

**98 Acres Near Matador Wildlife Management Area-
Cottle County, Texas
000
Paducah, TX 79248**

\$175,910
98± Acres
Cottle County



98 Acres Near Matador Wildlife Management Area- Cottle County, Texas
Paducah, TX / Cottle County

SUMMARY

Address

000

City, State Zip

Paducah, TX 79248

County

Cottle County

Type

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

Latitude / Longitude

34.136916 / -100.304734

Acreage

98

Price

\$175,910

Property Website

<https://www.mossyoakproperties.com/property/98-acres-near-matador-wildlife-management-area-cottle-county-texas-cottle-texas/91321/>



98 Acres Near Matador Wildlife Management Area- Cottle County, Texas

Paducah, TX / Cottle County

PROPERTY DESCRIPTION

For more information regarding this listing, please contact Keaton Livingston at [469-734-3112](tel:469-734-3112)

98 Acres Near Matador Wildlife Management Area- Cottle County, Texas

Welcome to this 98-acre property located near Dunlap, Texas, between Childress and Paducah, just a half mile off Highway 83 along County Road 124. This versatile tract offers a rare combination of native grassland, wildlife habitat, and easy access, making it an ideal property for hunting, livestock grazing, or a quiet country retreat. The land features thick stands of native grasses with scattered trees throughout, providing a diverse mix of open ground and cover that supports healthy populations of quail, deer, and dove. The area is well known for its strong quail numbers, and several coveys have been seen on the property — a testament to the excellent habitat and natural cover. Whitetail deer and dove hunting are also exceptional, and the property's blend of grass and brush provides abundant bedding areas and food sources for wildlife.

Located just 1.5 miles from the Matador Wildlife Management Area, this property benefits from proximity to over 28,000 acres of protected habitat managed by Texas Parks and Wildlife. The Matador WMA is renowned for its bobwhite quail management and research programs, as well as its excellent populations of whitetail deer, Rio Grande turkey, dove, and other game species. Having such a large, well-managed wildlife preserve nearby enhances the overall habitat and ensures a steady movement of wildlife through the area, adding tremendous value for hunters and outdoor enthusiasts alike.

Relatively flat with gentle rolling terrain, the property offers expansive views and sits above the Blaine Aquifer. Sandy loam soils support the native grasses, which make it suitable for both grazing livestock and wildlife management. Electricity runs along the front of the property, providing convenient access to power for future improvements. Currently, the property is not fully fenced, allowing new owners to customize the layout for their intended use. Whether you're looking to establish a hunting property, run livestock, or invest in a piece of rural Texas land with excellent potential, this 98-acre tract offers the space, access, and natural features to make it your own.

LOCATION:

- Cottle County, Texas – near Dunlap
- ½ mile off Highway 83 on County Road 124
- 1.5 miles from Matador Wildlife Management Area

WATER:

- Sits above the Blaine Aquifer

CLIMATE:

- Semi-arid with mild winters and warm summers

UTILITIES:

- Electricity available along County Road 124

WILDLIFE:

- Quail
- Whitetail deer
- Dove

- Small game

MINERALS:

- 50% will convey with an acceptable offer

VEGETATION:

- Thick native grasses with scattered trees

TERRAIN:

- Relatively flat with gentle roll and small hills

SOILS:

- Sandy loam soils

TAXES:

- Agricultural exemption

CURRENT USE:

- Hunting and grazing

POTENTIAL USE:

- Hunting retreat
- Livestock grazing
- Rural homestead
- Investment property

NEIGHBORS:

- Rural ranchland in a quiet agricultural area

FENCING:

- Partially fenced

ACCESS:

- County Road 124 frontage – half a mile from Highway 83

EASEMENTS:

- None

LEASES:

