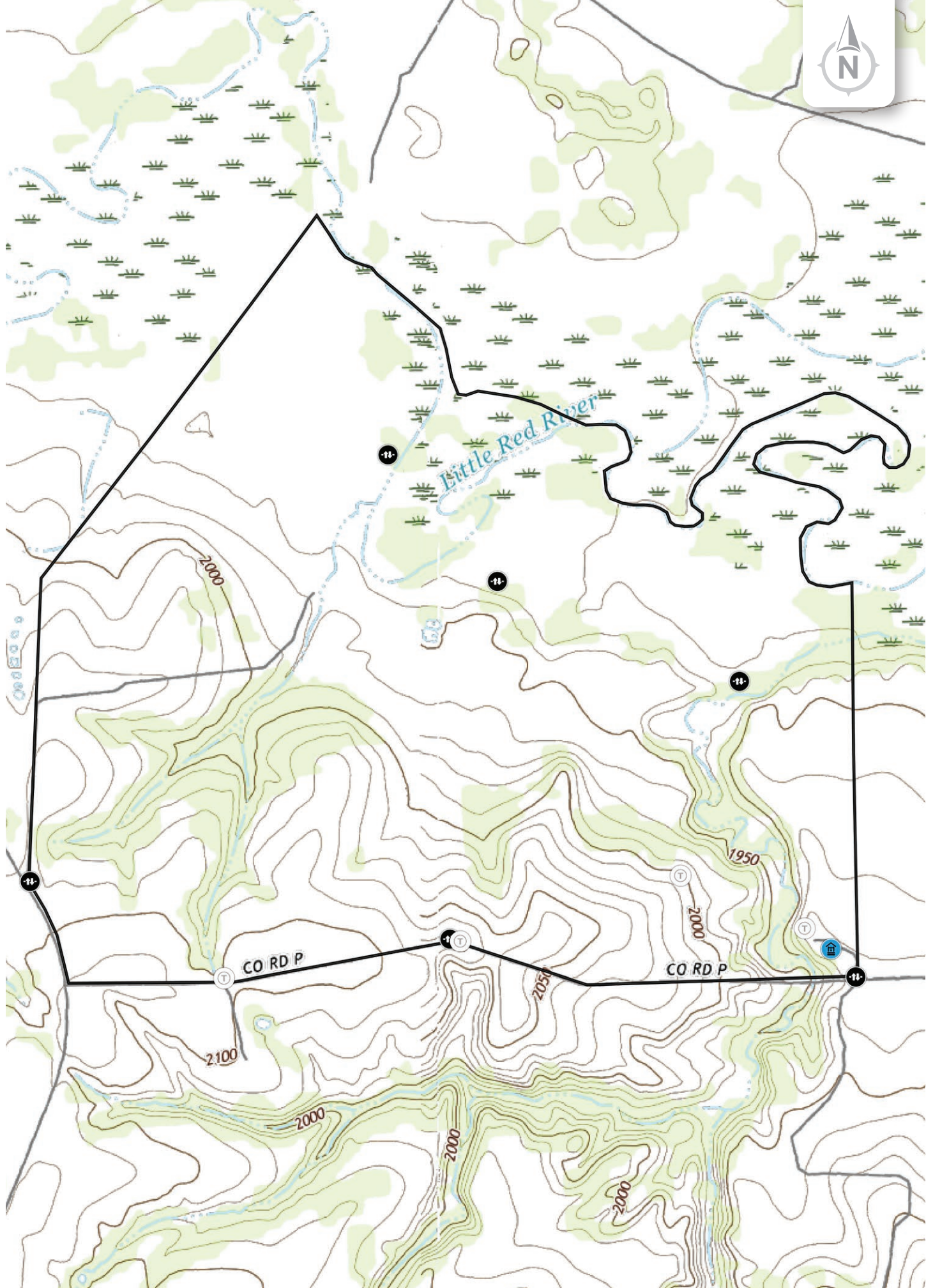
LITTLE RED RIVER RANCH

Turkey

Plainview



34.5308, -100.7496



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