

**Rolling Hills Ranch 373 Acres**  
000 Highway 83  
Childress, TX 79201

**\$690,050**  
373± Acres  
Childress County



**MORE INFO ONLINE:**

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

**Rolling Hills Ranch 373 Acres**  
**Childress, TX / Childress County**

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**SUMMARY**

**Address**

000 Highway 83

**City, State Zip**

Childress, TX 79201

**County**

Childress County

**Type**

Hunting Land, Recreational Land, Ranches, Undeveloped Land

**Latitude / Longitude**

34.471878 / -100.211666

**Acreage**

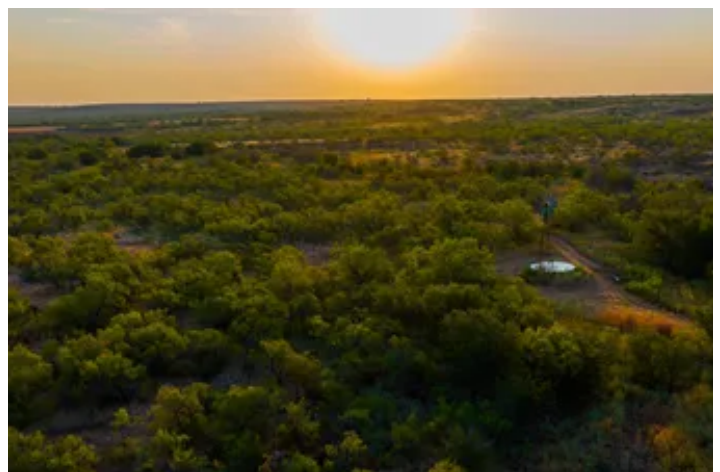
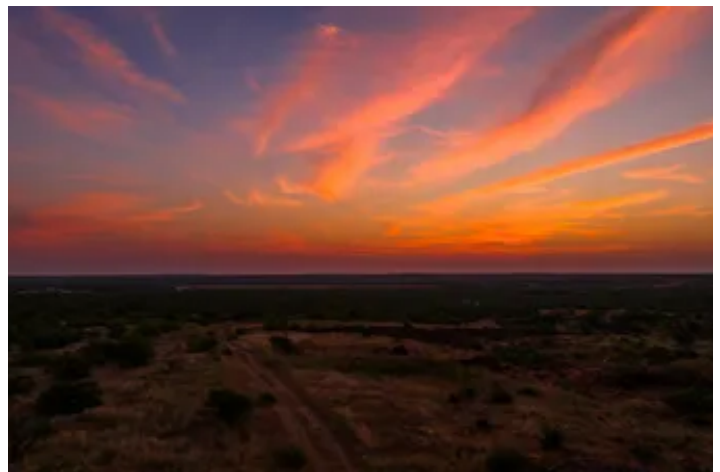
373

**Price**

\$690,050

**Property Website**

<https://www.mossyoakproperties.com/property/rolling-hills-ranch-373-acres-childress-texas/44623/>



**MORE INFO ONLINE:**

**MoreofTexas.com**

## Rolling Hills Ranch 373 Acres Childress, TX / Childress 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) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

Price Reduction - Welcome to Rolling Hills Ranch, a rare opportunity at a 373 acre ranch in the heart of Childress, Texas. For over 100 years, this history rich property has been in the care of the same family and is now available to the next stewards of the land. The land is unique for Childress Texas as it possesses beautiful rolling topography, mature wildlife habitat, and breathtaking long-distance views. The ranch is a wildlife paradise and the area is known to produce Trophy Whitetail, Mule deer, has a resurgening Quail population, Turkey, Dove and Hogs. The ranch's diverse topography creates a haven for wildlife, making it a target destination for any serious hunter. The vast numbers of quail on this ranch make it an upland bird hunter's dream. There are numerous draws lined with mature roost trees that will make for many successful spring turkey hunts. The water well that is located in the center of the property is placed perfectly to keep wildlife on your property and ensure they have everything they need to thrive. Whether you aspire to a private hunting retreat, a rural getaway, or a legacy ranch, the canvas of Rolling Hills Ranch eagerly awaits your inspiration. Come and discover Rolling Hills Ranch, and create a legacy of your own.