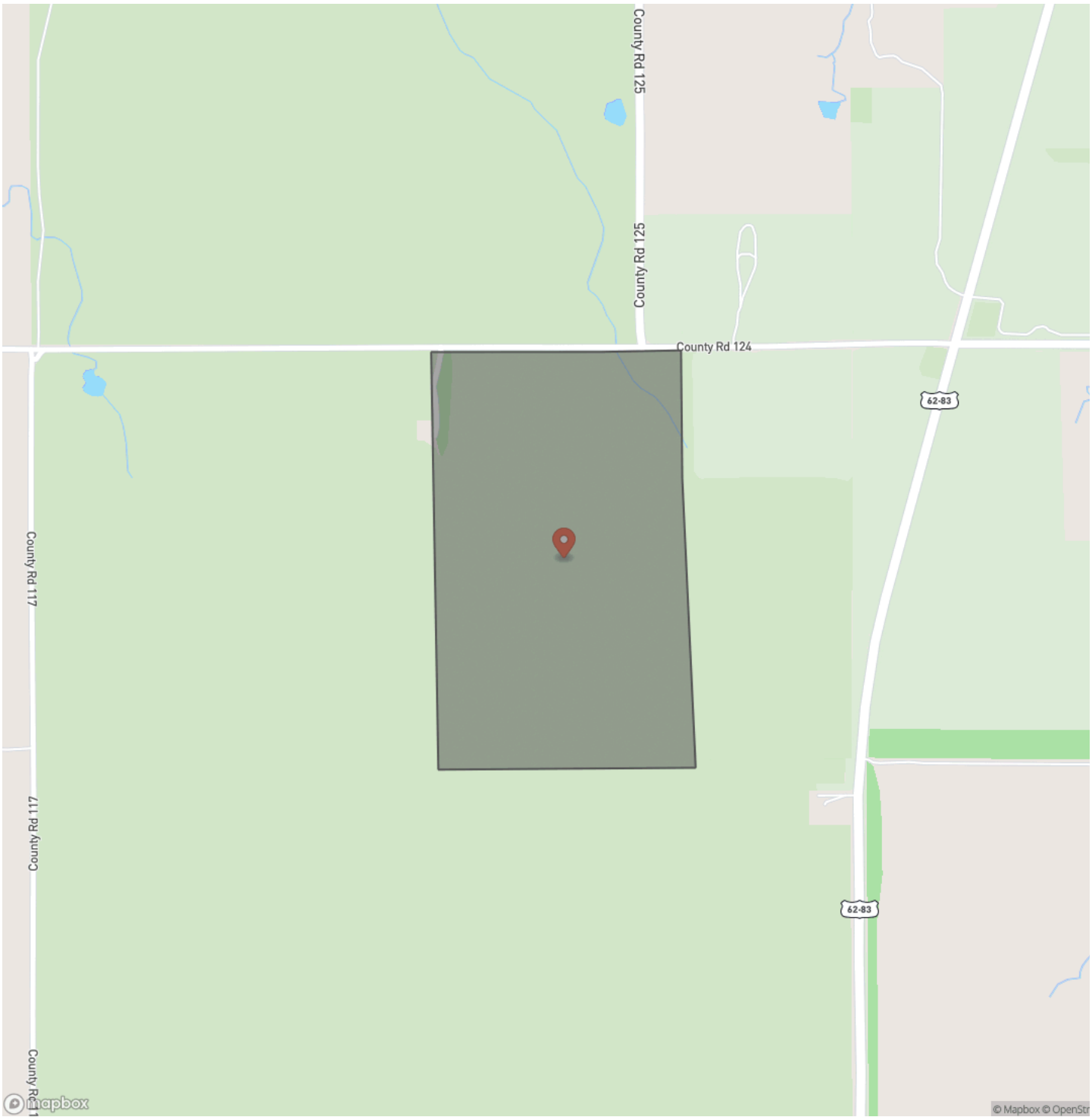
- None currently

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