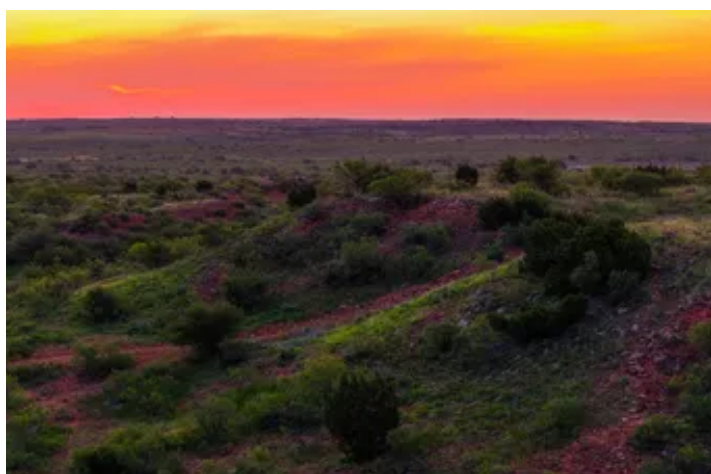


**Big Sky Ranch 640 Acre Recreational Property Childress
Texas**
TBD County Road 16
Childress, TX 79201

\$1,350,000
640± Acres
Childress County



MORE INFO ONLINE:

MoreofTexas.com

Big Sky Ranch 640 Acre Recreational Property Childress Texas
Childress, TX / Childress County

SUMMARY

Address

TBD County Road 16

City, State Zip

Childress, TX 79201

County

Childress County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.473785 / -100.150008

Acreage

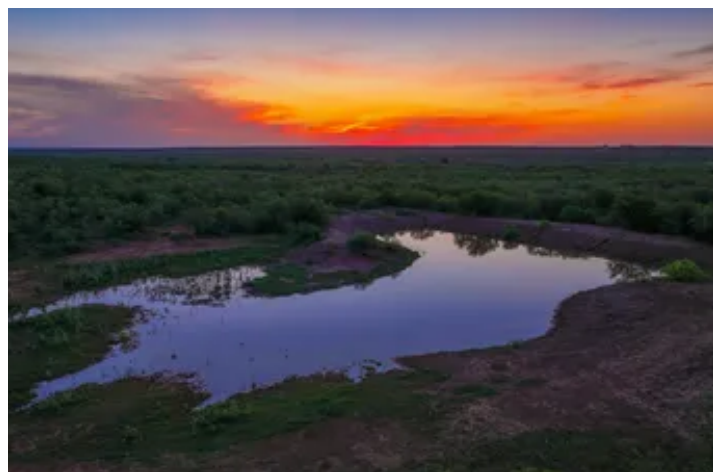
640

Price

\$1,350,000

Property Website

<https://moreoftexas.com/detail/big-sky-ranch-640-acre-recreational-property-childress-texas-childress-texas/42953/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Big Sky Ranch 640 Acre Recreational Property Childress Texas Childress, TX / Childress County

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

Big Sky Ranch, this beautiful 640-acre ranch nestled off a dead-end county road is a ranch with endless possibilities. Located in the heart of Childress County Texas, where the diverse landscape and abundant wildlife create a true hunter's paradise. This remarkable property offers thick mesquite cover, draws traversing the property and hilltops that provide breathtaking views for miles. There is over 100' of elevation change across the ranch and multiple build sites to build your custom home or hunter's cabin. This ranch is well watered with 4 tanks scattered across the ranch for wildlife and livestock. For avid hunters seeking an exceptional whitetail deer hunting property, look no further. The property's has ideal habitat for whitetail deer, mule deer, hogs, turkey, quail and dove which provides year around hunting. With strategic well-maintained trails, and years of wildlife management this property is known to produce giant Texas whitetails.

Currently, the ranch is being used to run cattle. There is good perimeter fencing in place and well managed grasslands that create a perfect combination ranch for hunting and grazing. This property is easily accessible, situated within a comfortable distance from the charming town of Childress, and has city water and electricity already in place. Here, you can enjoy the best of both worlds – a secluded sanctuary surrounded by nature, yet with modern amenities and services just a short drive away. Properties of this caliber rarely change hands. Call today to schedule a private showing and experience the true beauty the Texas Panhandle has to offer.

