

320 Acres Cottle County
TBD County Road 437
Paducah, TX 79248

\$560,000
320± Acres
Cottle County



**320 Acres Cottle County
Paducah, TX / Cottle County**

SUMMARY

Address

TBD County Road 437

City, State Zip

Paducah, TX 79248

County

Cottle County

Type

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

Latitude / Longitude

33.93912 / -100.186036

Acreage

320

Price

\$560,000

Property Website

<https://www.mossoakproperties.com/property/320-acres-cottle-county-cottle-texas/103514/>



320 Acres Cottle County Paducah, TX / Cottle County

PROPERTY DESCRIPTION

320 Acres Cottle County

For more information regarding this listing please contact Keaton Livingston [469-734-3112](tel:469-734-3112) or Brent Barkham [214-673-1121](tel:214-673-1121)

Located just 11 miles from Paducah in Cottle County, this versatile 320± acre property offers an outstanding combination of agricultural productivity, livestock potential, and recreational appeal. With paved frontage on FM 1038 and additional access from County Road 437, the tract provides convenient year-round access and multiple points of entry.

Currently utilized for hunting, the property supports strong populations of dove, hogs, and whitetail deer, making it an attractive option for buyers seeking a recreational getaway. The mix of open country and native habitat creates good wildlife cover.

For ranching operations, this property is well suited for cattle grazing and livestock production. The majority of the perimeter is fenced with barbed wire, offering a strong foundation for immediate use as a cattle ranch. Water availability is a major highlight, featuring two high-output water wells. Well #1 is approximately 200 feet deep and produces an impressive 500 gallons per minute, while Well #2 is approximately 180 feet deep and produces approximately 700 gallons per minute.

The tract also includes two approximately 2-acre above-ground tanks that were originally constructed for water storage. While the tanks are currently unlined and not holding water, they are already piped to be supplied by the water wells, presenting excellent potential for future water retention, livestock use, irrigation storage, or enhancement for wildlife habitat.

With abundant water resources and productive soils, this property also offers strong agricultural upside for row crop farming or hay production. Whether you are looking to expand a cattle operation, develop irrigated acreage, or enjoy exceptional hunting and recreation, this Cottle County ranch is a rare opportunity with multiple income-producing possibilities.

