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Canyon Creek Ranch | Paducah, Texas | \$3,493,312.50



Executive Summary

Canyon Creek Ranch is located in northwest Cottle County, approximately 13 miles northwest of Paducah and six miles south of Cee Vee. County Road 176 along the northern boundary provides access, making it easily reachable while maintaining a sense of seclusion.

The ranch boasts a diverse scenic topography characterized by upland pastures cut by meandering draws and seasonal creeks. This varied landscape enhances the ranch's visual appeal and offers numerous outdoor activities, such as hunting, hiking, horseback riding, wildlife observation, and many others.

The brush cover on Canyon Creek Ranch is excellent, providing vital habitat for a variety of wildlife species. The hunting prospects here are particularly promising, with one-and-a-half miles of boundary adjoining the expansive 28,000-acre Matador Wildlife Management Area (MWMA). The ranch is home to whitetail, mule deer, and an array of other game, including dove, quail, and various varmints. This makes it an ideal destination for hunting enthusiasts and nature lovers alike.

The ranch is served by rural water, ensuring reliable access to water for both livestock and wildlife. Additionally, there are two wells on the property and seasonal water holes throughout the multiple bottomlands.

Canyon Creek Ranch presents an exceptional recreational ranch opportunity and a rare offering adjoining the MWMA.



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Just The Facts

- 2,250.00± deeded acres in Cottle County, Texas
- Located 13 linear miles northwest of Paducah, Texas, and six miles south of Cee Vee
- Approx. one-and-a-half mile of shared boundary with Matador Wildlife Refuge
- Access is provided by County Road 176
- Scenic topography of draws and seasonal creeks
- Rural water access
- Whitetail deer, turkeys, dove, waterfowl
- Any minerals owned by the seller will be conveyed along with all alternative energy rights



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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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PADUCAH, TEXAS

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is not guaranteed.



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CO RD 176

Will
Hole

