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River View Ranch | Estelline, Texas | \$3,493,336



Executive Summary

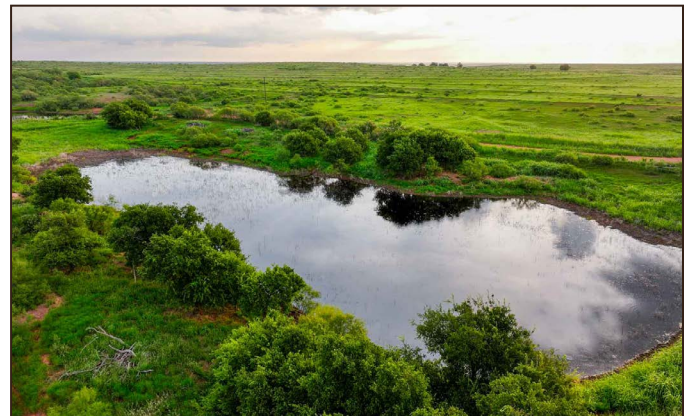
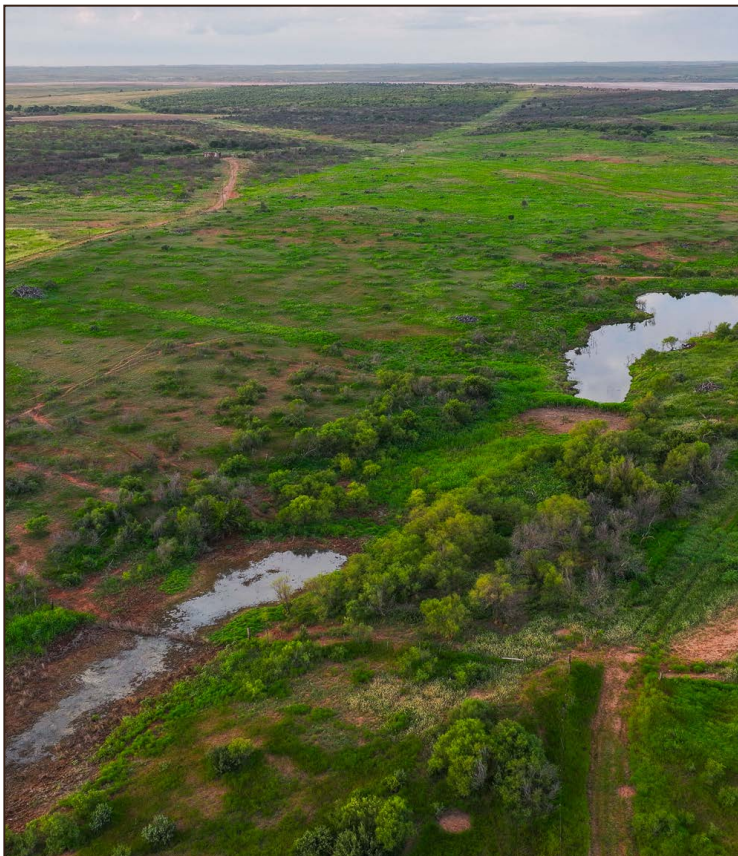
The River View Ranch consists of 1,588± deeded acres located in desirable Childress County, Texas. The ranch is approximately ten linear miles northwest of Childress and three linear miles east of Estelline. The ranch offers good access with frontage along County Road M. The ranch has a rolling to broken topography draining to the Prairie Dog Town Fork of the Red River, which fronts the south boundary of the ranch for approximately three miles. Elevated bluffs along the river offer unparalleled views of this dramatic and prominent drainage through the Texas Panhandle. Black Hand Cave, located just north of the river bluff, is a well-documented cave complex and great conversation piece, as it was reported to be a hideout of the infamous duo Bonnie and Clyde. The ranch offers an ideal mix of productive grasslands, brush, and treed areas for an excellent combination of livestock and recreational ranch property. The ranch is very well watered with two meters on the Red River Municipal Water Supply rural water system tied to eight drinking troughs and five earthen tanks. The River View Ranch is prime hunting country with quality whitetail deer, quail, dove, waterfowl, and a variety of varmints. The ranch has been meticulously maintained and operated as part of a larger ranch property. It is isolated with large adjoining ownerships to the east and north, the river on the south, and a sizable farming and ranching operation to the west. The property has no residential or significant structural improvements and is a clean, raw land tract waiting for a new owner's vision to make it their own.