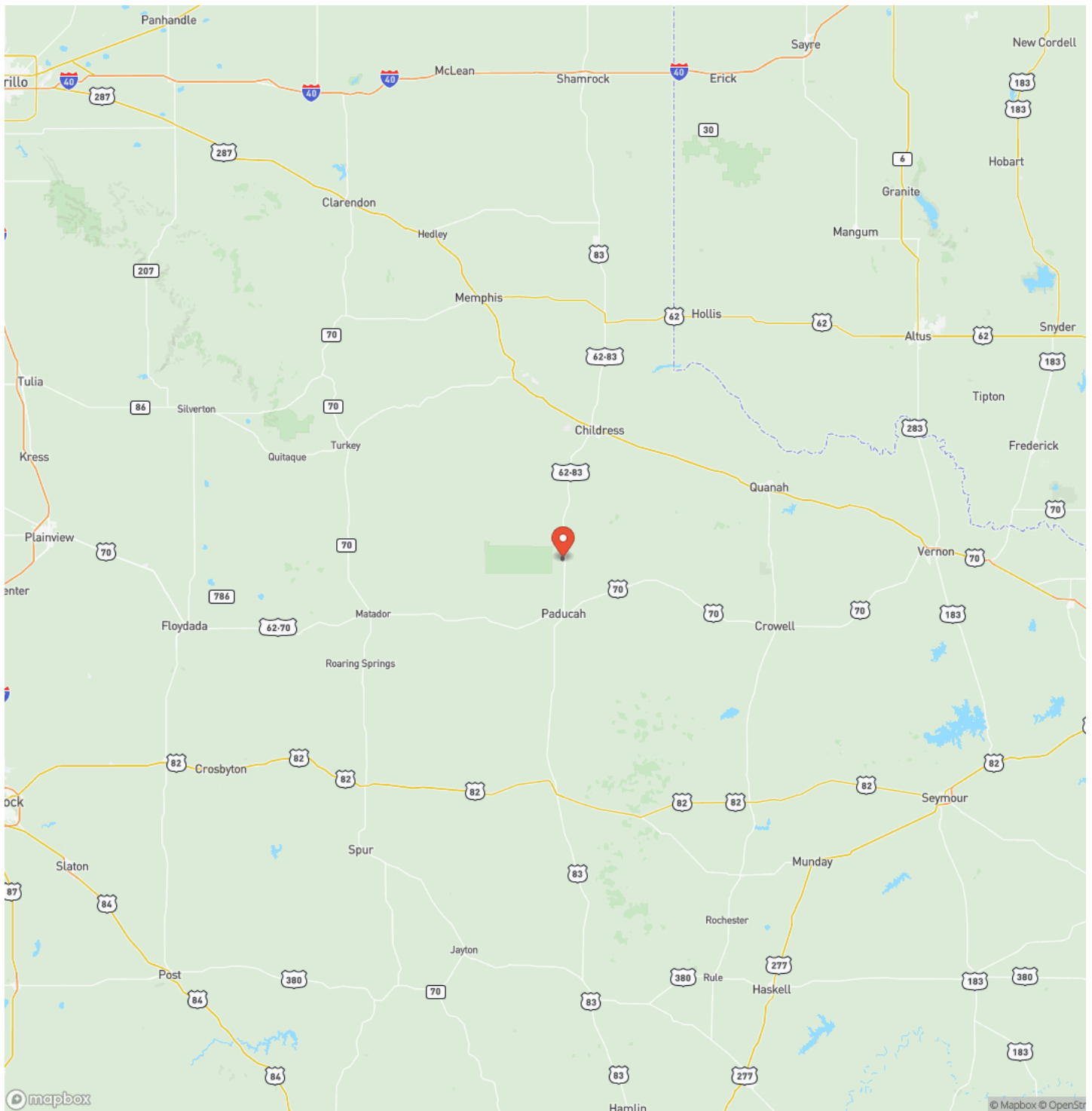
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Paducah, TX / Cottle County



