

**114 Acres Cottle County - Recreational and Agriculture  
Property**  
0000 Highway 83  
Childress, TX 79201

**\$228,000**  
114± Acres  
Cottle County



**114 Acres Cottle County - Recreational and Agriculture Property  
Childress, TX / Cottle County**

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**SUMMARY**

**Address**

0000 Highway 83

**City, State Zip**

Childress, TX 79201

**County**

Cottle County

**Type**

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land

**Latitude / Longitude**

34.255073 / -100.288179

**Acreage**

114

**Price**

\$228,000

**Property Website**

<https://www.mossoakproperties.com/property/114-acres-cottle-county-recreational-and-agriculture-property-/cottle/texas/100467/>



## 114 Acres Cottle County - Recreational and Agriculture Property Childress, TX / Cottle County

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### **PROPERTY DESCRIPTION**

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).

### **114 Acres - Cottle County Hunting & Recreational Ranch**

Welcome to this 114-acre hunting and recreational property located in Cottle County, Texas, conveniently positioned 15 miles from Childress and 17 miles from Paducah with excellent paved road access just off Highway 83. This diverse tract offers a strong combination of cultivation, native cover, elevation change, and excellent wildlife habitat, making it an ideal property for hunting, recreation, livestock grazing, or a future homesite.

Approximately 30 acres are currently planted in wheat, providing a valuable food source for wildlife and creating excellent hunting opportunities along the field edges. The remainder of the property consists of cedar and mesquite cover, forming ideal bedding areas and travel corridors for wildlife. The combination of thick cover and cultivated ground supports strong populations of whitetail deer, mule deer, hogs, and quail.

The property features over 100 feet of elevation change, offering rolling terrain and scenic views across the surrounding countryside. Several wet-weather creeks traverse the property, along with a seasonal pond that holds water during wetter months and could potentially be improved to hold water year-round with minor work.

A major advantage of this tract is its location next to large neighboring ranches. The property borders the Buckle L Ranch, a 37,000+ acre ranch, helping minimize hunting pressure in the immediate area and allowing wildlife to move freely through the region.

The ranch is also located only one-half mile south of the North Pease River, a well-known wildlife corridor that consistently attracts deer and other game. Additionally, the property is just 6.5 miles from the Matador Wildlife Management Area, which spans over 28,000 acres and is widely recognized for its exceptional quail and deer populations.

With electricity already on the property and multiple elevated areas suitable for improvements, this tract offers several excellent locations to establish a hunting camp, weekend retreat, or rural homesite.

Whether you are looking for a turnkey hunting property, a recreational getaway, or a long-term land investment, this Cottle County tract offers an outstanding mix of habitat, access, and location in one of the region's most well-known hunting areas.

### **LOCATION:**

Cottle County, Texas

6.5 miles from Matador Wildlife Management Area

1/2 mile south of the North Pease River

15 miles from Childress

17 miles from Paducah

128 miles from Amarillo

130 miles from Lubbock

241 miles from Dallas

### **WATER:**



Seasonal pond that could potentially be improved to hold water year-round  
Multiple wet-weather creeks

**UTILITIES:**

Electricity on the property

**WILDLIFE:**

Whitetail deer  
Mule deer  
Hogs  
Quail  
Dove

**MINERALS:**

No minerals to convey (buyer to verify)

**VEGETATION:**

Mix of cedar and mesquite trees  
Native grasses  
30 acres of cultivated wheat

**TERRAIN:**

Rolling terrain with over 100 feet of elevation change  
Expansive views across the surrounding ranchland

**SOILS:**

Productive farmland soils and native sandy loam soils

**TAXES:**

Agricultural exemption in place (buyer to verify)

**CURRENT USE:**

Hunting  
Recreation



Limited cultivation

**POTENTIAL USE:**

Hunting ranch  
Weekend retreat  
Livestock grazing  
Rural homesite  
Investment property

**NEIGHBORS:**

Borders the 37,000+ acre Buckle L Ranch  
Surrounded by large ranches and agricultural operations

