

**320 Acres Wheeler County TX**  
TBD I-40  
Shamrock, TX 79079

**\$576,000**  
320± Acres  
Wheeler County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



**320 Acres Wheeler County TX**  
**Shamrock, TX / Wheeler County**

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**SUMMARY**

**Address**

TBD I-40

**City, State Zip**

Shamrock, TX 79079

**County**

Wheeler County

**Type**

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

**Latitude / Longitude**

35.229049 / -100.142941

**Acreage**

320

**Price**

\$576,000

**Property Website**

<https://moreoftexas.com/detail/320-acres-wheeler-county-tx-wheeler-texas/41830/>



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## 320 Acres Wheeler County TX Shamrock, TX / Wheeler 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) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

This ranch is well managed whitetail paradise located just North East of Shamrock Texas. This is an excellent opportunity to own a premier cattle and hunting ranch in the panhandle of Texas. This ranch has been a part of an established and successful hunting outfit that has been in operation for 35 years and has provided exceptional hunting opportunities. The grass has been well managed and the ranch is set up to run cattle or continue hunting whitetail deer, turkey, hogs and quail. The owner put emphasis on maximizing the deer and quail populations on the property to enhance the wildlife. There are 3 different established food plots that are planted each year with whitetails in mind. This property is rich in character, full of wildlife and and has been strictly managed for hunting and grazing. There is additional acreage available.

### LOCATION:

- Located in Wheeler County
- 95 miles from Amarillo
- 166 miles from Oklahoma City
- 193 miles from Lubbock
- 305 miles from Dallas

### WILDLIFE:

- Trophy whitetail deer and turkey hunting.
- This property has been owned by a hunting outfitter that has been managing deer and turkey populations for the past 33 years. He has implemented a strict management plan that has produced great whitetails over the years.
- Quail can be found throughout the property
- Hogs, Coyotes, bobcats

### WATER:

- 1 water trough in place. A water well will need to be drilled.

### CLIMATE:

- 38 inches of rain per year
- 257 Sunny days per year



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MINERALS:

- No minerals convey with property

VEGETATION:

- Mix of hardwood, mesquites and native grasses

TERRAIN:

- 30ft of elevation change

SOILS:

- Mixtures of sandy loam can be found on the property

IMPROVEMENTS:

- Cross fenced
- Improved grasses for grazing or cutting hay.
- Established food plots

CURRENT USE:

- Fully operational hunting outfitter for 33 years
- Cattle ranch

POTENTIAL USE:

- Cattle ranch
- Hunting paradise
- Full time residence
- Weekend getaway

FENCING:

- Good to fair condition



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**ACCESS:**

- Access off I-40 service road

**SHOWINGS:**

Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.

For more information on the property

Keaton Livingston: [469-734-3112](tel:469-734-3112)

Disclaimer: 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 an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



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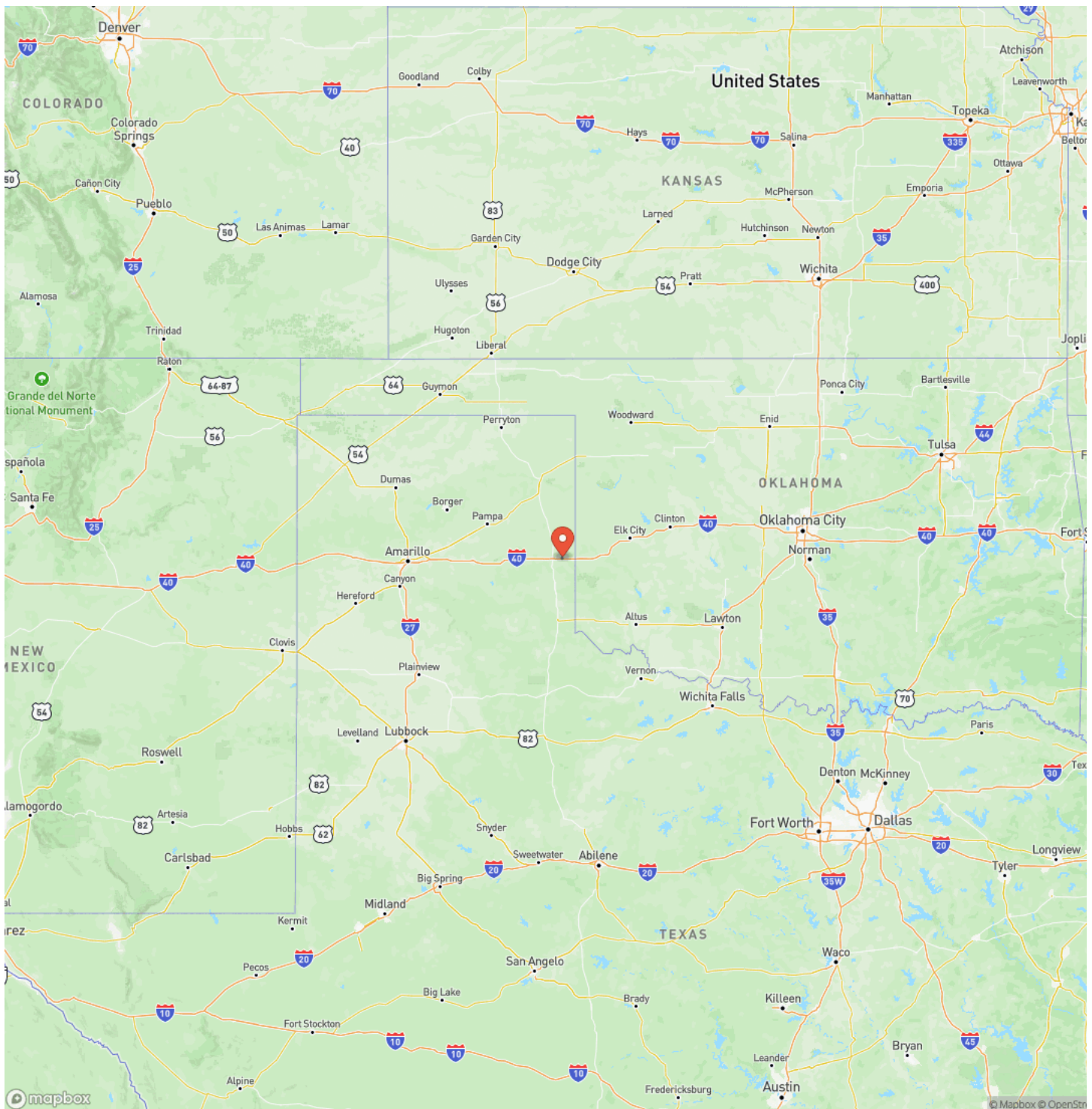