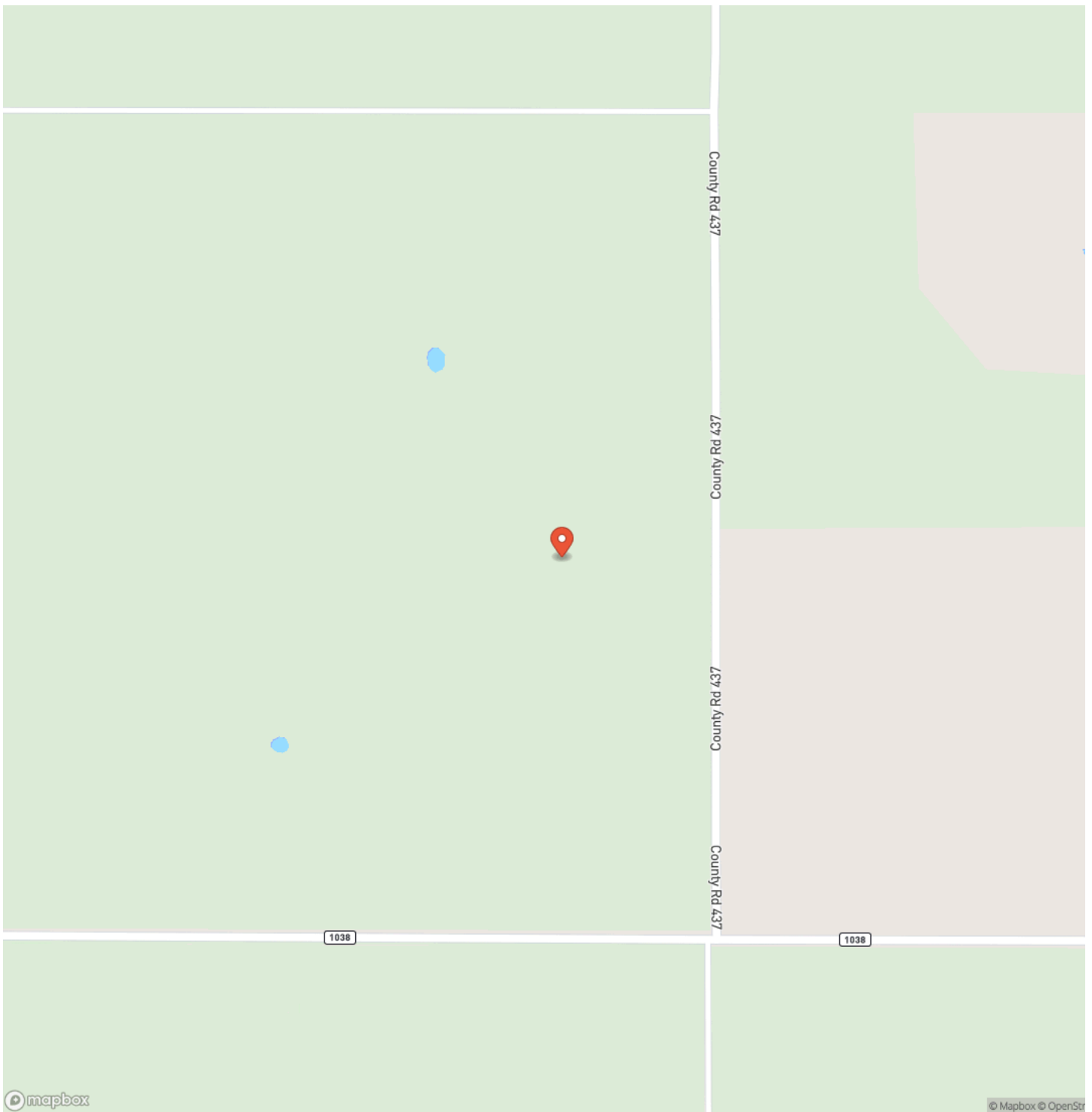
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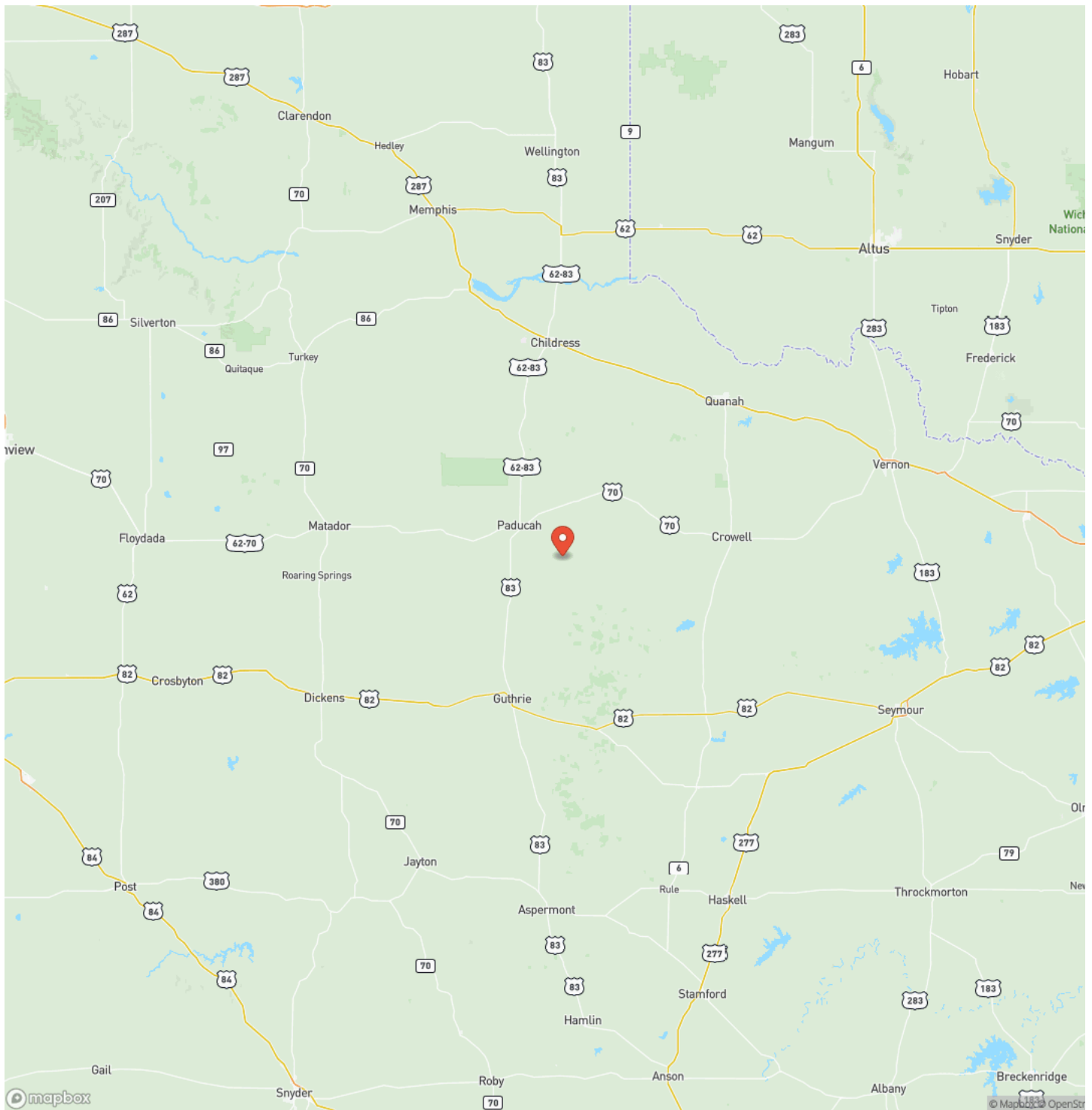
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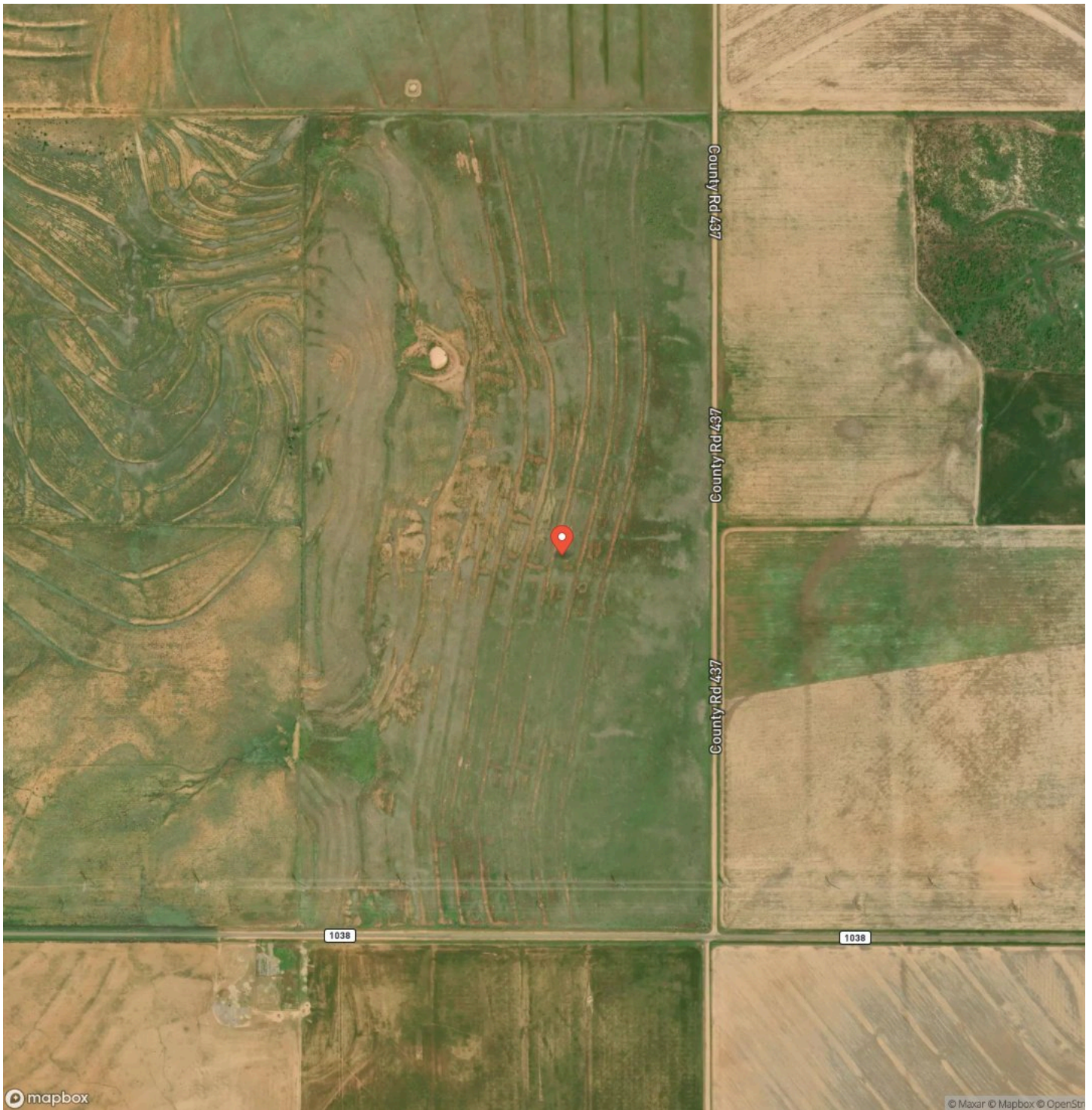
Locator Map



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.



Mossy Oak Properties Lone Star Farm and Ranch

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