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SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Diamond H Ranch | Childress, Texas | \$4,720,000



Executive Summary

Nestled in the heart of highly sought-after Childress County, Texas, this exceptional property comprises three non-contiguous tracts that collectively offer the ideal blend of recreation, production agriculture, and upscale rural living. Whether you're seeking a full-time residence, a corporate retreat, or an income-generating hunting and cattle operation, this ranch delivers on every front.

The ranch covers a diverse landscape and is defined by its unique combination of terrain, water features, and improvements. The land boasts a well-balanced mix of improved and native pastureland and approximately 295± acres of dryland cropland currently utilized for seasonal grazing and wildlife food plots. This setup supports both livestock and native game, making the property a standout choice for cattle ranchers and sportsmen alike.

Water is one of the property's most impressive features, with multiple wells, rural water taps, and strategically placed ponds scattered across the acreage. A scenic 10± acre bass fishing lake serves as the ranch's crown jewel, providing excellent angling and a serene focal point for relaxing and entertaining.

The ranch lies in classic upland country, where several picturesque draws cut through the landscape, creating natural corridors for wildlife and offering rich, productive bottomland. A thick cover of native brush and vegetation enhances the habitat, supporting healthy populations of whitetail deer, mule deer, turkey, quail, and other game species. This combination of water, cover, and food sources makes it a haven for hunters and nature enthusiasts.



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Improvements on the ranch are extensive and well thought-out, making the property turnkey for a wide range of uses. The main residence is an impressive country-style, two-story, four-bedroom, four-bathroom home designed with self-sufficiency and comfort in mind. Whether used as a family home or the centerpiece of a corporate retreat, it offers ample space and luxury in a serene rural setting. A separate bunkhouse accommodates guests or ranch hands, while two large shops offer abundant storage and workspace.

The property is also outfitted with comprehensive livestock infrastructure, including fencing, working pens, and barns, all in excellent condition, capable of supporting a full-scale livestock program.

Altogether, this unique Childress County offering represents a rare opportunity to own a property that combines natural beauty, strong agricultural potential, and top-tier improvements. Whether your goal is recreation, ranching, or a retreat, this Texas gem is ready to exceed expectations.



Just The Facts

- 1,449± deeded acres in southern Childress County, Texas
- Three non-contiguous tracts ranging in size from 831± acres to 290± acres located approximately six and a half to ten miles southwest of Childress
- Each tract offers good access and road frontage
- Unique combination of recreational opportunity and production agriculture
- Approximately 295± acres of dryland cropland used for seasonal grazing and wildlife food plots
- Excellent water resources, including multiple wells, rural water taps, large ponds, and a scenic 10± acre lake, managed for quality bass fishing
- Dense native brush providing ideal habitat for whitetail deer, mule deer, turkey, quail, and other wildlife
- Headquarters tract includes a 5,200± square foot two-story country-style home with four bedrooms, four bathrooms, a great room with a catalytic fireplace, and a large basement