PRICE: \$690,050 / \$1850 an acre

#### LOCATION:

- Located in Childress County
- 3 miles from Childress
- 117 miles from Amarillo
- 140 miles from Lubbock
- 252 miles from DFW

#### WATER:

- 1 Water well
- Seasonal creek traverses the property

#### CLIMATE:

- Average 19 inches of rain per year

#### UTILITIES:

- co-op electric



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WILDLIFE:

- Area known for monster Whitetail
- Abundant Quail, Turkey, Dove and Hogs
- Mule deer frequent the area

MINERALS:

- No minerals convey with property

VEGETATION:

- Mixture of Mesquites, elms and Native grasses

TERRAIN:

- 70ft+ of elevation change

SOILS:

- Mixtures of sandy loam can be found on the property

IMPROVEMENTS:

- Fenced and cross fenced
- Water well
- Well maintained road infrastructure

CURRENT USE:

- Hunting property
- Cattle ranch

POTENTIAL USE:

- Cattle ranch
- Hunting paradise



**MORE INFO ONLINE:**

**MoreofTexas.com**

- Full time residence

- Weekend getaway

NEIGHBORS:

- Large neighbors surrounding the property

ACCESS:

- Paved access on Highway 83

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)

Brent Barkham: [214-673-1121](tel:214-673-1121)

