

Sandhill Ranch
1241 County Road 24
Estelline, TX 79233

\$11,395,000
6,895± Acres
Hall County



Sandhill Ranch
Estelline, TX / Hall County

SUMMARY

Address

1241 County Road 24

City, State Zip

Estelline, TX 79233

County

Hall County

Type

Hunting Land, Ranches, Farms, Recreational Land, Riverfront

Latitude / Longitude

34.558808 / -100.560377

Bedrooms / Bathrooms

6 / 8.5

Acreage

6,895

Price

\$11,395,000

Property Website

<https://ranchmanproperties.com/detail/sandhill-ranch-hall-texas/80602/>



PROPERTY DESCRIPTION

The Sandhill Ranch, located outside of Estelline, TX, covers an impressive 6,895 acres and features 4.5 miles of river frontage along the Prairie Dog Town Fork of the Red River.

This place is truly a sportsman's paradise — offering some of the best free-range hunting for trophy mule deer, whitetail, quail, turkey, dove, and hogs, you'll be hard pressed to find a better recreational ranch. The terrain is perfect for horseback riding and off-roading, and it comes with a fantastic lodge that sleeps 29 people, plus a 3-bedroom, 2-bath foreman's house.

The land itself is extremely diverse. The terrain shifts dramatically across the property — you'll find some open sand dunes on the northwest side of the ranch near the river, but most of the ranch you will find hills that are covered in native grasses and good forage, ideal for both wildlife and cattle. There are wide open grasslands tucked between the hills and productive fields typically used for grazing or wildlife food plots. The river flats and riverbed add another level of diversity that really makes this ranch stand out.

One of the biggest things that sets this ranch apart is the amount of water and power infrastructure already in place — it would cost a fortune to recreate what's here. The ranch is set up to handle major cattle, farming, and commercial hunting operations without missing a beat.

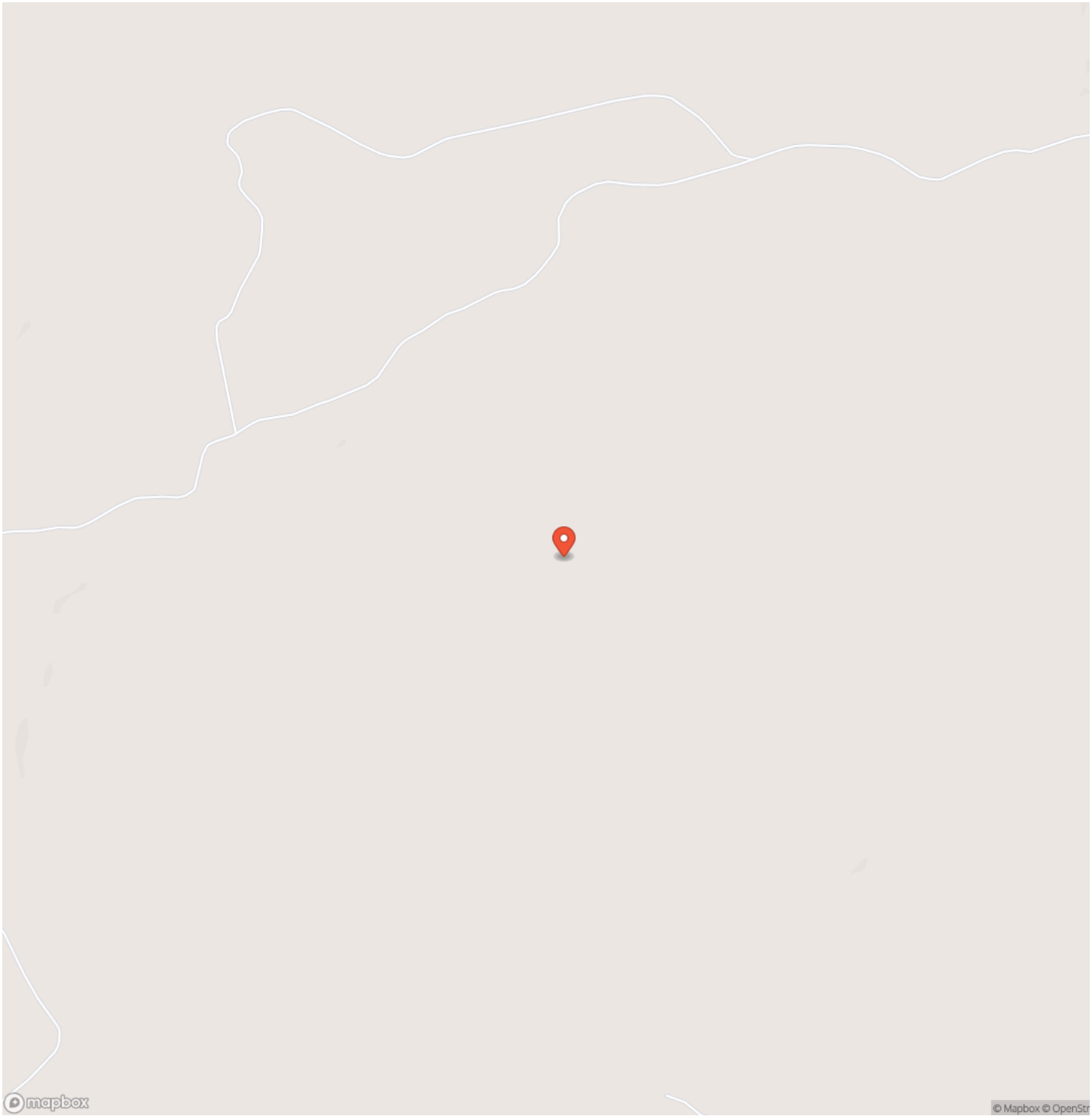
Sandhill Ranch is located near Estelline, Texas, in Hall County — just 200 miles from the DFW Metroplex and 100 miles from Amarillo. If you fly, there are plenty of spots to build a landing strip right on the property, or you can land just 20 minutes away at the Childress Municipal Airport (KCDS) with a 5,949 ft runway.

