

Ritter Creek Ranch

1,940.06± acres | \$5,450,000 | Childress, Texas | Childress County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Ritter Creek Ranch

We are extremely honored to have the opportunity to offer the Ritter Creek Ranch, an exceptional offering located in a much sought-after area of the Texas Panhandle. The property fronts paved 83/62 and boasts a beautiful owner's home, guest quarters, bunkhouse and several livestock barns, sheds, and two large shop buildings. The landscaped entrance has a nice metal gate, remote operation, and is supported by beautiful limestone rock.



The ranch is fenced and cross-fenced into seven or eight pastures and traps. Elevations range from approximately 1,700' - 1,850'. Topography is diverse, with scenic and rugged breaks giving way to level and productive flats with good grass cover. Brush cover consists principally of mesquite, hackberry trees, soapberry trees, and cedar. Concline Creek runs north paralleling the highway on the western portions of the ranch. This seasonal creek offers a heavy cover of mature hardwood trees and will hold water seasonally. Several draws run through the ranch generally draining into Concline Creek.

Approximately 50 acres, principally along the highway, has been established in improved grass blend for livestock.



Location

The Ritter Creek Ranch is located about four miles north of Childress right in the heart of Childress County.

Ranch History

The ranch was assembled in several purchases by the current owner starting over ten years ago. Construction on the main home began in 2013, the guest quarters were built in 2023.





Water Features

Aside from Concline Creek, the Ritter Creek Ranch has some outstanding water features. In the central portion of the ranch, there is a large pond that is maintained by a solar water well. Additionally, there are 8-10 other ponds scattered across the ranch, many stocked with fish.

The solar water well that feeds the central pond is reported to pump around 50 gallons per minute. There is a solar water well on the southern side of the ranch and an electric well near the house and guest quarters. Additionally, there is an electric well on the eastern side of the ranch near the hunting camp.

Water is also distributed by buried pipelines to several drinking troughs in the pastures.











Hunting • Wildlife • Recreation

Several wildlife food plots have been established and there are multiple hunting blinds and wildlife feeders across the ranch.







Improvements

The ranch house is a beautiful and sturdy structure, with limestone rock exterior. The house is equipped with a large open kitchen and living area, a large master suite, three additional bedrooms, and three additional bathrooms. The back patio was built to entertain, cook, and enjoy time at the ranch. The home is very nicely furnished and outfitted, and furnishings are offered with the sale.

Near the home, across the yard, is a five bedroom, five bath private guest quarters. Each room is equipped with a private bath and there is a private guest laundry. The guest quarters is nicely furnished, and furnishings are offered with the sale.

Two large insulated shop buildings offer plenty of room for ranch vehicles, hunting and ranch gear, parking, etc. In addition, there is a large covered parking area for tractors, implements, etc.

Quality construction and pride of ownership are apparent in both the home, guest quarters, and support buildings.



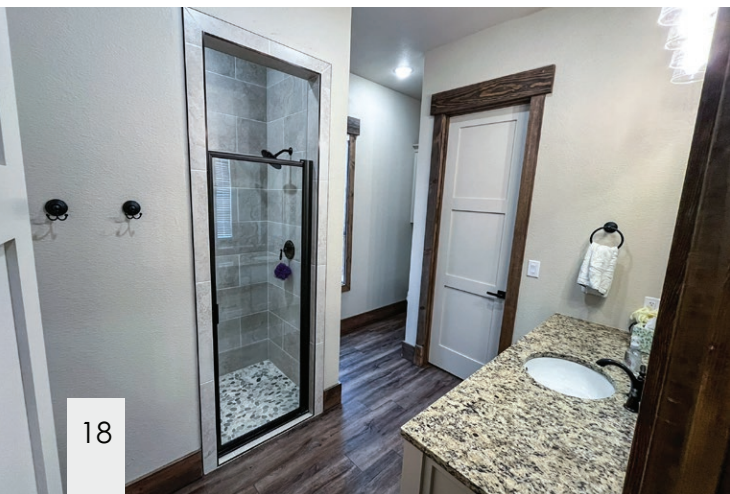








Guest House





Price • Remarks

The Ritter Creek Ranch is a beautiful and well located property, offering exceptional hunting and recreation opportunities. The beautiful furnished home, guest quarters, and additional structural improvements make this a turn key offering.