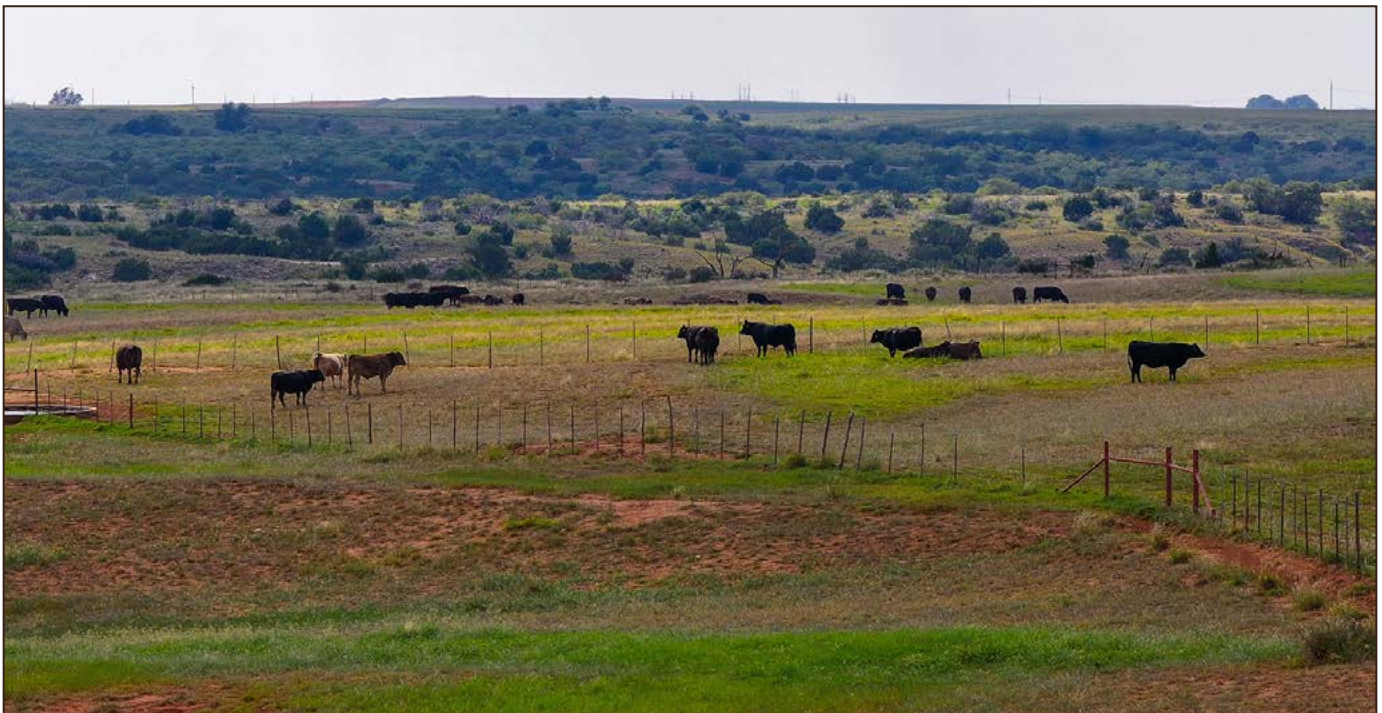
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Just The Facts, Con't.

- The home is built for "off-grid" living and includes an EMP-hardened 25KW solar power electrical system, a backup generator, a garden area, and a chicken coop
- 40'x40' shop with exercise room and bathroom, three-sided equipment shed, 12'x15' walk-in freezer, and a rifle and pistol shooting range
- Separate bunkhouse for guests or staff.
- Extensive livestock improvements, including video-monitored calving area, lighted pens, and climate-controlled AI room
- Childress County is a developing hub for alternative energy and data centers. The tracts are bordered by a 345kv and 138kv transmission line
- All alternative energy rights will convey to the buyer, and the seller will retain mineral rights



CHAD DUGGER | cdugger@hallandhall.com
5606 114TH ST., STE. 200 | LUBBOCK, TX 79424
(O) 806-698-6884 | (M) 806-773-4749