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



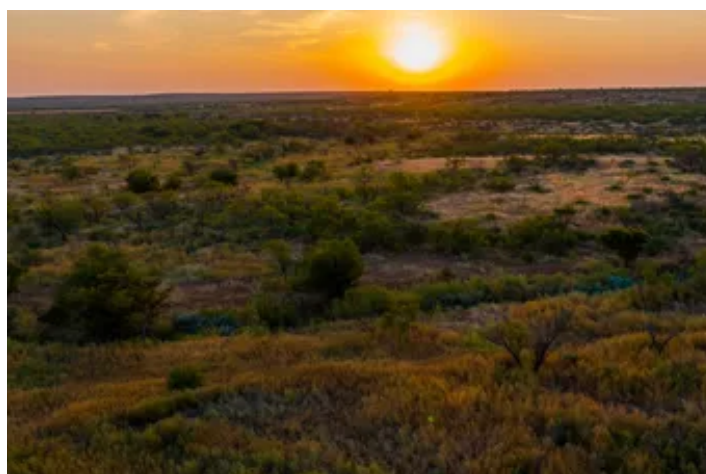
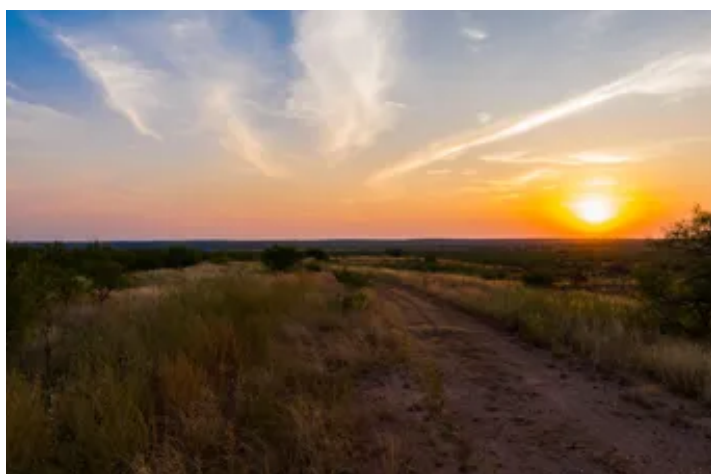
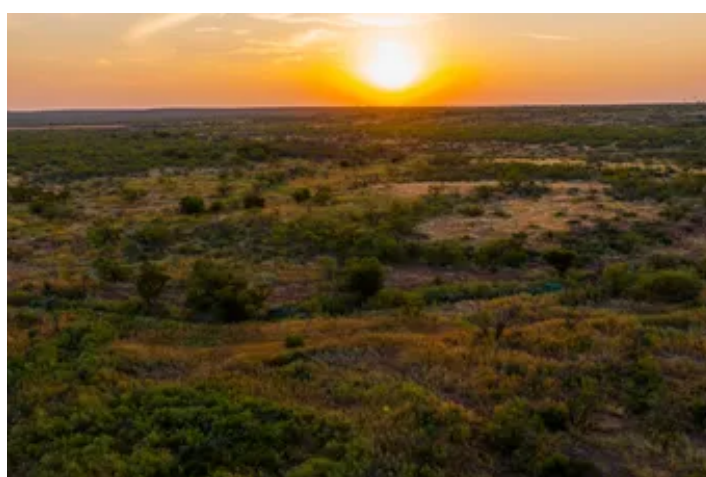