The ranch is very realistically priced at \$5,450,000.

If you are in the market for an exceptional, turn key hunting ranch in this area, the Ritter Creek Ranch deserves your attention.

For more information, or to schedule an inspection,
call Charlie Middleton at (806) 786-0313





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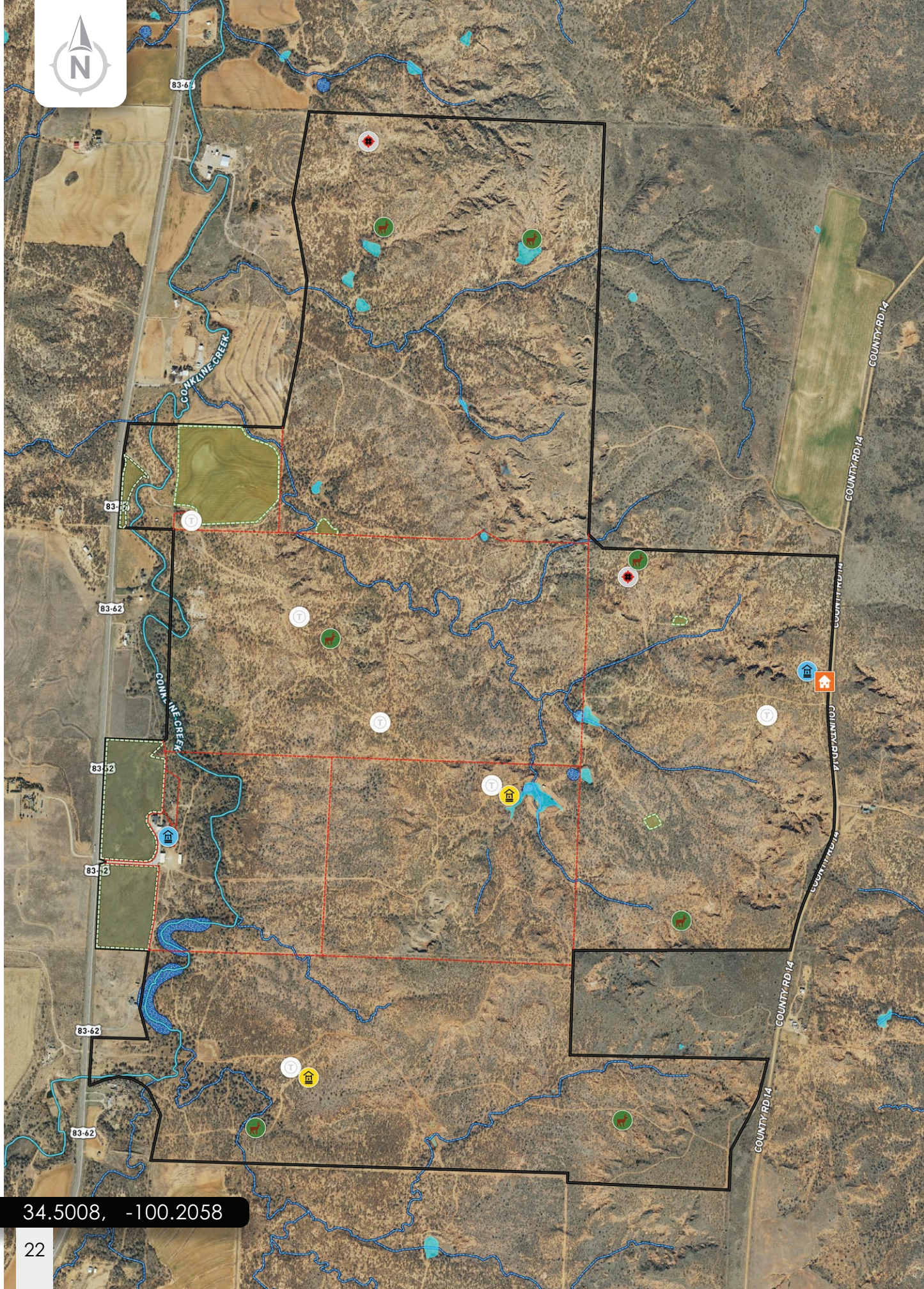
Amarillo

