

422.1 Acres Hall County
TBD 1619
Memphis, TX 79245

\$744,000
422.100± Acres
Hall County



MORE INFO ONLINE:

MoreofTexas.com

422.1 Acres Hall County
Memphis, TX / Hall County

SUMMARY

Address

TBD 1619

City, State Zip

Memphis, TX 79245

County

Hall County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

34.674977 / -100.422852

Dwelling Square Feet

0

Acreage

422.100

Price

\$744,000

Property Website

<https://www.mossyoakproperties.com/property/422-1-acres-hall-county-hall-texas/84468/>



MORE INFO ONLINE:

MoreofTexas.com

422.1 Acres Hall County Memphis, TX / Hall County

PROPERTY DESCRIPTION

422.1 Acres – Hunting Ranch with CRP Income

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) or Brent Barkham at [214-673-1121](tel:214-673-1121)

Hall County, Texas

This 422.1-acre property in Hall County offers the ideal blend of recreational use and income-generating potential. Located just a few miles from Memphis, TX, the ranch is easily accessible yet provides a quiet, private retreat for hunting and outdoor activities.

A portion of the land is enrolled in the Conservation Reserve Program (CRP), generating approximately \$6,000 per year. These payments enhance habitat quality, contributing to a healthy population of trophy whitetail deer and upland game birds, including quail.

The landscape features open fields, native grasses, scattered trees, and deep canyons, creating an ideal habitat for a diverse array of wildlife. With one side fronting a paved county road, access is easy year-round.

Property Highlights

- 422.1 acres in a quiet area of Hall County
 - Approx. \$6,000/year in CRP income
 - Excellent whitetail deer and quail hunting
 - Paved county road frontage for reliable access
 - Multiple potential stand/blind locations
 - Fenced on the east boundary
 - 70 feet of elevation change across the property
 - Rural water along FM 1619
 - Power on the property
 - 22–25 inches of average annual rainfall
-

Location

- 7 miles from Memphis, TX
 - 75 miles to Amarillo
 - 110 miles to Lubbock
 - 280 miles to DFW Metroplex
-

Wildlife

- Trophy Whitetail Deer



MORE INFO ONLINE:

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- Quail
 - Dove
 - Turkey
 - Feral Hogs
-

Minerals

- No minerals are conveyed with the sale
-

Potential Uses

- Hunting ranch / recreational retreat
 - Investment property with consistent CRP income
-

For more information, contact:

Brent Barkham - [\(214\) 673-1121](tel:2146731121)

Keaton Livingston - [\(469\) 734-3112](tel:4697343112)



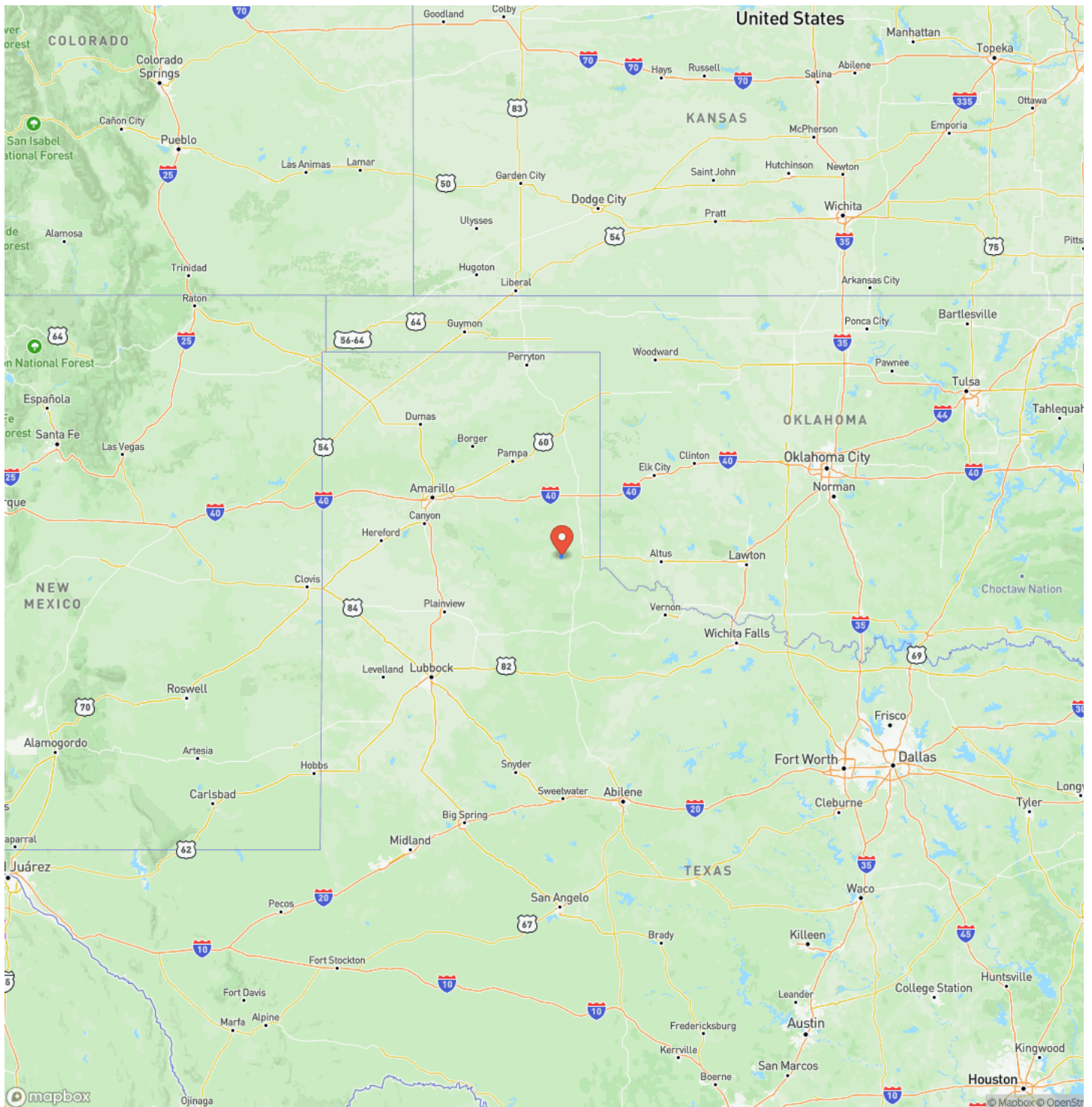
MORE INFO ONLINE:

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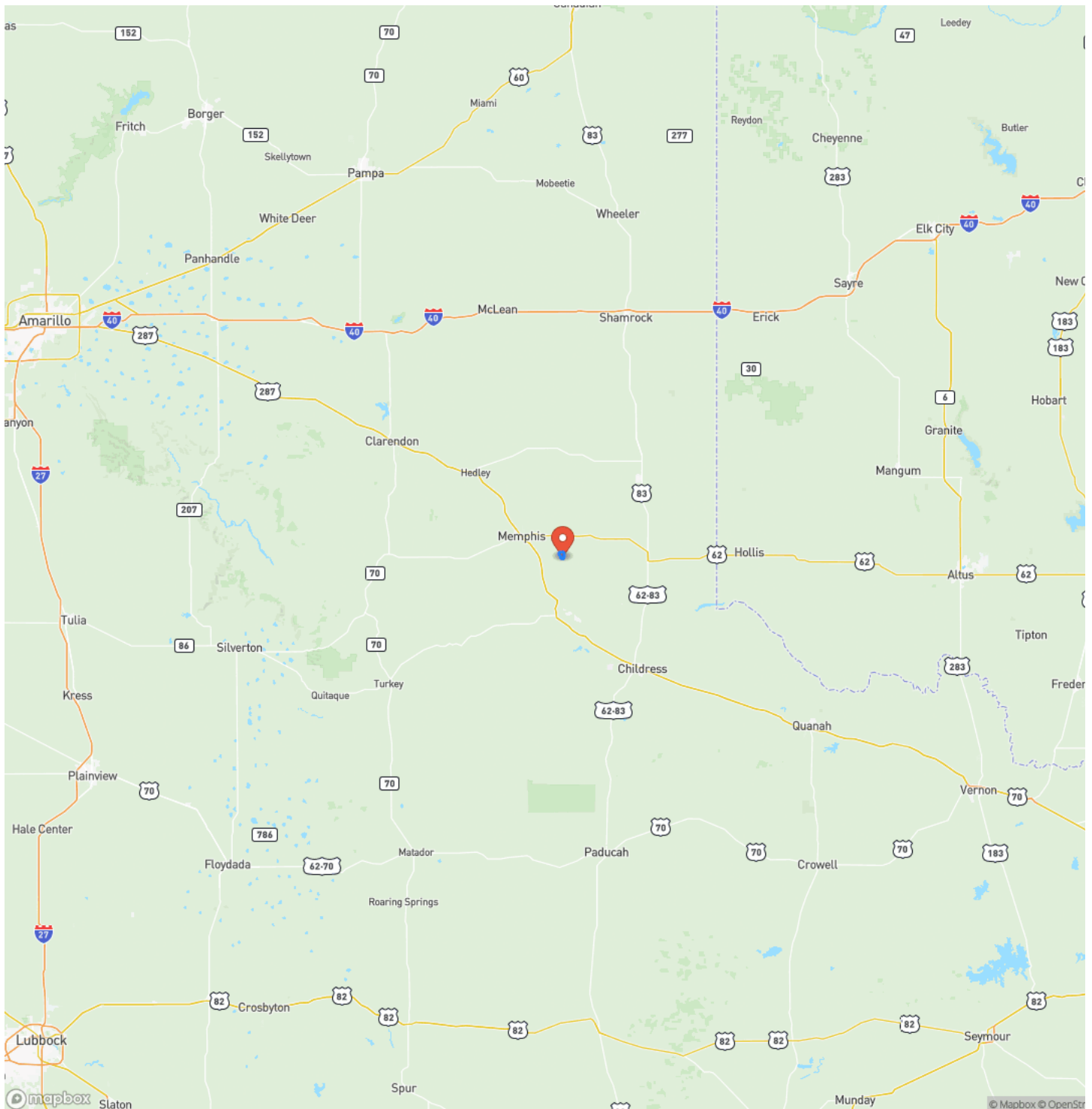
422.1 Acres Hall County
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Locator Map