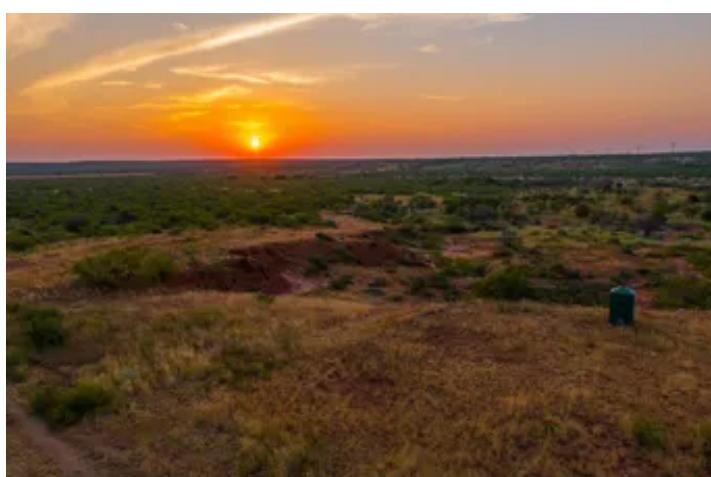
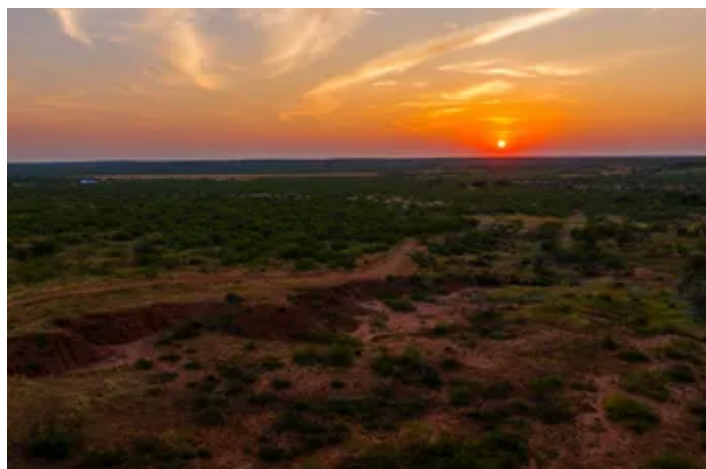
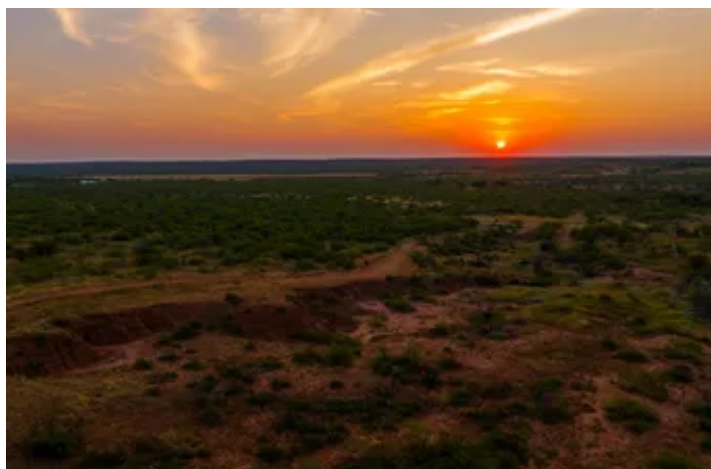
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