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## Locator Map



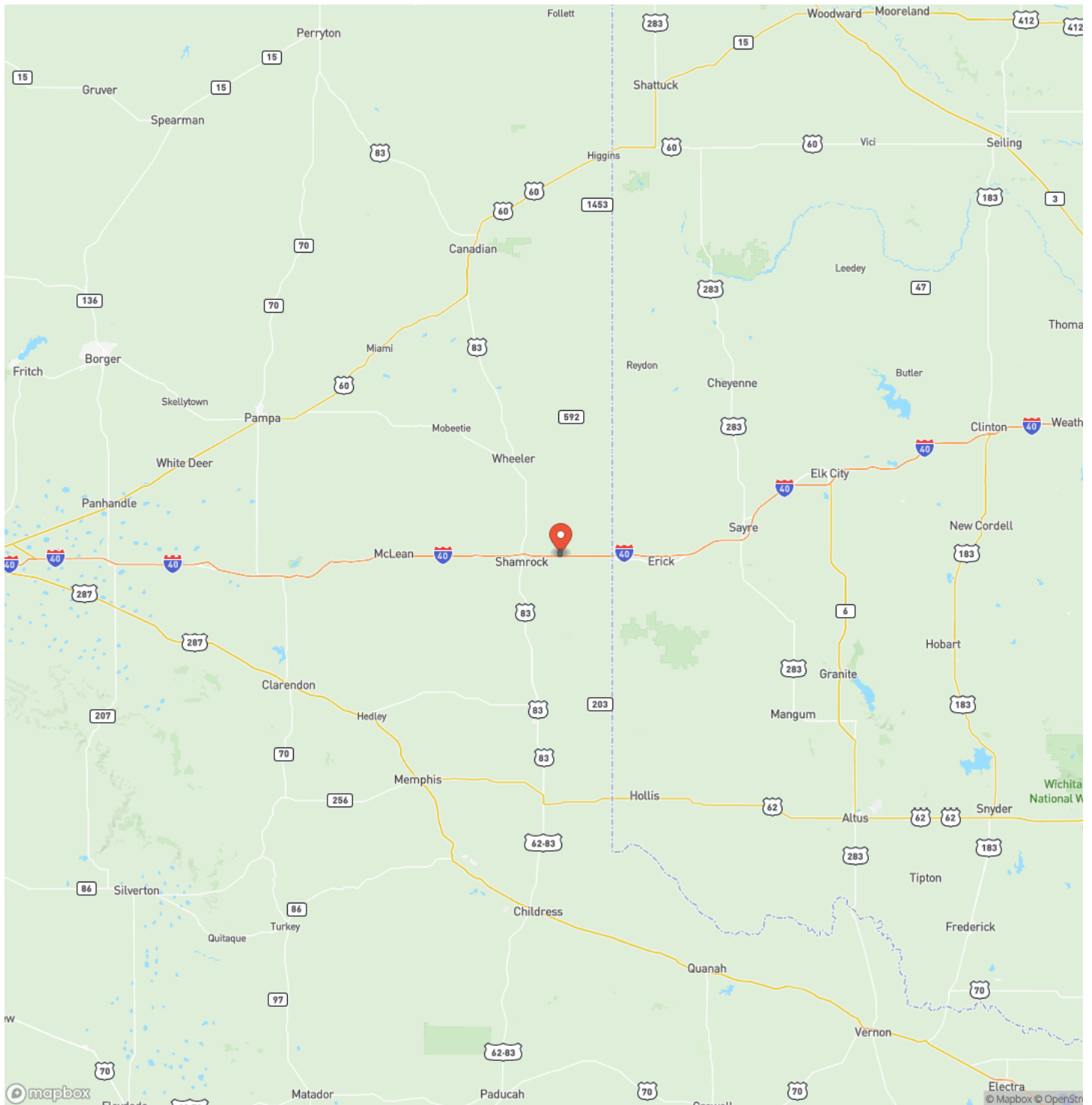
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## Locator Map



