

Oasis Ranch 1051 Acres Childress TX
16424 HWY 62
Childress, TX 79201

\$2,622,245
1,051± Acres
Childress County



MORE INFO ONLINE:

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Oasis Ranch 1051 Acres Childress TX
Childress, TX / Childress County

SUMMARY

Address

16424 HWY 62

City, State Zip

Childress, TX 79201

County

Childress County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

34.668372 / -100.167669

Dwelling Square Feet

3516

Bedrooms / Bathrooms

6 / 5

Acreage

1,051

Price

\$2,622,245

Property Website

<https://www.mossyoakproperties.com/property/oasis-ranch-1051-acres-childress-tx-childress-texas/59073/>



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Oasis Ranch 1051 Acres Childress TX

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 at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

This expansive ranch in Childress, Texas, offers a unique opportunity for buyers looking to invest in the beauty and versatility of Texan land, which provides a blend of seclusion and convenience. Spanning a total of 1051 acres and boasting almost 2 miles of frontage along Buck Creek, this property is set up to be a turnkey hunting ranch while also providing a great mixed-use property for livestock.

This area of Childress is known to produce massive mature whitetail deer, and there is little hunting pressure around, which has also allowed the quail and turkey populations to thrive. The current owners have put little hunting pressure on this ranch, which has created a haven for wildlife, as they feel protected with little human intrusion. Wheat fields and food plots weave throughout the thick cover, creating great access around the ranch and exceptional hunting.

Despite its secluded feel, the ranch remains closely connected to amenities, with easy access to Childress just a short drive away. This proximity allows for quick trips into town for breakfast after a morning hunt or to pick up any essentials needed for ranch living. The paved access ensures hassle-free travel regardless of weather conditions.

The first tract encompasses 651 acres and includes a recently renovated 2016 SF 4-bedroom, 3-bathroom house that epitomizes comfort for anyone looking for a weekend getaway or a full-time residence. This tract also includes strategically placed food plots for hunters, a stocked pond with a fishing dock that will provide year-round entertainment for the family, and a barn that comes equipped with four-wheelers, side-by-sides, and all the equipment to get the ranch ready to hunt.

The second tract comprises 400 acres and features a 1500 SF rustic barndominium with two bedrooms, two bathrooms, and a spacious bunk room ideal for accommodating guests. This tract benefits from the prime location along Buck Creek, known for its significant travel corridor for trophy whitetail deer and abundant habitat for quail and turkey. The 400 acres hunt and feel as big as it lays out to accommodate multiple hunters.

The property is offered as a turnkey ranch, complete with all furniture, equipment, blinds, and feeders, ensuring that prospective owners can immediately enjoy all aspects of ranch living upon acquisition. Whether you're looking to invest in a private retreat, a premier hunting property, or both, this opportunity to purchase 1051 acres of this ranch in Childress, Texas, promises a lifestyle defined by natural beauty and limitless possibilities.

LOCATION:

- 17 miles from Childress
- 116 miles from Amarillo
- 135 miles from Lubbock
- 248 miles from DFW

WATER:

- 2 ponds
- 1.9 miles of buck creek



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- 2 water wells

CLIMATE:

- Average 19 inches of rain per year

UTILITIES:

- Co-op electricity
- Water well

WILDLIFE:

- Trophy Whitetail
- Quail
- Dove
- Turkey
- Hogs

MINERALS:

- No minerals convey

VEGETATION:

- Mix of mesquite, elm, cotton wood and mixed hardwoods
- Native grasses for grazing

TERRAIN:

- Over 110 feet of elevation changes
- Deep draws throughout the ranch
- Multiple hillsides with exceptional views

SOILS:

- Sandy Loam soils

IMPROVEMENTS:



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- First home: Recently renovated house with a metal roof and back patio for grilling and hanging out under the west Texas star. The house has 4 bedrooms, one being a bunk room for all the kids to enjoy. Off the back of the house is a 25x30 foot insulated barn.
- Second home: Rustic barndominium with 2 bedroom and 2 bath rooms down stairs with an open floor plan for cooking and hanging out. The upstairs is a great place for guest to pile into and turn into a bunk room and game room. The front porch overlooks the ranch and buck creek providing great views of the West Texas sunrises.
- Stocked and lined fishing pond. There is a floating dock and water well that is connected to the pond to allow the pond to be full year around.
- Equipment to convey: Kubota tractor, 4 four-wheelers, 2 side by side, 3 blinds and 3 feeders with many more items to convey
- For a detailed list of all improvements please contact the listing agents.