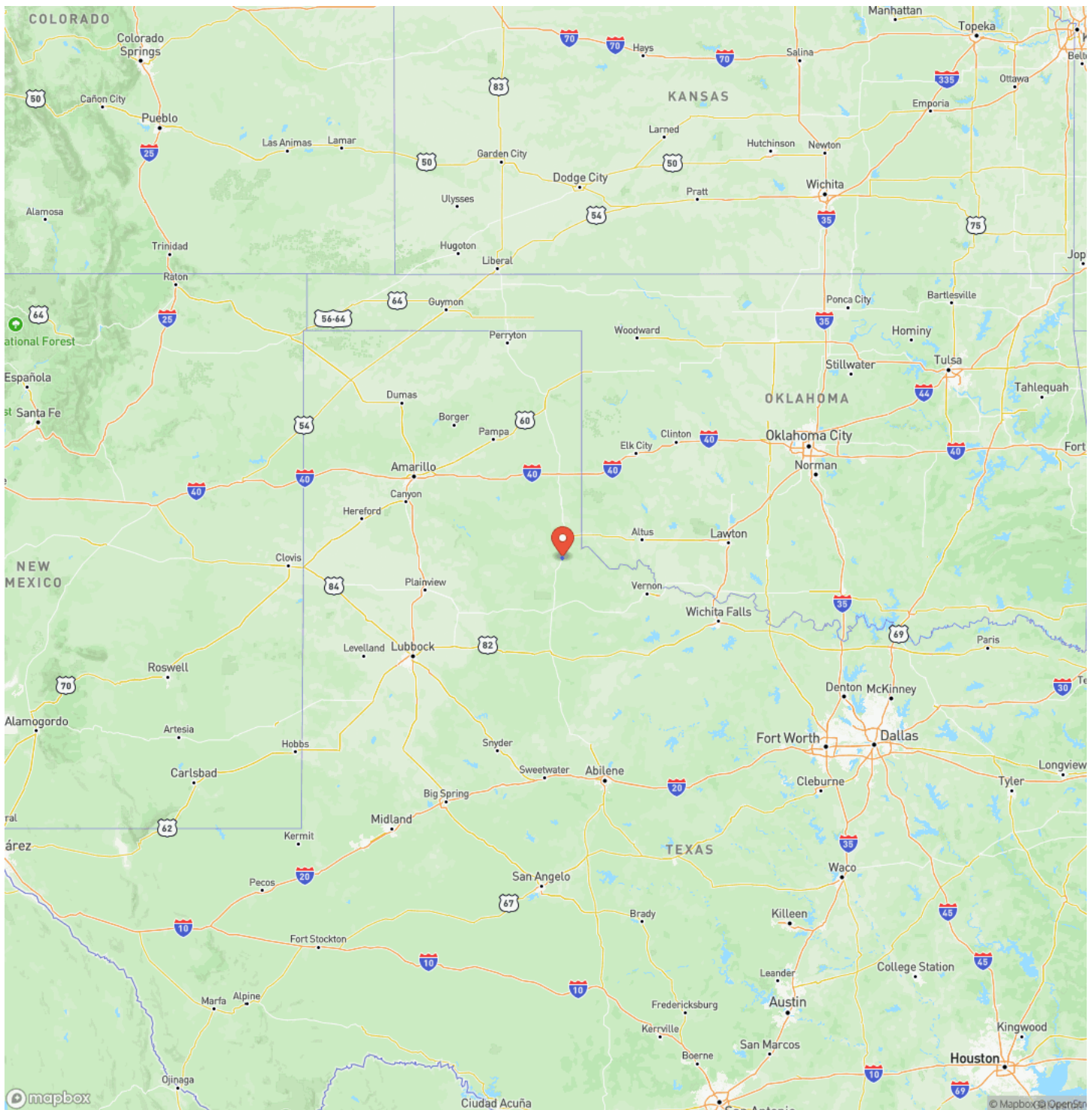
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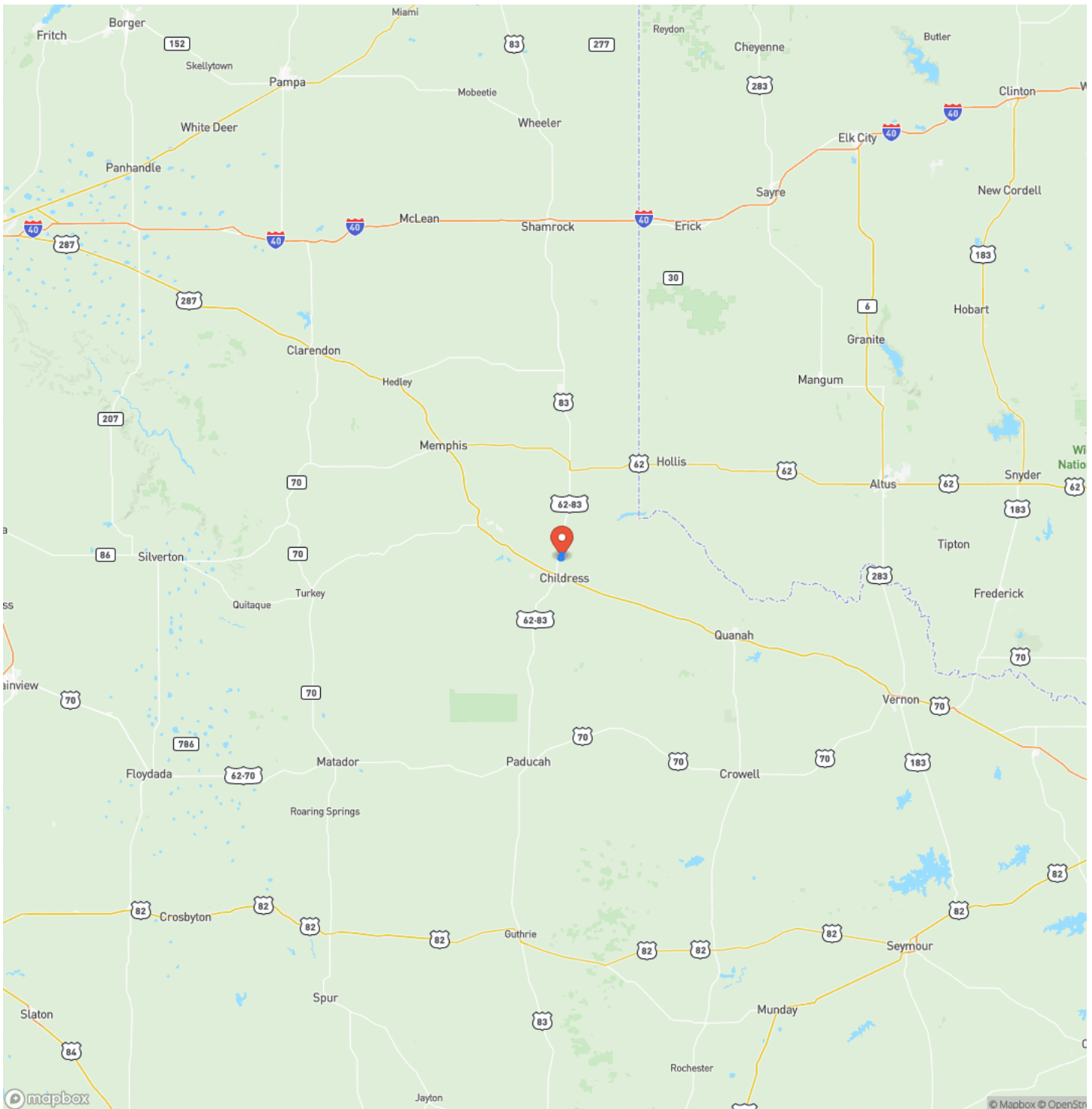
## Locator Map