LOCATION:

- Located in Childress County
- 6 miles from Childress
- 116 miles from Amarillo
- 138 miles from Lubbock
- 249 miles from DFW

WILDLIFE:

- Giant Texas Whitetail. Multiple 150+ inch deer have been harvested
- Fantastic quail, turkey, dove and hog hunting.
- Mule deer frequent the property

WATER:

- 4 ponds scattered throughout the property that provides water for cattle and wildlife
- City water at the property

CLIMATE:

- 19 inches of rain per year



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

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UTILITIES:

- Co-op water
- Co-op Electricity

MINERALS:

- No minerals convey with property

VEGETATION:

- Mix of mesquites and native grasses

TERRAIN:

- 100ft+ of elevation change

SOILS:

- Mixtures of sandy loam can be found on the property

IMPROVEMENTS:

- Cross fenced
- Maintained road infrastructure

CURRENT USE:

- Hunting property
- Cattle ranch

POTENTIAL USE:

- Cattle ranch
- Hunting paradise
- Full time residence



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

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- Weekend getaway

FENCING:

- Good condition

NEIGHBORS:

-Large neighbors surrounding the property

EASEMENTS:

-Pipeline on the Northwest corner of the property

LEASES:

-Hunting lease currently in place

ACCESS:

- Access off dead-end county road 16

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



MOSSY OAK PROPERTIES
OF TEXAS

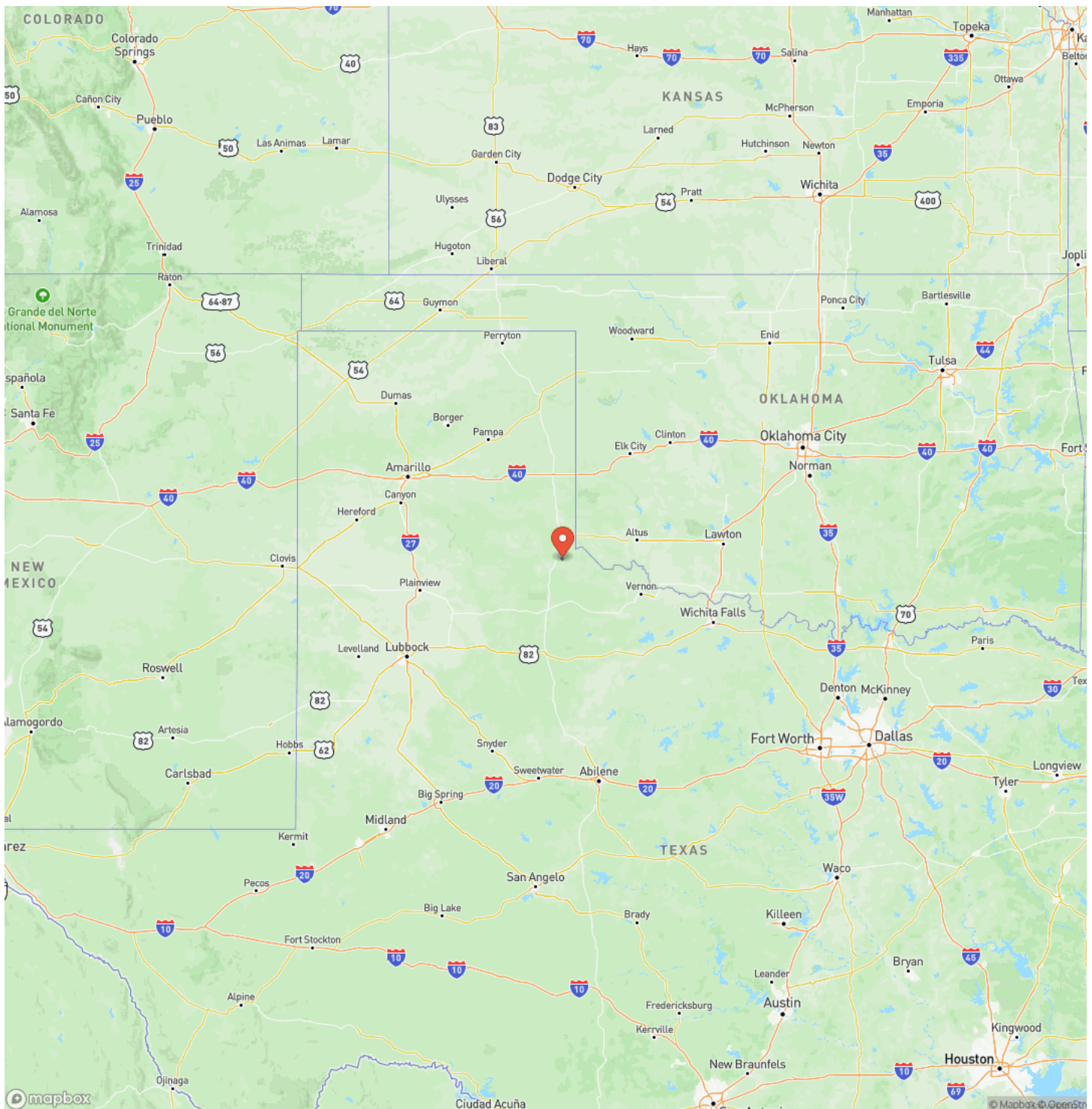
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Locator Map

