

Circle MC Ranch
2264 CR 480
Paducah, TX 79248

\$1,833,000
530± Acres
Foard County



Circle MC Ranch
Paducah, TX / Foard County

SUMMARY

Address

2264 CR 480

City, State Zip

Paducah, TX 79248

County

Foard County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.071467 / -99.952029

Taxes (Annually)

\$583

Dwelling Square Feet

1,600

Bedrooms / Bathrooms

4 / 2

Acreage

530

Price

\$1,833,000

Property Website

<https://cfrland.com/detail/circle-mc-ranch/foard/texas/102191/>



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PROPERTY DESCRIPTION

Circle MC Ranch is a turnkey 530-acre hunting ranch in Foard County, Texas. Designed with both recreation and cattle in mind, this acreage features strategically placed blinds and feeders throughout, with good roads for accessing the land. This ranch contains ample native grasses that create excellent grazing, coupled with an ideal wooded habitat for the abundant wildlife.

Access is provided by a gated entrance with a digital lock leading down a white rock road. This entrance road is meticulously maintained by the owners with careful weed control, providing clean, attractive, all-weather access throughout the improvement area. The fully furnished home features 4 bedrooms and 2 full baths, along with all necessary appliances, providing comfortable accommodations for family or guests. Near the shop, a double-skinning rack complements a well-designed processing and work area. The 8,000 sq ft concrete slab anchors the home and shop and connects to the rock fire pit, offering the perfect place to relax and enjoy the peaceful surroundings.

Circle MC Ranch has plentiful water in a dry area of Texas. Blue Hole Creek meanders along the east side of the property, while a solar-powered water well overflows a catch tank into a pond, creating a unique oasis. The acreage also features several wet-weather creeks and multiple tanks. The perimeter fences are in excellent condition, and the land has been managed very well. Circle MC Ranch is an outstanding combo ranch with all the necessary amenities to ranch in style.

-- RESIDENTIAL IMPROVEMENTS --

- Home ~ 2021 Legacy Double wide home; 1,600 sqft, 4 bed/2 bath
- Furnishings ~ Negotiable w/ sale; fully furnished, sleeps 11
- Utilities ~ Rural water and electric; central HVAC; heat pump
- Other Amenities ~ Firepit and firewood rack outside the home
- Foundation ~ Anchored to an 80 ft x 100 ft concrete slab
- Gated Entrance ~ Digital locked double gates on CR 480

-- HUNTING & RANCHING IMPROVEMENTS --

- Shop ~ 40 ft x 60 ft; 14 ft electric roll-up doors w/ remotes; water & electricity
- Shop Interior ~ Double sinks, refrigerator/freezer; RV hookup; shelving storage
- Hunting Blinds ~ 6 Titan Pro 6' x 6', metal stands; 2 MB Ranch King 5' x 6' w/ towers
- Game Feeders ~ 9 MB Ranch King 500 lb,-corn; 2 MB Ranch King 1000 lb-protein
- Game Camera System ~ Cameras set on all feeder locations
- Equipment ~ Electric dual skinning rack, battery operated w/ RTV winches
- Diesel Tank ~ 300-gallon diesel tank fitted on trailer w/ fuel pump
- Lighting ~ Exterior lighting around the home and shop
- Livestock Pens ~ Brin Tough portable pens w/ catch pen and tub sweep
- Driveway ~ Gotebo gravel (mined w/no dirt, preventing dust) from Oklahoma
- Interior Roads ~ Very good (some gravel) between blinds and feeders
- Perimeter Fencing ~ Good condition; six-strand barbed wire
- Additional Equipment ~ Negotiable; 2021 John Deere 325 G; 2022 Kubota M 60/60 tractors w/ attachments; 2023 Calico 18' stock trailer

-- WATER, COVER & TERRAIN --

- Surface water ~ Blue Hole Creek, 3 tanks, 1/2 ac, 1 unnamed creek
- Water well ~ solar-powered, 160' deep; 3-3.5 GPM; catch tank, catch pond;



- Elevation ~ 40 ft of elevation change
- Tree cover ~ Heavily wooded; 60% Mesquite 40% Cedar
- Native grasses ~ Variety of native grasses

-- MINERALS & WIND --

- O&G production ~ no active production or lease
- Pipelines ~ no pipelines on the property
- Wind & solar rights ~ 100% wind and solar rights convey
- Mineral rights ~ 100% owned mineral rights convey (50% owned)