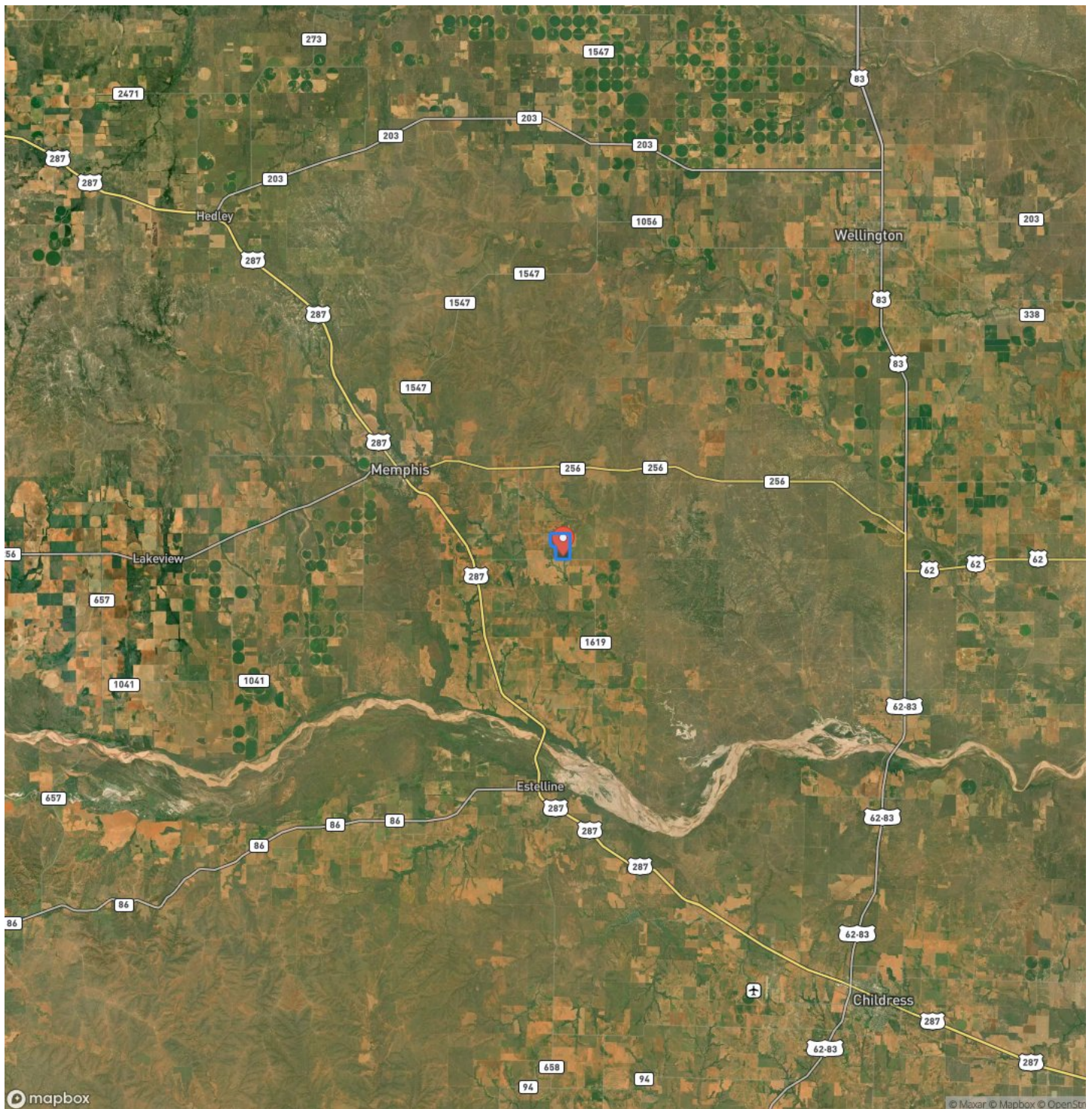


Locator Map



422.1 Acres Hall County
Memphis, TX / Hall County

Satellite Map



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422.1 Acres Hall County Memphis, TX / Hall County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brent Barkham

Mobile

(214) 673-1121

Office

(833) 466-7389

Email

bbarkham@mossyoakproperties.com

Address

4000 W University

City / State / Zip

NOTES

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MORE INFO ONLINE:

MoreofTexas.com

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DISCLAIMERS

Buyers are responsible for verifying all information and conducting their due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities, or rights (including, without limitation, oil, gas, other minerals, and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial, and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information that is of special interest or importance to Buyers should be obtained through Buyers own independent verification.



MORE INFO ONLINE:

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