

Haskell Cox Ranch
CR 141
Rule, TX 79547

\$271,625
102.500± Acres
Haskell County



Haskell Cox Ranch
Rule, TX / Haskell County

SUMMARY

Address

CR 141

City, State Zip

Rule, TX 79547

County

Haskell County

Type

Ranches, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.209666 / -99.926183

Taxes (Annually)

93

Acreage

102.500

Price

\$271,625

Property Website

<https://cfrland.com/detail/haskell-cox-ranch-haskell-texas/56990/>



PROPERTY DESCRIPTION

The Haskell Cox Ranch is an amazing 102.5-acre sanctuary for wildlife, boasting native grass and trees that offer the perfect habitat. The abundant grass and semi-heavy brush provide exceptional bedding and cover for many types of wildlife. Moreover, the ranch is already equipped with a partial perimeter fence, on the north, west and south sides. With its completion on the east side, along CR 141, it would also be perfect for grazing livestock. It's truly a haven for both wildlife and livestock alike!

The property is located just three miles northwest of Rule, TX, and thirteen miles northwest of Haskell, TX. It features CR 141 along its entire eastern boundary and is conveniently located only 1.5 miles north of State Highway 380. Whether you're a nature enthusiast looking for a weekend retreat or considering a permanent move to the countryside, this could be your perfect slice of nature, all while being incredibly close to two charming communities.

The City of Aspermont's water line conveniently runs along the north side of the property, ensuring easy access to water. Additionally, this parcel is situated on the Seymour Aquifer, which supports numerous water wells in the area, providing another potential water source. For an electricity access source, Big Country Electric has two utility poles on the east side of the ranch and also on the property to the east.

The Haskell Cox Ranch offers abundant natural beauty and potential, providing an exceptional opportunity for those who appreciate the charm of rural living.

-- IMPROVEMENTS --

Electricity ~ Big Country Electric power lines accessible

Fencing ~ Perimeter fence on north, west and south sides

-- WATER, COVER & TERRAIN --

Rural Water ~ City of Aspermont Line runs on the north side of the property

Water Wells ~ Numerous wells in the area being over the Seymour Aquifer

Tree Cover ~ Semi-heavy cover of Mesquite and Cedar

Underbrush ~ Prickly Pear, Lotebush, Yucca, Wild Plum

Native Grasses ~ Variety including Bluestem and Sideoats Grama

Soils ~ Grandfield-Devol Complex, Miles Fine Sandy Loam

-- MINERALS & WIND --

Mineral Rights ~ Some owned minerals are negotiable

O&G Production ~ No active production or lease

Wind Rights ~ 100% wind rights convey

Wind Production ~ No active wind turbines on property or in the area

-- ACCESS & DISTANCES --

Road Frontage ~ .5 mi CR 141 on east side

Nearby Towns ~ 3 mi NW of Rule and 13 mi W of Haskell

Major Cities ~ 61 mi NW of Abilene, 136 mi SE of Lubbock

Airports ~ 15 mi W of Haskell Municipal, 23 mi E of Stonewall Co, 66 mi NW of Abilene Regional

AGENT COMMENTS:

With the addition of just half a mile of fence, this property has the potential to become a remarkable cattle ranch, offering fantastic opportunities for hunting as well. You don't want to miss out on this incredible chance to own a slice of West Texas at a very reasonable price. Reach out to me to arrange a visit and see for yourself the sheer potential of this exceptional property!

Listing Agent: Kathy Bailes [940-256-4958](tel:940-256-4958)

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LISTING REPRESENTATIVE

For more information contact:



Representative

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Office

(940) 549-7700

Email

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Address

City / State / Zip

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NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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