-- ACCESS & DISTANCES --

- Access ~ Digital locked double gates; 2 gates along CR 480
- Road Frontage ~ 1.3 mi CR 480; .4 mi Mormon Rd
- Nearby Towns ~ 16.5 mi NW of Crowell; 21 mi NE of Paducah
- Major Cities ~ 47.5 mi SW of Vernon; 98.5 mi W of Wichita Falls; 132 mi NE of Lubbock
- Airports ~ 17 mi NW of Foard Co Airport; 23 mi NE of Paducah Airport; 130 mi NE of Lubbock Regional

-- EASEMENTS & DOCUMENTS --

- Water Easement ~ 30 ft easement for 2-in water line; west along CR 480
- Survey ~ Survey of 530 acres completed in 2021

AGENT COMMENTS: Circle MC Ranch is a turnkey 530 acre hunting and cattle ranch with excellent fences, abundant wildlife, and quality improvements. With feeders and blinds already in place, it's a ready-to-go hunting setup from day one. The furnishings, appliances, and farm equipment can also be negotiated. An added bonus is no wind turbines in sight! The wide-open, unspoiled views remain intact!

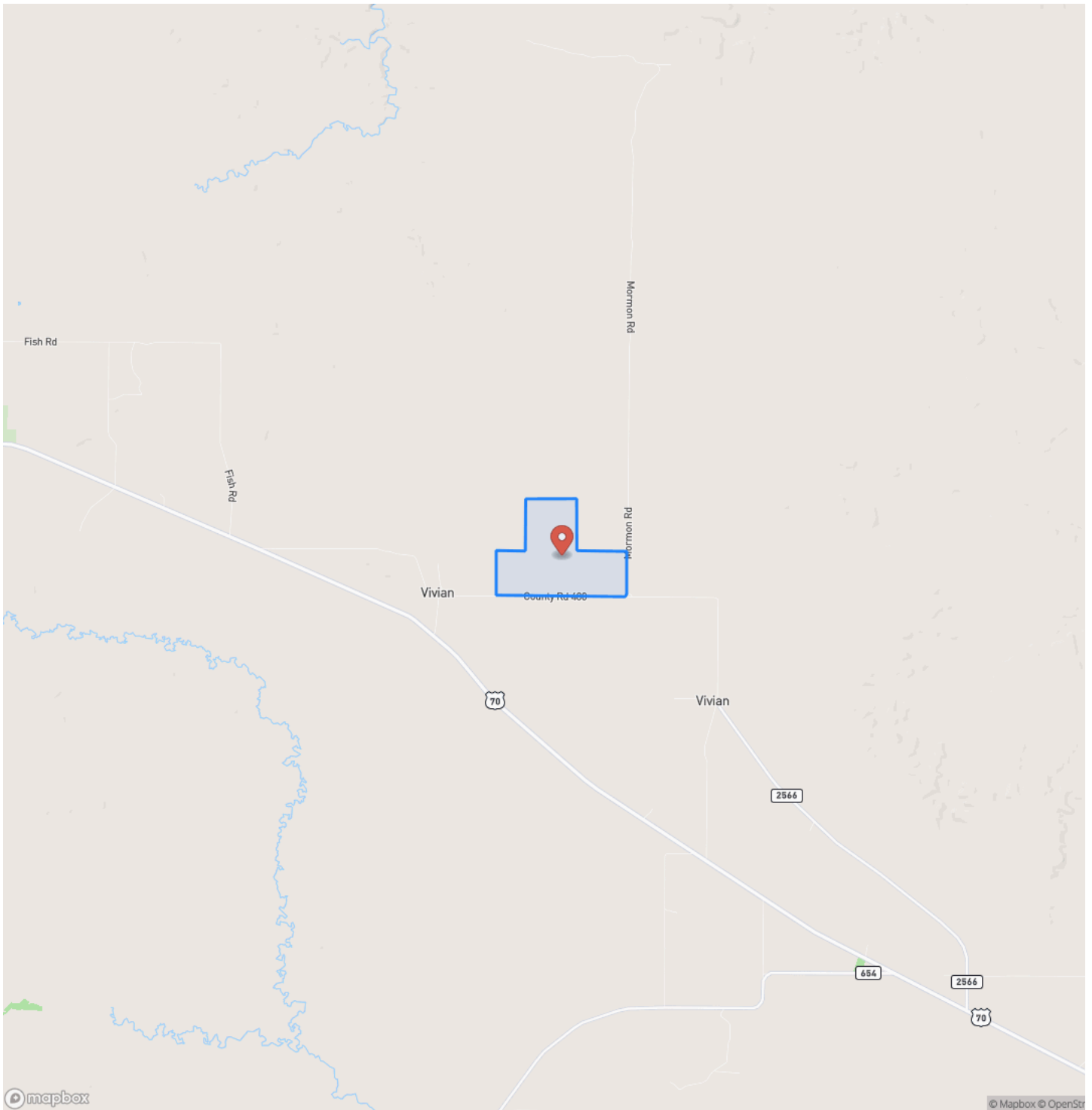
Listing Agent -- Kathy Bailes [\(940\)-256-4958](tel:940-256-4958)