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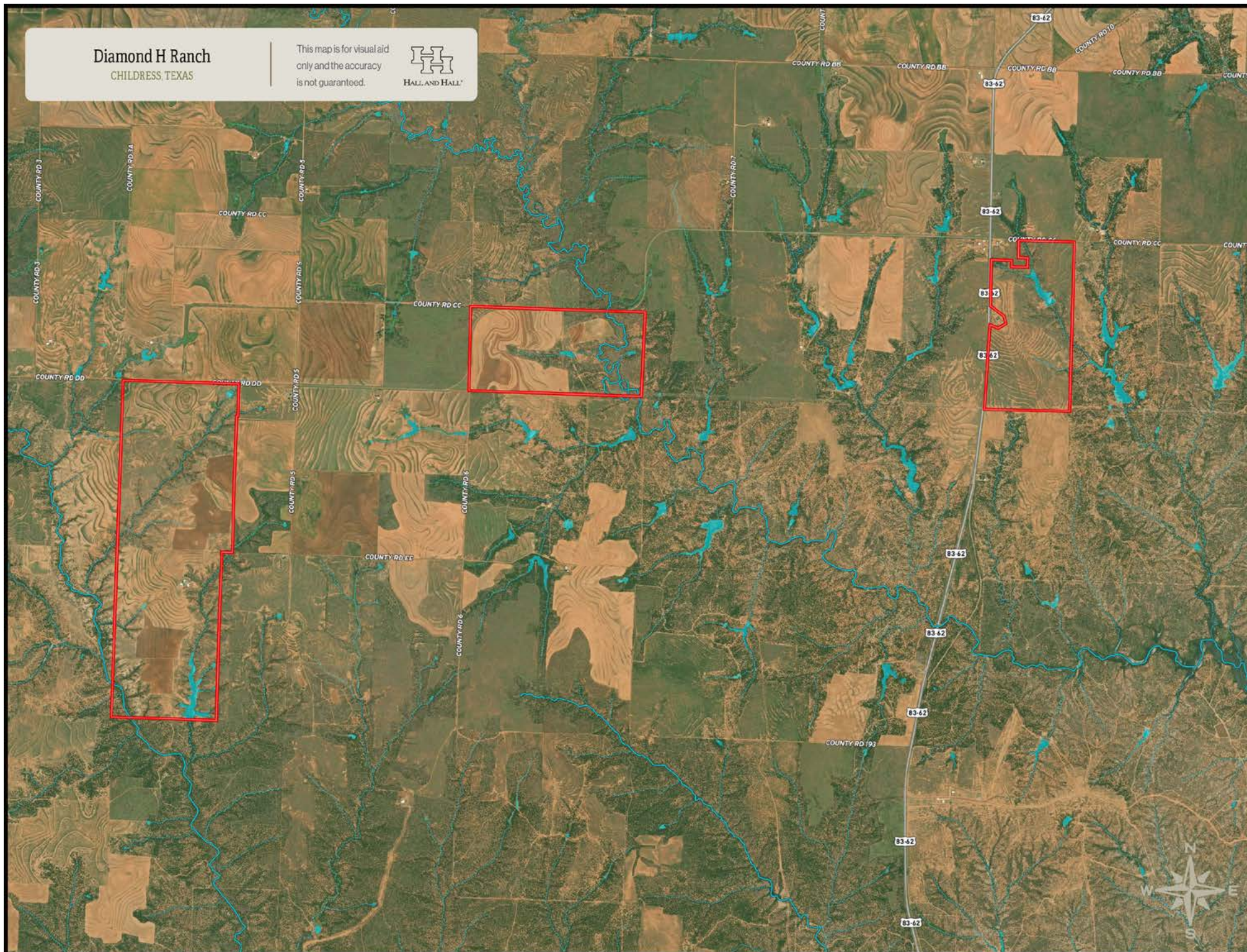
Diamond H Ranch
CHILDRESS, TEXAS

This map is for visual aid only and the accuracy is not guaranteed.