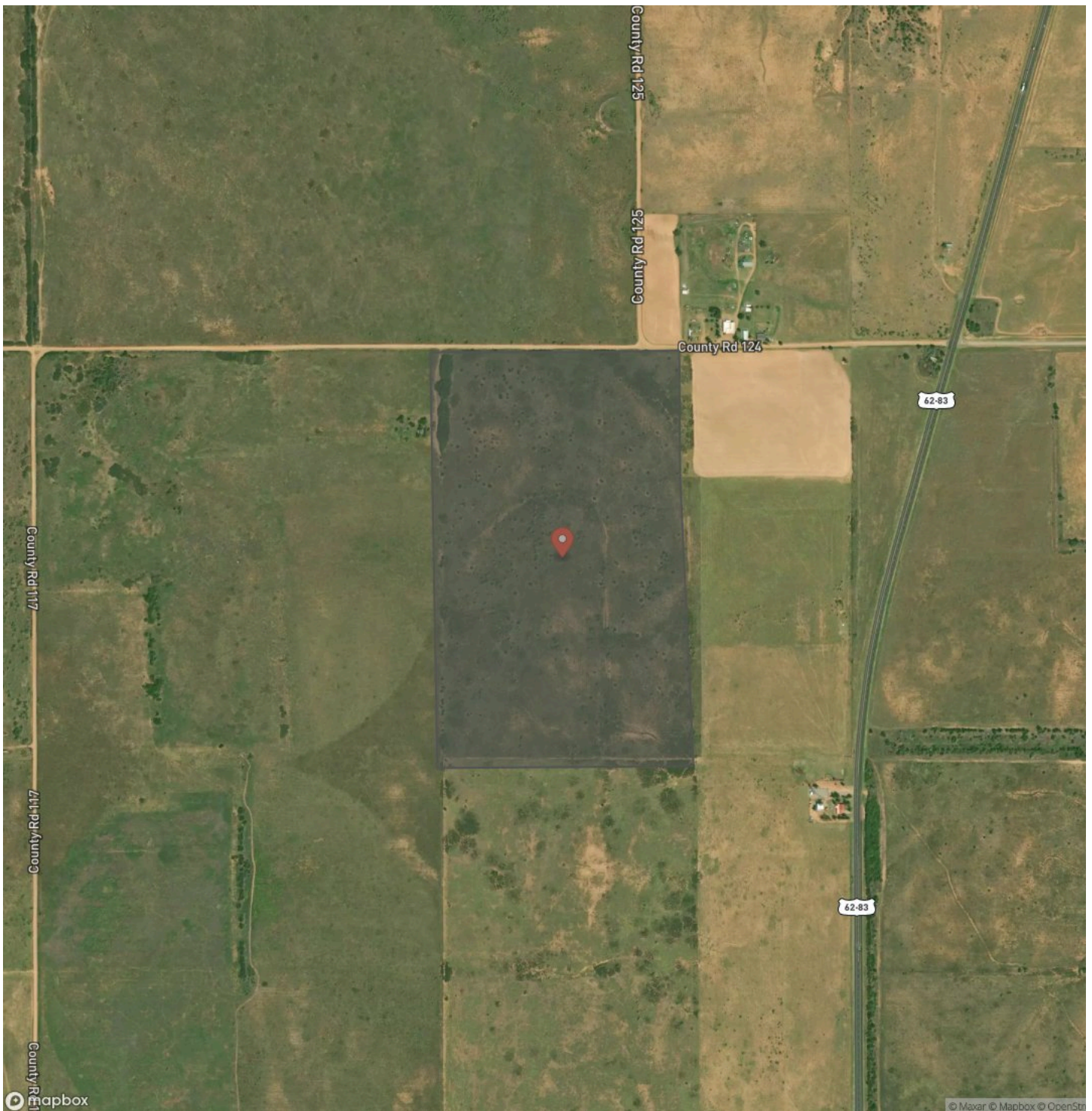
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Keaton Livingston

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(469) 734-3112

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klivingston@mossyoakproperties.com

Address
4000 W University Dr

City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

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.



MORE INFO ONLINE:
MossyOakProperties.com

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
2140 CR 16
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MossyOakProperties.com