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Just The Facts

- 1,588± deeded acres in western Childress County, ten linear miles northwest of Childress and three linear miles east of Estelline
- Secluded and private with access via County Road M
- Large landholdings and operations to the east, north, and west, with the river to the south
- Ideal combination of recreational and livestock ranch
- Rolling to broken topography along the Prairie Dog Town Fork of the Red River
- Big views of the river bottom from elevated bluffs along three miles of the south boundary
- Excellent mix of productive grasslands and a variety of brush, with 23± acres of wheat field
- Tree cover is primarily mesquite, juniper, scattered hackberry, chinaberry, etc.
- Strategic areas of brush spraying in the past years
- Meticulously maintained as part of a larger ranching operation
- Two meters on Red River Municipal Water Supply rural water system, five earthen tanks
- Electricity along the north and west boundaries
- Excellent game habitat and quality whitetail deer, quail, dove, waterfowl, hogs, and varmints
- No oil or gas production on site
- Taxes are approximately \$800 per year



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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

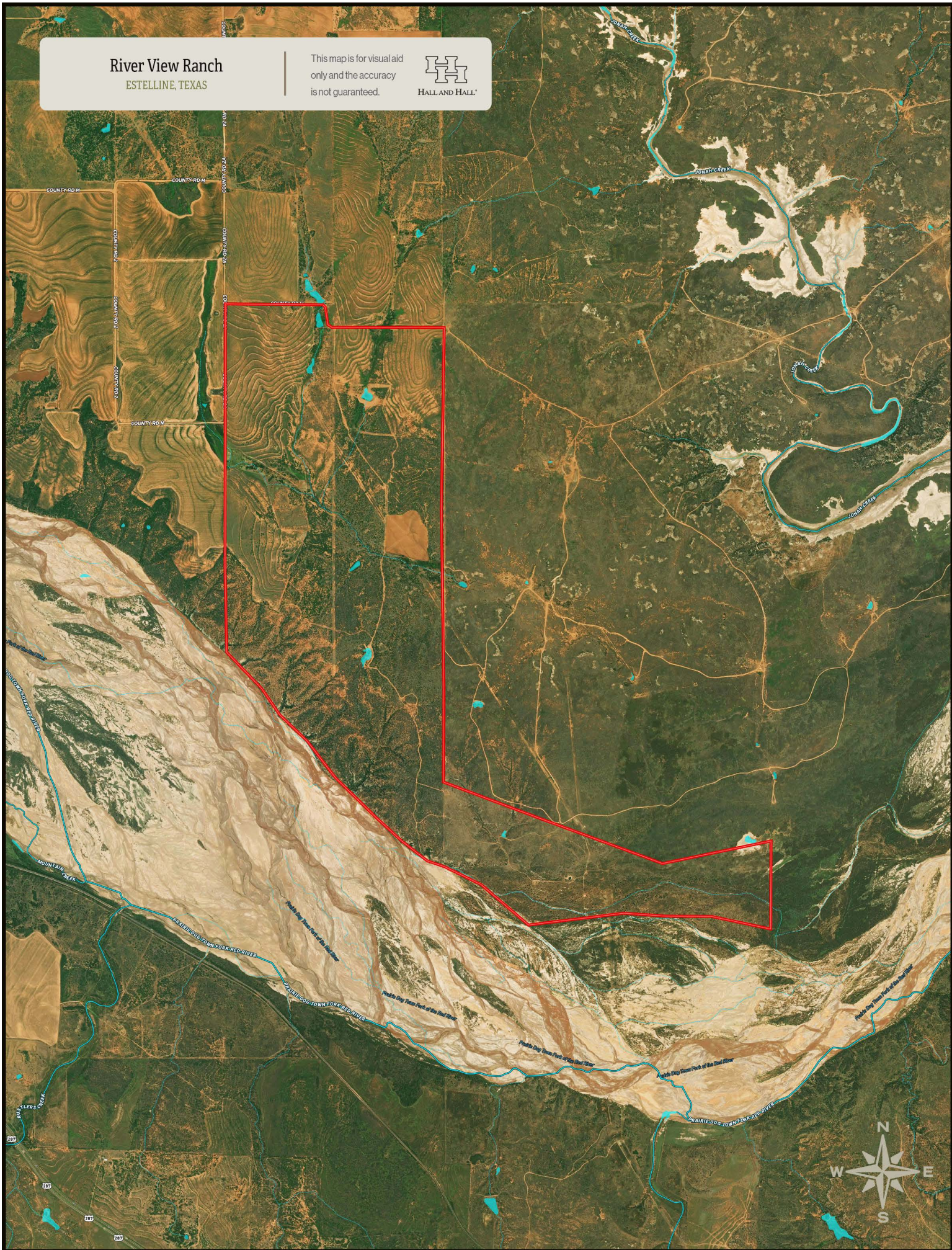
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Buyer/Tenant/Seller/Landlord Initials

Date

River View Ranch
ESTELLINE, TEXAS

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