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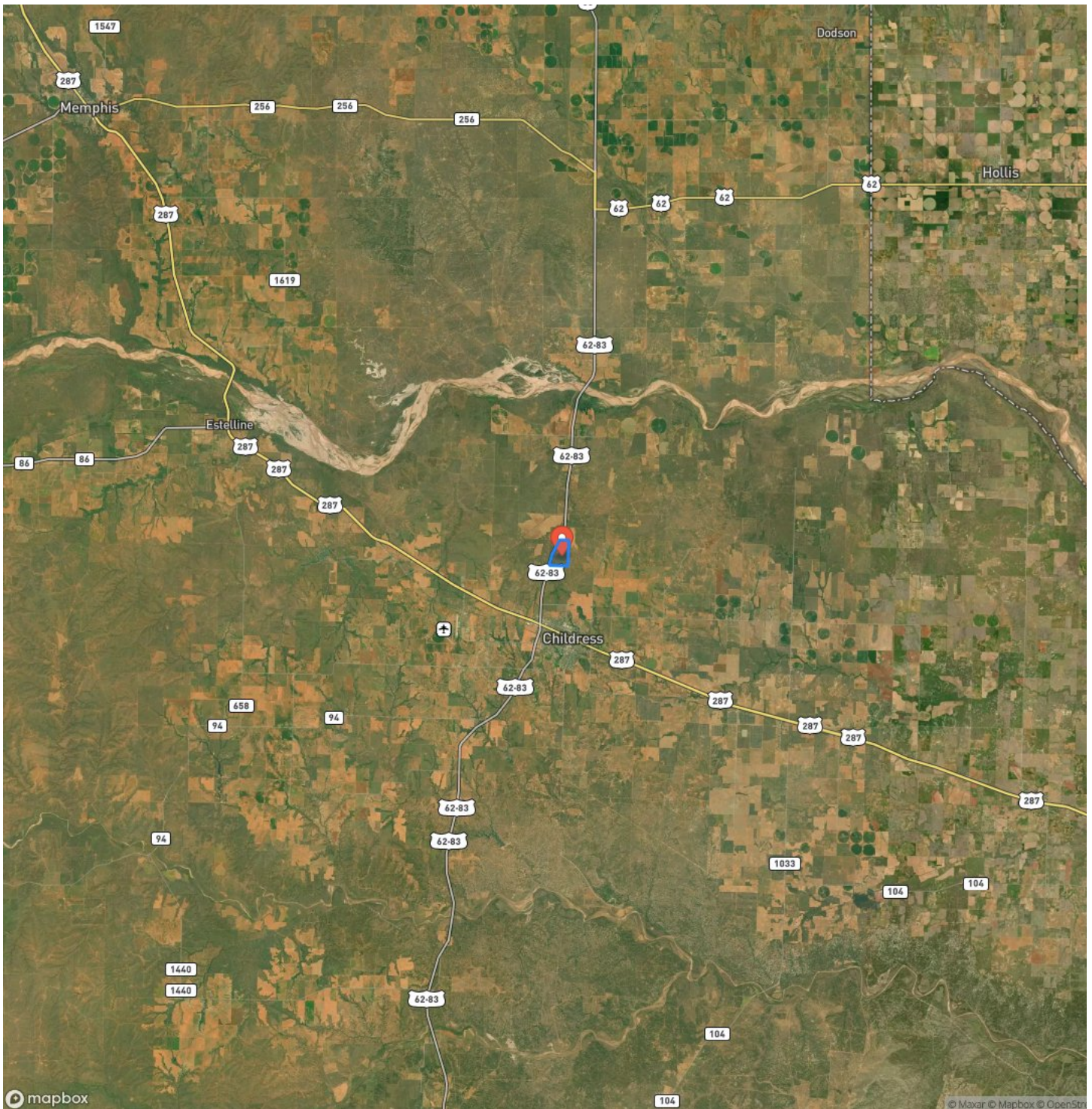


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## Satellite Map



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## 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

[illegible]

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**MoreofTexas.com**

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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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**Mossy Oak Properties of Texas**

4000 W University Dr

Denton, TX 76207

(833) 466-7389

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