Infrastructure & Improvement Highlights:

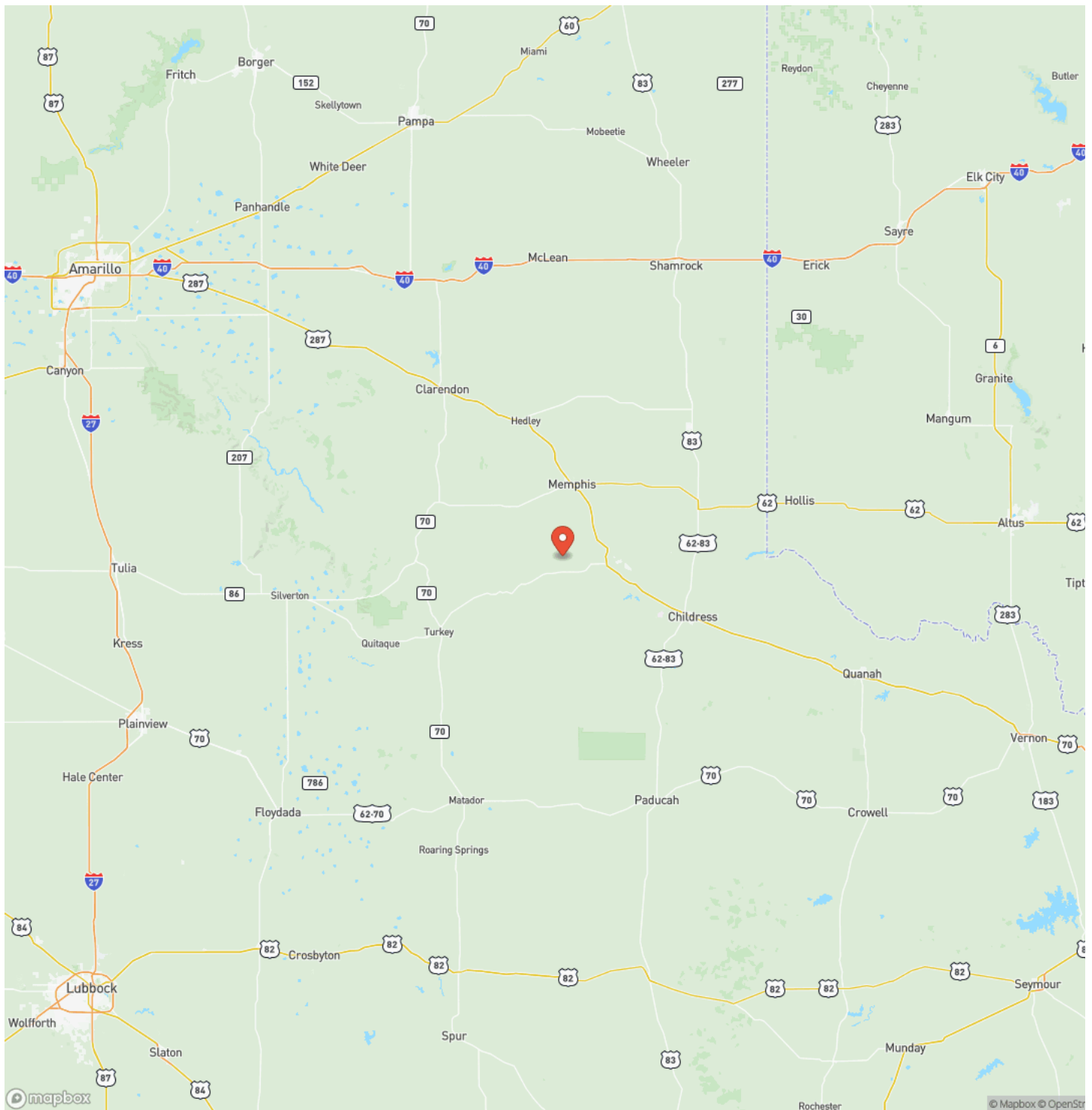
- Sitting on top of the Seymour Aquifer, the ranch has 17 working water wells (a mix of electric, solar, and wind) plus numerous surface tanks.
- The fencing is in great shape — 19 miles of perimeter fence and over 16 miles of interior/cross fencing. There's also a 2.5-mile cattle alley running from the headquarters to working pens in the bottom pasture. Hydraulic chutes are ready to go at both locations.
- The Lodge features 6 private king suites, 8 full baths, 2 bunk rooms, living room, and a kitchen with commercial-grade appliances — separated from the bedrooms by a big, covered outdoor seating space. There's also a 75' x 30' covered parking area attached.
- The foreman's/guest house has been recently remodeled and includes 3 bedrooms, 2 baths, and 2 living areas.
- A 7,600 SF workshop and barn comes with an office, 2 full bathrooms, tons of corrals and working pens, and a hydraulic chute. There's even a dedicated dog kennel area with 9 covered runs, all plumbed with water.
- Additional outbuildings include an 8,000 SF hay barn and a 1,800 SF equipment shed.
- The ranch is loaded with strategically placed hunting blinds, corn and protein deer feeders, quail feeders, and turkey feeders to support incredible hunting year-round.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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