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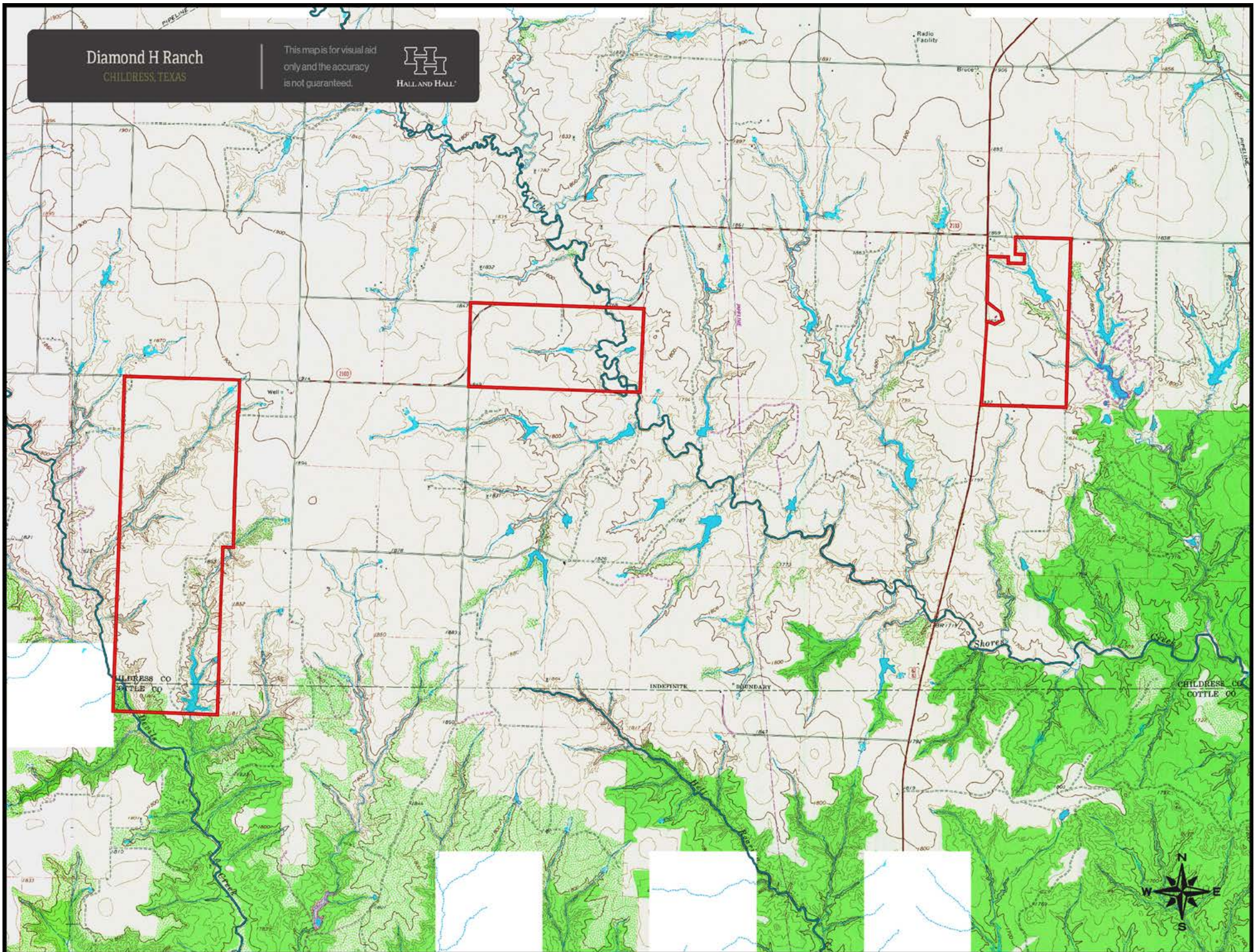


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Diamond H Ranch
CHILDRESS, TEXAS

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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.

Hall and Hall Partners, LLP	9001191	cdugger@hallandhall.com	806 773-4949
Broker Firm Name	License No.	Email	Phone
Michael Chad Dugger	567713	cdugger@hallandhall.com	806 773-4949
Designated Broker of Firm	License No.	Email	Phone
Lawrence Tyler Jacobs	462082	tjacobs@hallandhall.com	936 537-1749
Licensed Broker Associate	License No.	Email	Phone
Brett Grier	633968	bgrier@hallandhall.com	817 357-7347
Licensed Broker Associate	License No.	Email	Phone
John T. Holt	712689	jtholt@hallandhall.com	580 744-0921
Broker Firm Name	License No.	Email	Phone
Jay H. Leyendecker	674401	jay@hallandhall.com	956 771-4255
Broker Firm Name	License No.	Email	Phone
Monte W. Lyons	588508	mlyons@hallandhall.com	806 438-0582
Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date