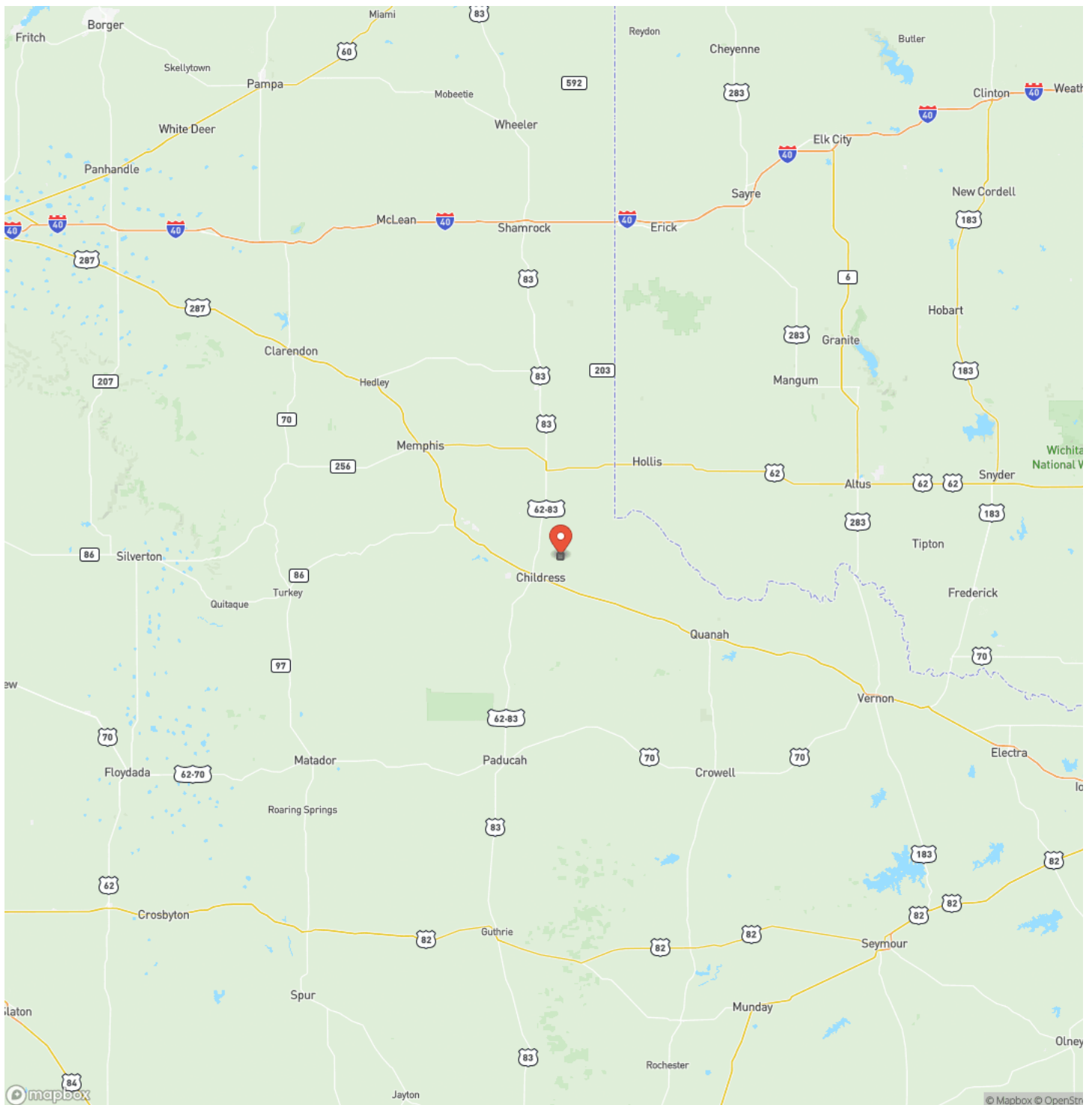


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MORE INFO ONLINE:

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Locator Map



MOSSY OAK PROPERTIES
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MORE INFO ONLINE:

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Satellite Map



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Big Sky Ranch 640 Acre Recreational Property Childress Texas Childress, TX / Childress 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

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**MOSSY OAK PROPERTIES
OF TEXAS**

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MoreofTexas.com

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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