

Cottle Canyon Ranch

460.9± acres | \$1,152,250 | Paducah, Texas | Cottle County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Cottle Canyon Ranch

We are proud to present the exclusive listing of Cottle Canyon Ranch — a remarkable 460.9± acre recreational property nestled in the rugged beauty of Cottle County. With a blend of rolling terrain and caprock escarpments, this ranch offers exceptional hunting, fishing, and outdoor enjoyment just a short drive from Lubbock, Amarillo, and Wichita Falls.



Location • Access

Conveniently located off Highway 62-83.

- 18.75 miles north of Paducah
- 11.5 miles south of Childress

Gated entry sits on the west side of the highway, facing east.

Topography

Elevation ranges from 1,640' to 1,700'.

Rolling hills, deep canyons, and scenic draws.

Hell Roaring Creek runs through the heart of the property, feeding several clear, fish-stocked tanks.



Fencing

Perimeter fenced with quality 5-strand barbed wire.

65-acre high-fenced section in the southeast corner.

Currently home to a herd of 10 elk.



Water Features

Hell Roaring Creek flows south toward the Pease River.

Multiple stock tanks with excellent fishing.

Rural water service from Red River Water Authority supplies the hunting cabin.



Wildlife • Hunting

A true sportsman's paradise:

Native game includes dove, quail, turkey, wild hogs, mule deer,
and whitetail.

High-fenced area hosts elk and aoudad.

Diverse terrain and water sources support year-round recreation.









Improvements

1,100± sq. ft. hunting cabin — cozy and functional.

30' x 30' barn with walk-in and automatic overhead doors.

Ample covered space for tractors, UTVs, and gear.





Price

\$1,152,250 • \$2,500 per acre

Taxes

2023 Property Taxes: \$145

Remarks

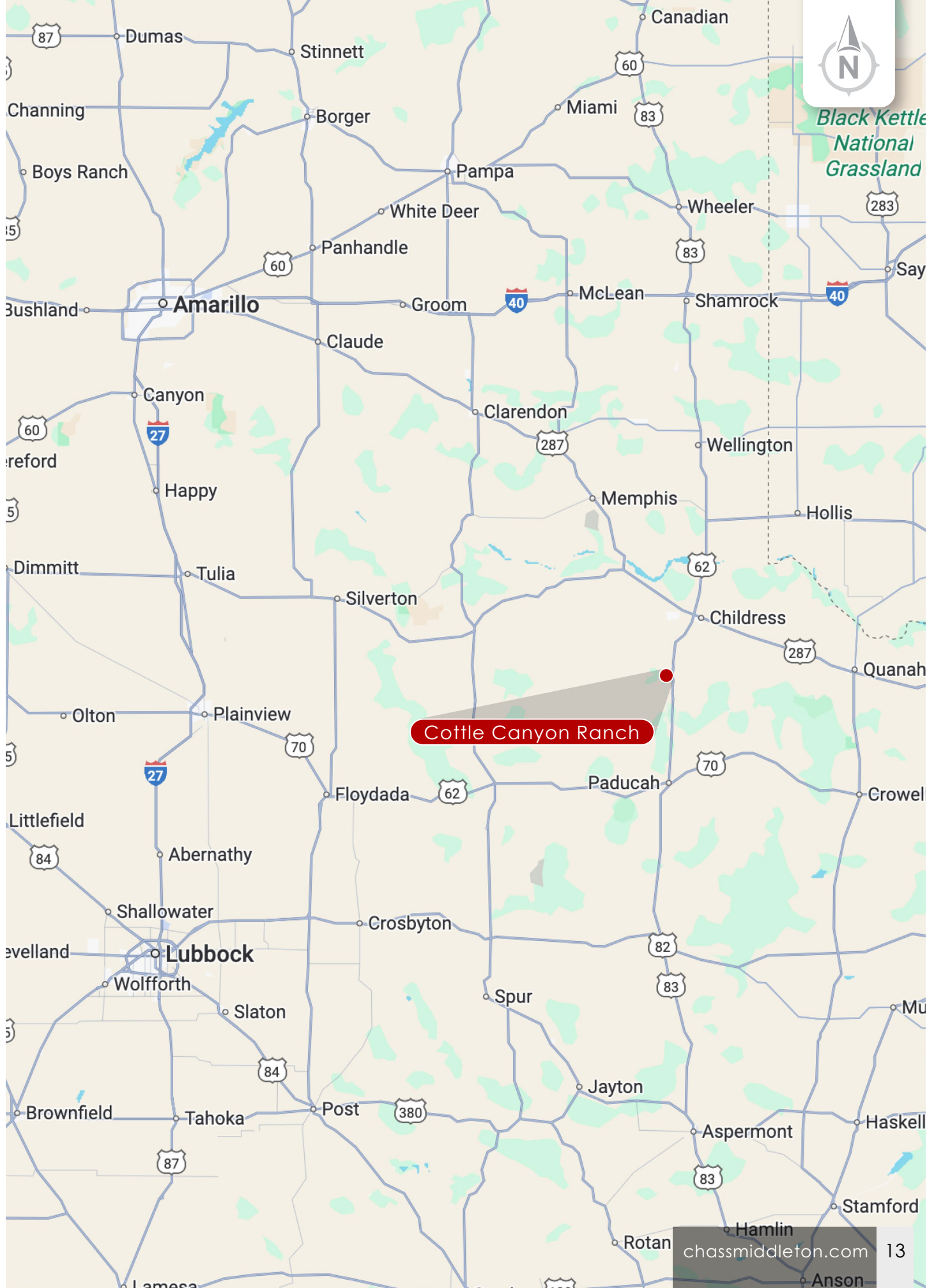
If you're ready to leave the city behind and embrace the peace, wildlife, and rugged charm of West Texas, Cottle Canyon Ranch is calling.

