

# 114 acre Cattle & Recreational Ranch

114± acres | \$188,100 | Memphis, Texas | Childress County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# 114 acre Cattle & Recreational Ranch

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We are pleased to offer this 114± acre cattle ranch and recreational property in Childress County, Texas.

## Location

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This eastern Texas Panhandle ranch is located approximately 11 miles southeast of Memphis, or 16 miles northwest of Childress Texas. It is a short 1 hour and 30-minute drive from Amarillo, and about a 2 hour drive from Lubbock or Wichita Falls.

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## Topography

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Approximately 84 acres was previously in farmland and contains mostly level soils and topography. This tract has been allowed to go back to native grasses and could easily be put back into cultivation, if desired.

The balance of land, consisting of approximately 30 acres, is native short grasses with a very good cover for wildlife. The entire 114± acre ranch property is an excellent small hunting ranch with ample wildlife and cover.

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## Improvements

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There are no structural improvements of value on the property. There is an old homesite on the property and single-phase electricity is provided along the south side and leading up to the submersible livestock well in the center of the ranch. Fences are considered overall in fair condition.

Irrigation is in the area, and center pivots are located on the north, south and west sides of the ranch. There is an old irrigation well on this property that at one time was used with side-roll irrigation. The well is now being used for livestock water. Irrigation potential for this farm is unknown, but could be investigated by the buyer to determine feasibility.

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## Resources

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All owned mineral and wind energy rights will convey to the new owner.

## Wildlife • Hunting

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Large ranches join this property to the east, and whitetail and mule deer are found in this area of the Panhandle. Other game animals observed include dove, quail, hogs, and predators. Numerous turkeys were noted during property inspections as well as numerous bob white quail calls.

## Remarks • Price

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This 114± acre ranch property can serve as a good real estate investment with ranching opportunities, hunting, and recreational appeal. Wildlife is abundant in this area of the panhandle. The ranch is reasonably offered at \$1,650 per acre.

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Call Clint Robinson at (806) 786-3730  
for more information or to schedule a private showing.



*The information contained herein is believed to be correct. However, Charles S. Middleton and Son, LLC, does not warrant for its accuracy. It is the buyer or buyer agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany his/her prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son, LLC.*





Amarillo

Memphis

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Plainview

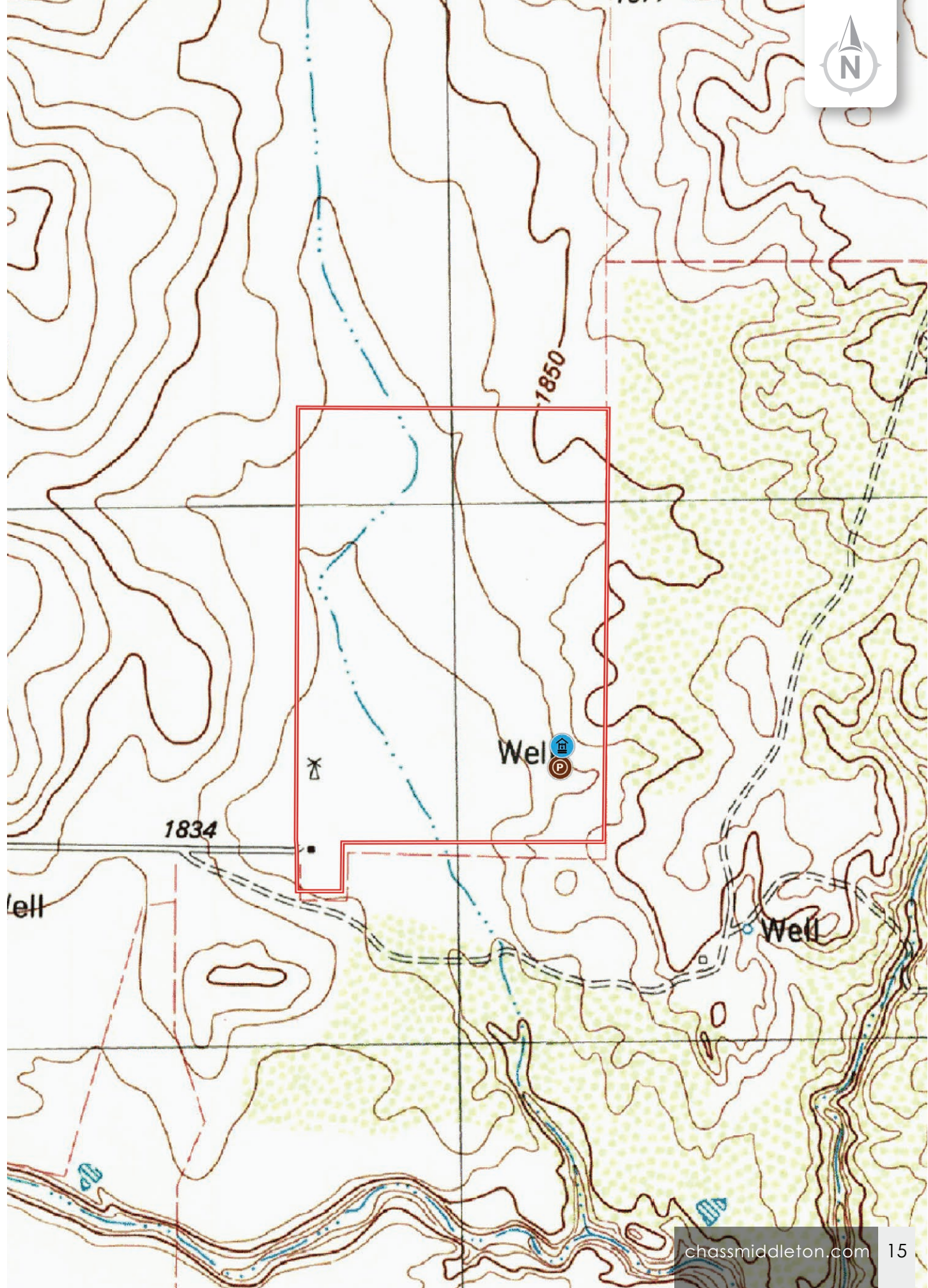
Lubbock





34.6486, -100.3862







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