CURRENT USES:

- Hunting ranch
- Cattle ranch

POTENTIAL USES:

- Hunting ranch
- Full-time residence
- Cattle ranch

NEIGHBORS:

- Large tract neighbors

FENCING:

- The fencing is in good shape

ACCESS:

- Paved Access

SHOWINGS:



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

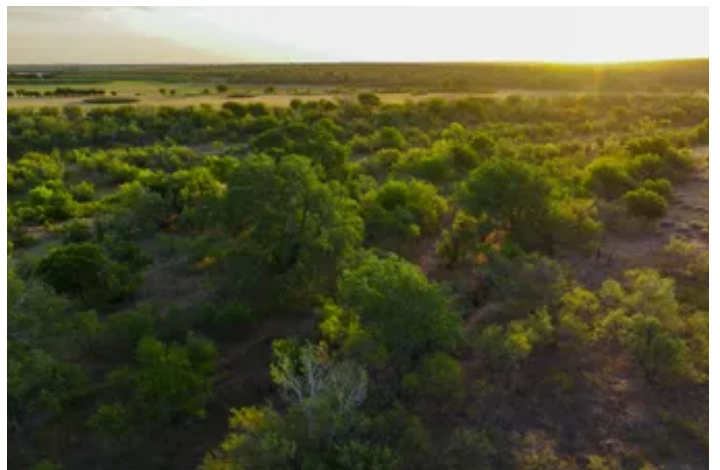
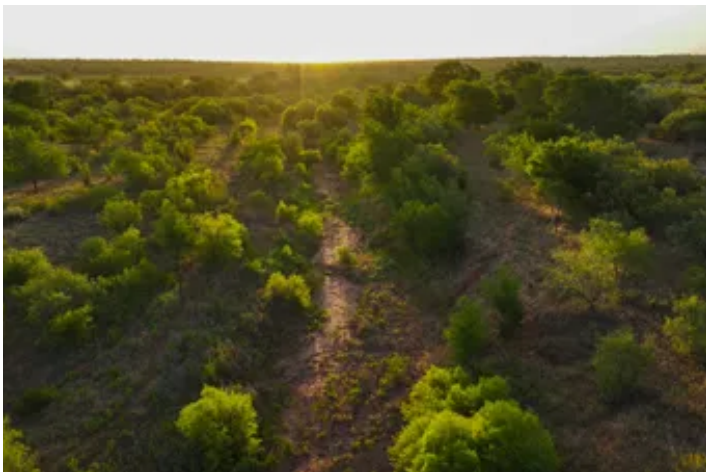
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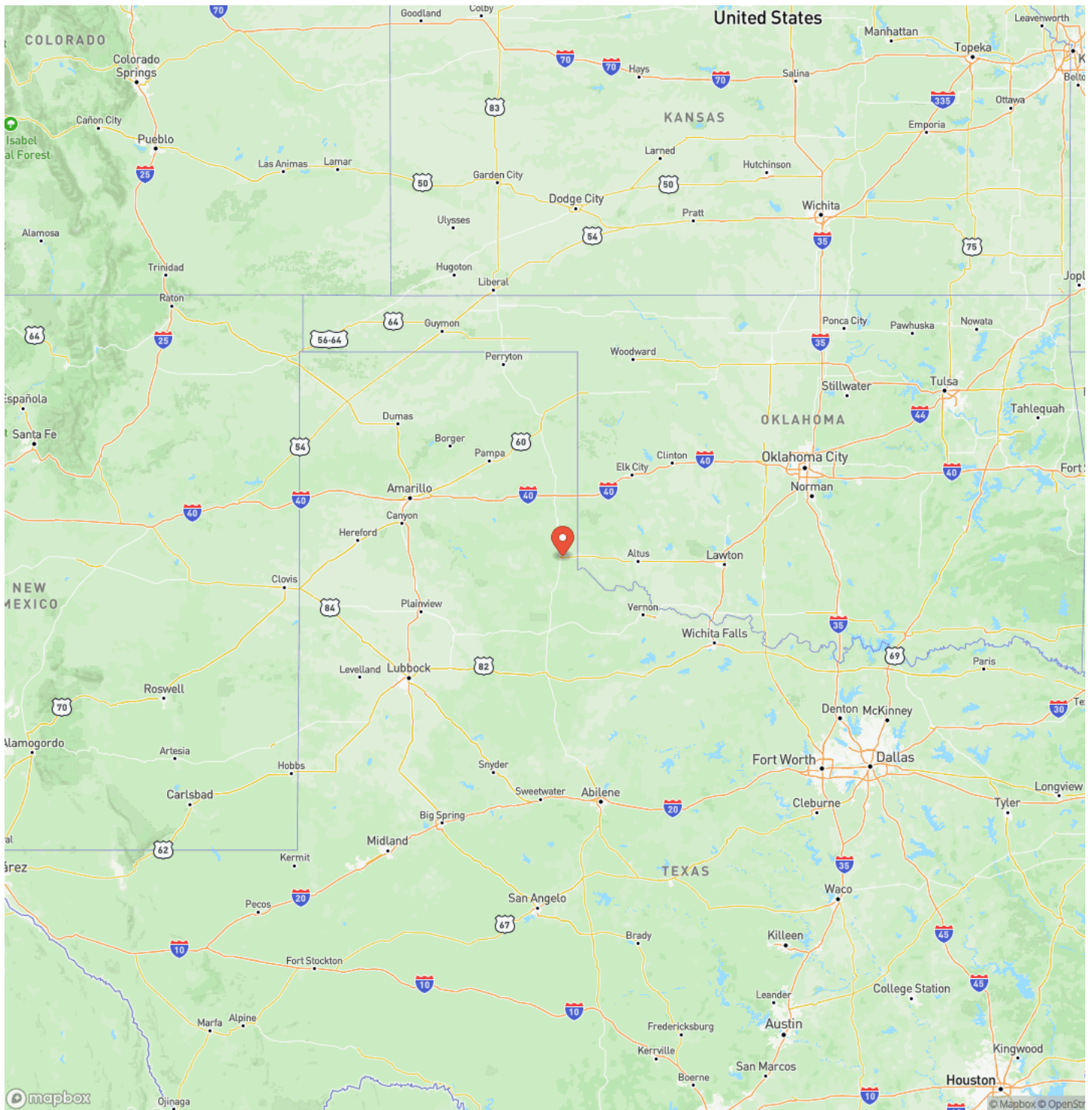
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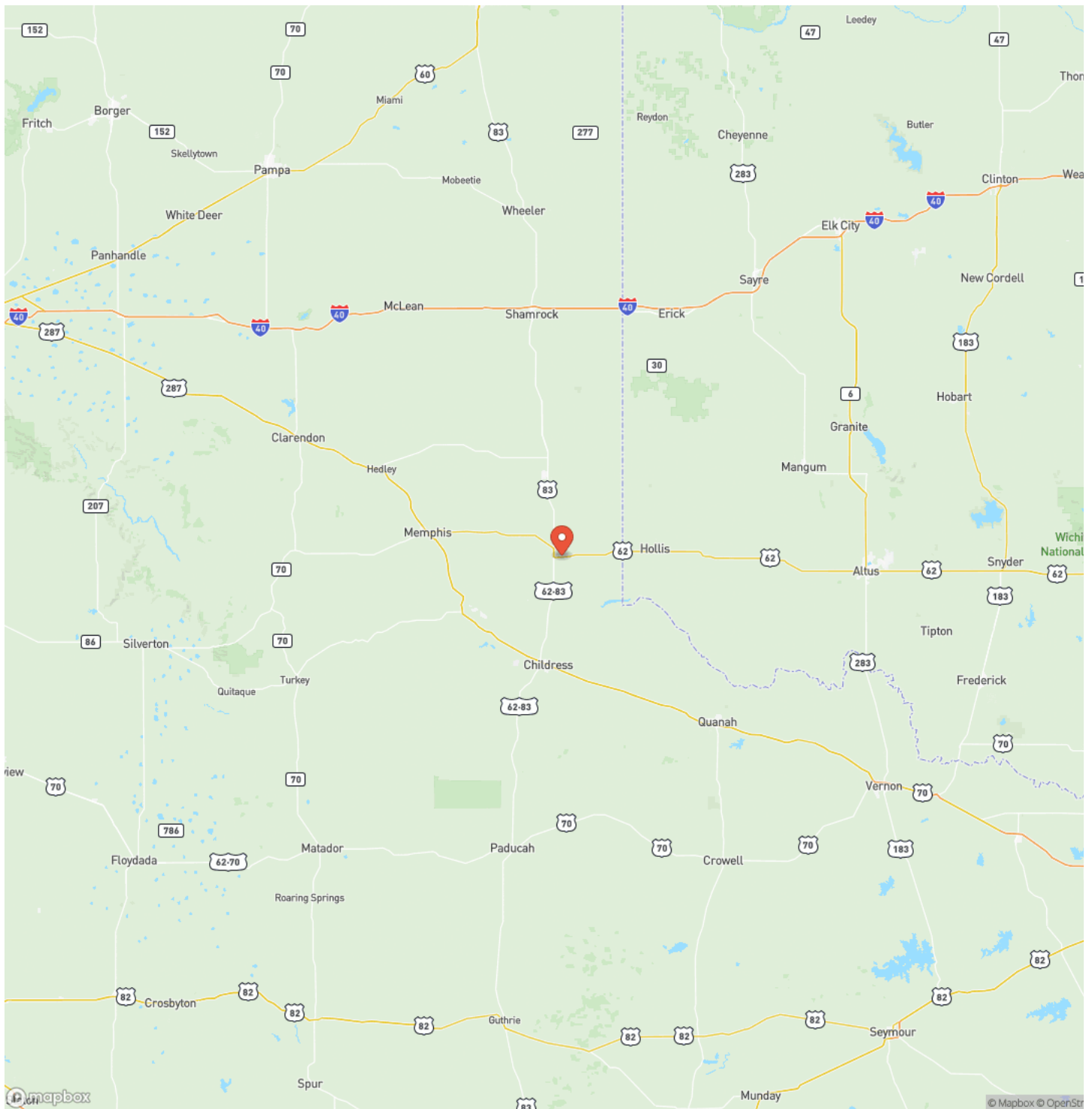