RITTER CREEK RANCH

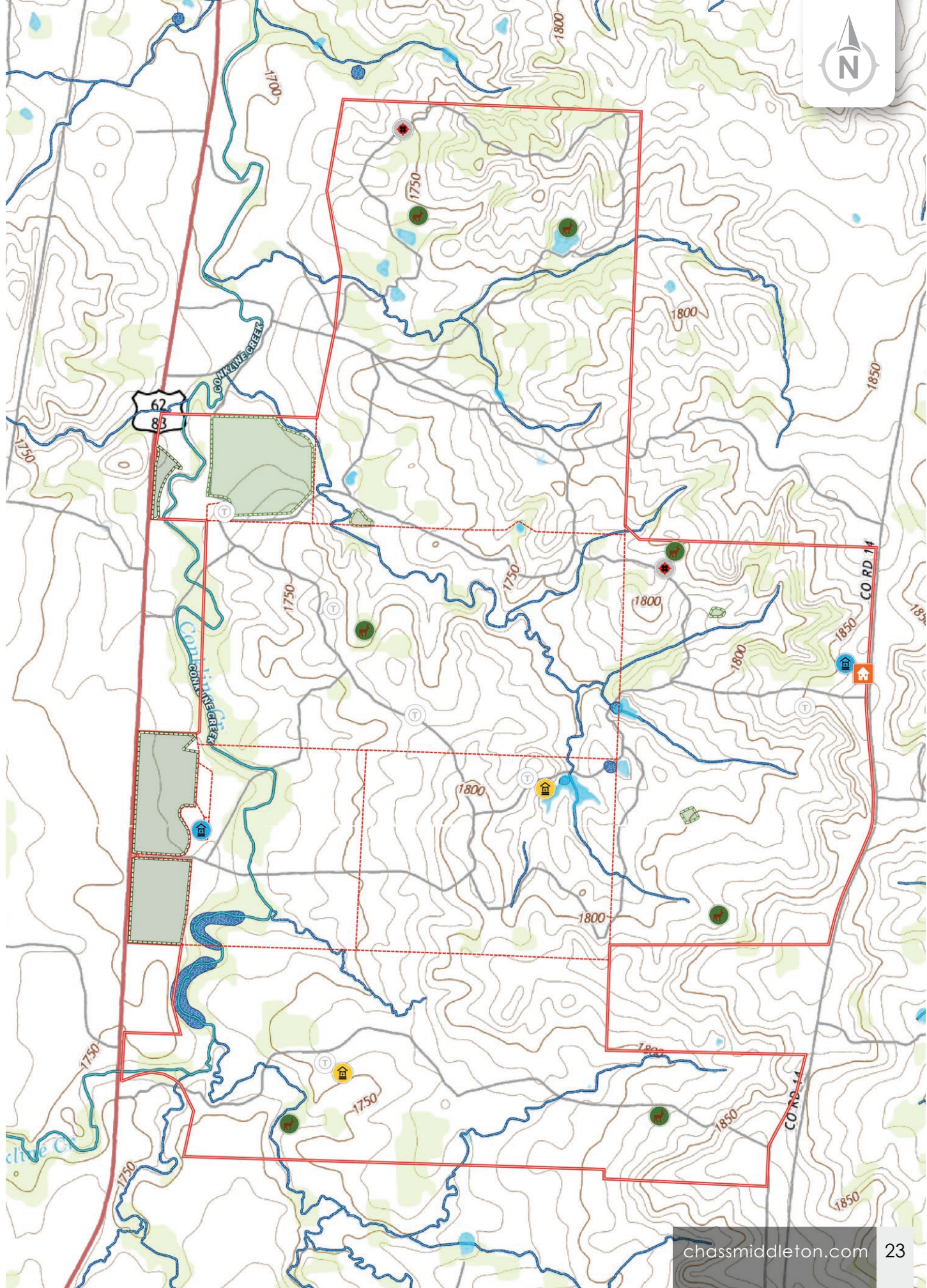
Childress

Plainview

Lubbock



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Charlie Middleton

Real Estate Broker • TX

Real Estate Associate Broker • NM

(806) 786.0313

charlie@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