Well-kept and ready for your legacy — give Ben Kirkpatrick a call at (806) 790.6644 to schedule a private showing.





*Black Kettle
National
Grassland*

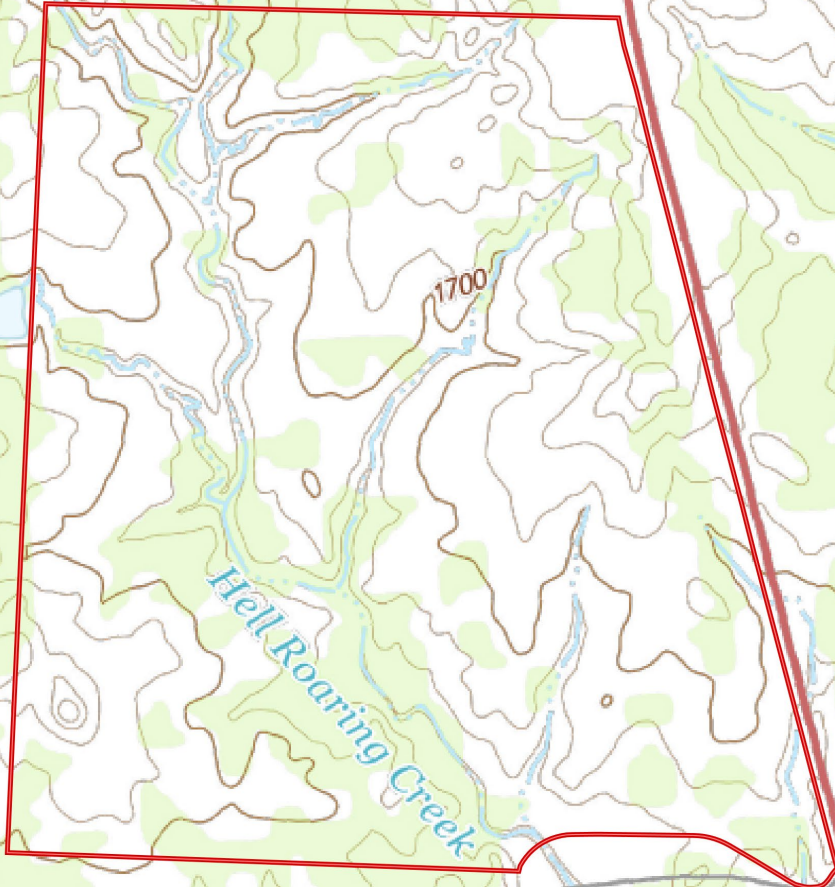


Cottle Canyon Ranch



COUNTY RD 158
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34.2872, -100.2904



Hell Roaring Creek

CO RD 158

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YouTube