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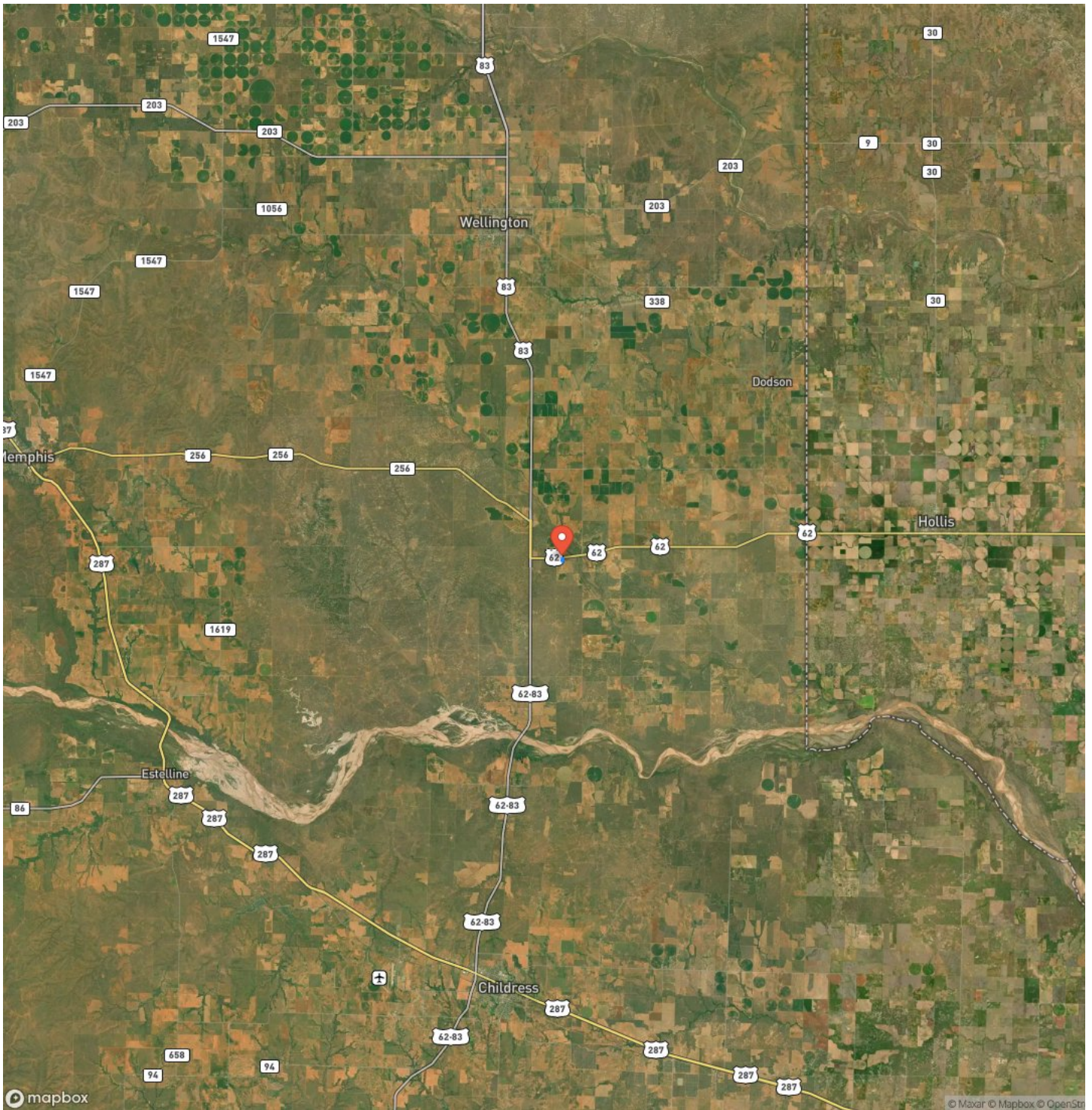
Locator Map



Locator Map



Satellite Map



Oasis Ranch 1051 Acres Childress TX

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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