**FENCING:**

Good Fencing

**ACCESS:**

Paved county road access just off Highway 83

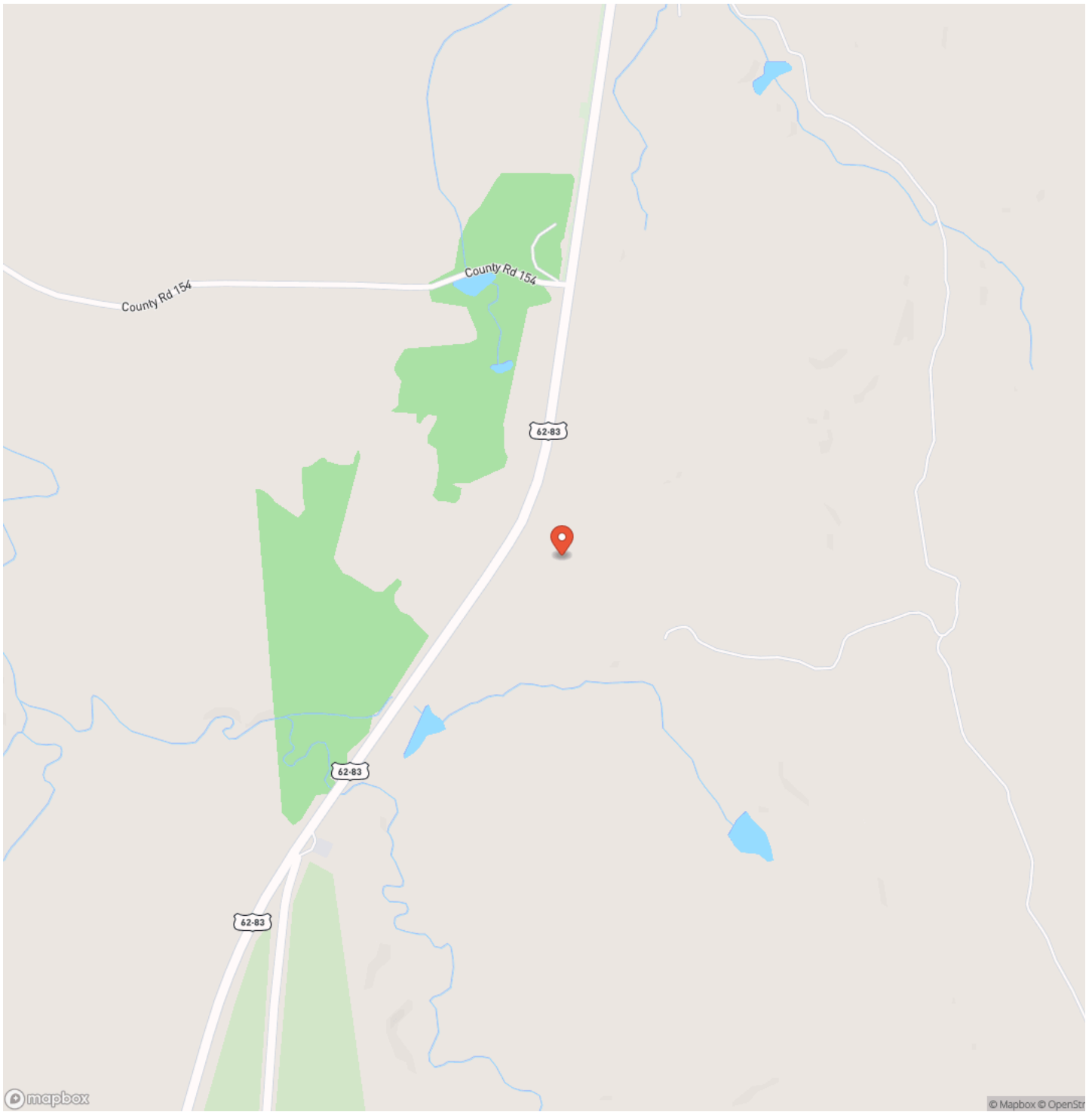
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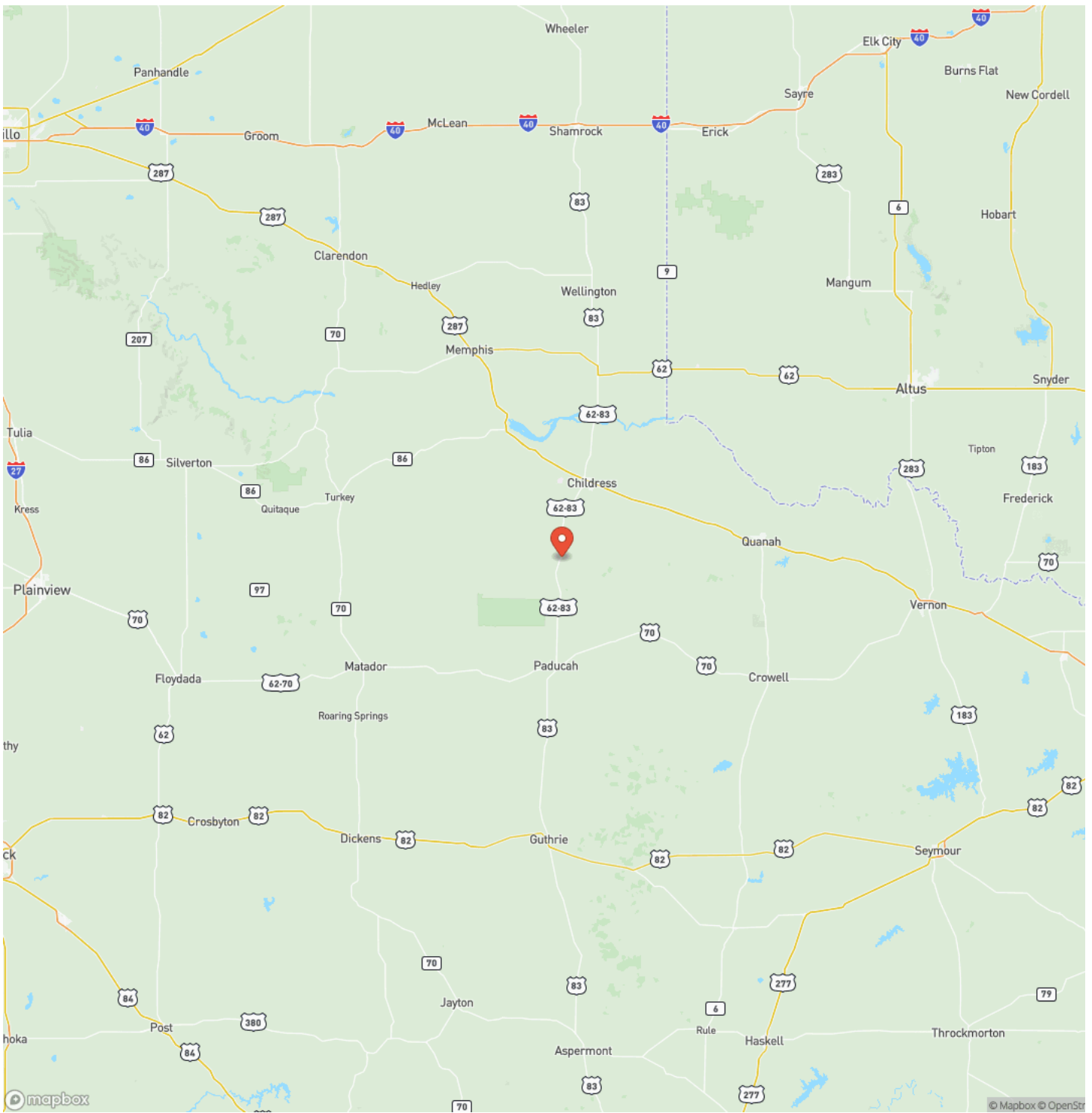
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Buyers are responsible for verifying all information and to conduct their own 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, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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**Mossy Oak Properties Lone Star Farm and Ranch**  
2140 CR 16  
Childress, TX 79201  
(833) 466-7389  
[MossyOakProperties.com](http://MossyOakProperties.com)

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