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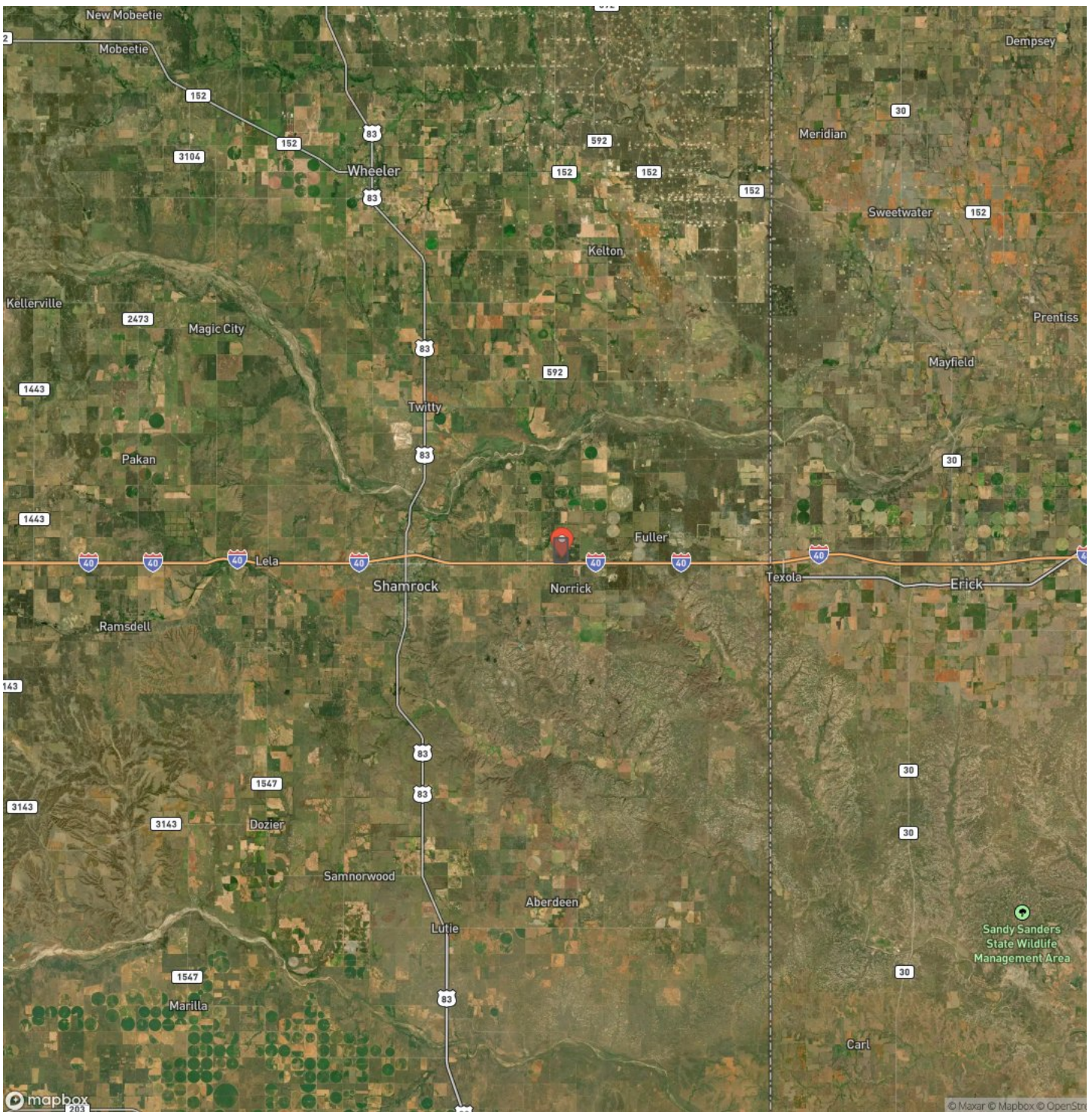
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## Satellite Map



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## 320 Acres Wheeler County TX Shamrock, TX / Wheeler County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Keaton Livingston

## Mobile

(469) 734-3112

## Office

(469) 734-3112

## Email

klivingston@mossyoakproperties.com

**Address**

4000 W University Dr

## City / State / Zip

Denton, TX 76207

## 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.

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## **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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