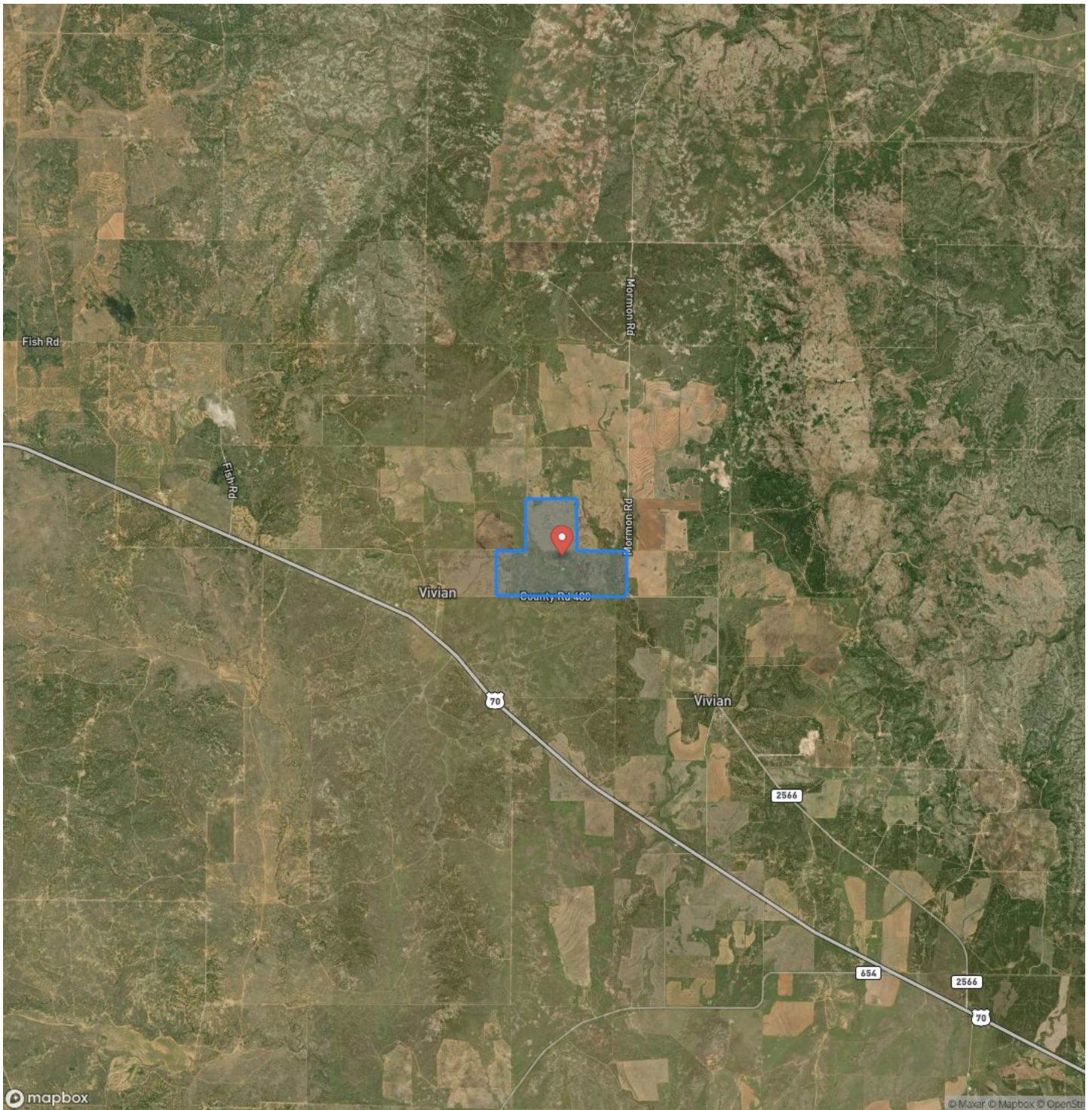
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Locator Map



Satellite Map



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