

Rocky Creek Ranch
TBD
Haskell, TX 79521

\$1,600,000
640± Acres
Haskell County



Rocky Creek Ranch
Haskell, TX / Haskell County

SUMMARY

Address

TBD

City, State Zip

Haskell, TX 79521

County

Haskell County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.37828 / -99.474685

Taxes (Annually)

627

Acreage

640

Price

\$1,600,000

Property Website

<https://cfreland.com/detail/rocky-creek-ranch-haskell-texas/69526/>



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PROPERTY DESCRIPTION

Searching for that perfect "section" of land in West Texas? Rocky Creek Ranch is sure to impress with its natural beauty! Located in Northeast Haskell County and Northwest Throckmorton County, this 640-acre property is ideal for cattle ranching and offers excellent hunting opportunities. All four sides of the ranch are bordered by county roads. It features approximately 415 acres of cultivated land, which is cross-fenced, while the remaining 225 acres consist of native pasture interspersed with trees, creating an ideal habitat for wildlife.

The property benefits from a plentiful water supply, with nearly two miles of Rocky Creek flowing through it, along with a large pond and six tanks. This access to water makes it perfect for stocking cattle and attracting whitetail deer, turkey, duck, and other small game. Additionally, there is a set of livestock pens conveniently located on the north side of the ranch. Electric lines run on two sides of the property, and several utility poles are onsite, providing easy access to electricity.

The county line runs through Rocky Creek Ranch, which includes 400 acres in Haskell County and the remaining 240 acres in Throckmorton County. This area is renowned for its excellent hunting, making it an exceptional recreational property. Don't miss this great opportunity to own an entire section of land in West Texas, with farming and hunting at its best!

Additionally, if you enjoy fishing and boating, the ranch is conveniently situated about three miles west of [Miller Creek Reservoir](#), a man-made lake that spans Throckmorton, Baylor, and Knox Counties. Fishing is free, and a public boat ramp is available. The reservoir is stocked twice yearly with catfish, bass, and bream, offering outstanding fishing opportunities.

-- IMPROVEMENTS --

- Fences ~ 5-strand barbed wire perimeter fence and cross fencing in good condition
- Electricity ~ Tri-County Electric Co-Op access on the north and south sides
- Livestock Pens ~ Metal construction in good condition

-- WATER, COVER & TERRAIN --

- Surface Water ~ Almost 2 miles of Rocky Creek; 1.9 acre pond and six tanks .5 acre or less
- Cultivated Land ~ 65% of property - currently planted in winter wheat
- Native Pasture ~ 35% of property - native grasses with hackberry and mesquite trees; prickly pear, tasajillo and lotebush underbrush
- Soils ~ Tillman CL, Hollister CL, Vernon CL, Tobosa CL, Clearfork SC, Vernon CL, Clairemont SL, Vualde CL, Veal CL, Rowena CL

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, turkey, hog, varmint, dove, quail, duck
- Blinds & Feeders ~ None included
- Pictures ~ Game camera pictures coming soon!
- Habitat ~ Thick stands of native grass for excellent bedding
- Elevation Changes ~ 40 ft climbing from southeast to northwest

-- MINERALS & WIND --

- Mineral Rights ~ Owned minerals convey at an acceptable price



- O&G Production ~ No active production
- Wind Rights ~ Wind rights convey
- Wind Production ~ No active turbines on property

-- ACCESS & DISTANCES --

- Road Frontage ~ 1 mile frontage each side: N-Cody; West CR; E-CR 195; S-Chamberlain CR; W-CR 297
- Nearby Towns ~ 7 mi SE of Goree; 9 miles SE of Munday; 18 mi SW of Seymour; 20 mi NE of Haskell; 21 mi NW of Throckmorton
- Major Cities ~ 75 mi SW of Wichita Falls and 90 mi NE of Abilene
- Airports ~ 9 mi SE of Munday Municipal; 23 mi NW of Throckmorton Municipal; 19 mi NE of Haskell Municipal; 170 mi NW of DFW International Airport

AGENT COMMENTS:

Contact me today to acquire this excellent piece of land. Please note that the ranch is currently leased to a local rancher until December 31, 2025. If a sale occurs, the remaining lease will be prorated to the buyer at closing, offering additional cash flow.

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

Kathy Bailes

Mobile

(940) 256-4958

Office

(940) 549-7700

Email

Kathy@cfrland.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

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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