

**114 Acres Cottle County - Recreational and Agriculture
Property**
0000 Highway 83
Childress, TX 79201

\$228,000
114± Acres
Childress County



**114 Acres Cottle County - Recreational and Agriculture Property
Childress, TX / Childress County**

SUMMARY

Address

0000 Highway 83

City, State Zip

Childress, TX 79201

County

Childress County

Type

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

Latitude / Longitude

34.255073 / -100.288179

Acreage

114

Price

\$228,000

Property Website

<https://www.mossoakproperties.com/property/114-acres-cottle-county-recreational-and-agriculture-property-/childress/texas/100467/>



114 Acres Cottle County - Recreational and Agriculture Property 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).

114 Acres - Cottle County Hunting & Recreational Ranch

Welcome to this 114-acre hunting and recreational property located in Cottle County, Texas, conveniently positioned 15 miles from Childress and 17 miles from Paducah with excellent paved road access just off Highway 83. This diverse tract offers a strong combination of cultivation, native cover, elevation change, and excellent wildlife habitat, making it an ideal property for hunting, recreation, livestock grazing, or a future homesite.

Approximately 30 acres are currently planted in wheat, providing a valuable food source for wildlife and creating excellent hunting opportunities along the field edges. The remainder of the property consists of cedar and mesquite cover, forming ideal bedding areas and travel corridors for wildlife. The combination of thick cover and cultivated ground supports strong populations of whitetail deer, mule deer, hogs, and quail.

The property features over 100 feet of elevation change, offering rolling terrain and scenic views across the surrounding countryside. Several wet-weather creeks traverse the property, along with a seasonal pond that holds water during wetter months and could potentially be improved to hold water year-round with minor work.

A major advantage of this tract is its location next to large neighboring ranches. The property borders the Buckle L Ranch, a 37,000+ acre ranch, helping minimize hunting pressure in the immediate area and allowing wildlife to move freely through the region.

The ranch is also located only one-half mile south of the North Pease River, a well-known wildlife corridor that consistently attracts deer and other game. Additionally, the property is just 6.5 miles from the Matador Wildlife Management Area, which spans over 28,000 acres and is widely recognized for its exceptional quail and deer populations.

With electricity already on the property and multiple elevated areas suitable for improvements, this tract offers several excellent locations to establish a hunting camp, weekend retreat, or rural homesite.

Whether you are looking for a turnkey hunting property, a recreational getaway, or a long-term land investment, this Cottle County tract offers an outstanding mix of habitat, access, and location in one of the region's most well-known hunting areas.

LOCATION:

Cottle County, Texas

6.5 miles from Matador Wildlife Management Area

1/2 mile south of the North Pease River

15 miles from Childress

17 miles from Paducah

128 miles from Amarillo

130 miles from Lubbock

241 miles from Dallas

WATER:



Seasonal pond that could potentially be improved to hold water year-round
Multiple wet-weather creeks

UTILITIES:

Electricity on the property

WILDLIFE:

Whitetail deer
Mule deer
Hogs
Quail
Dove

MINERALS:

No minerals to convey (buyer to verify)

VEGETATION:

Mix of cedar and mesquite trees
Native grasses
30 acres of cultivated wheat

TERRAIN:

Rolling terrain with over 100 feet of elevation change
Expansive views across the surrounding ranchland

SOILS:

Productive farmland soils and native sandy loam soils

TAXES:

Agricultural exemption in place (buyer to verify)

CURRENT USE:

Hunting
Recreation



Limited cultivation

POTENTIAL USE:

Hunting ranch
Weekend retreat
Livestock grazing
Rural homesite
Investment property

NEIGHBORS:

Borders the 37,000+ acre Buckle L Ranch
Surrounded by large ranches and agricultural operations

FENCING:

Good Fencing

ACCESS:

Paved county road access just off Highway 83

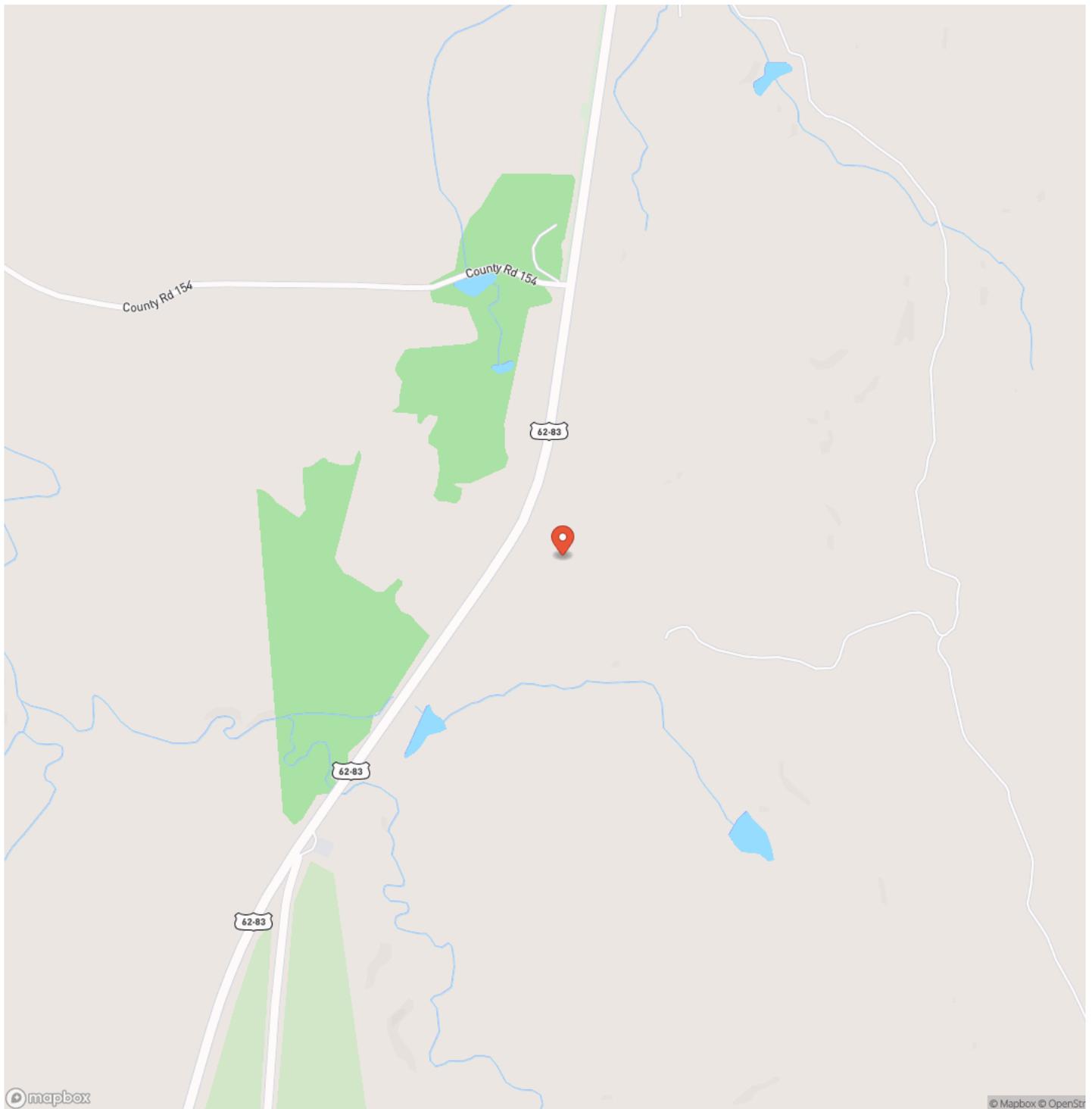
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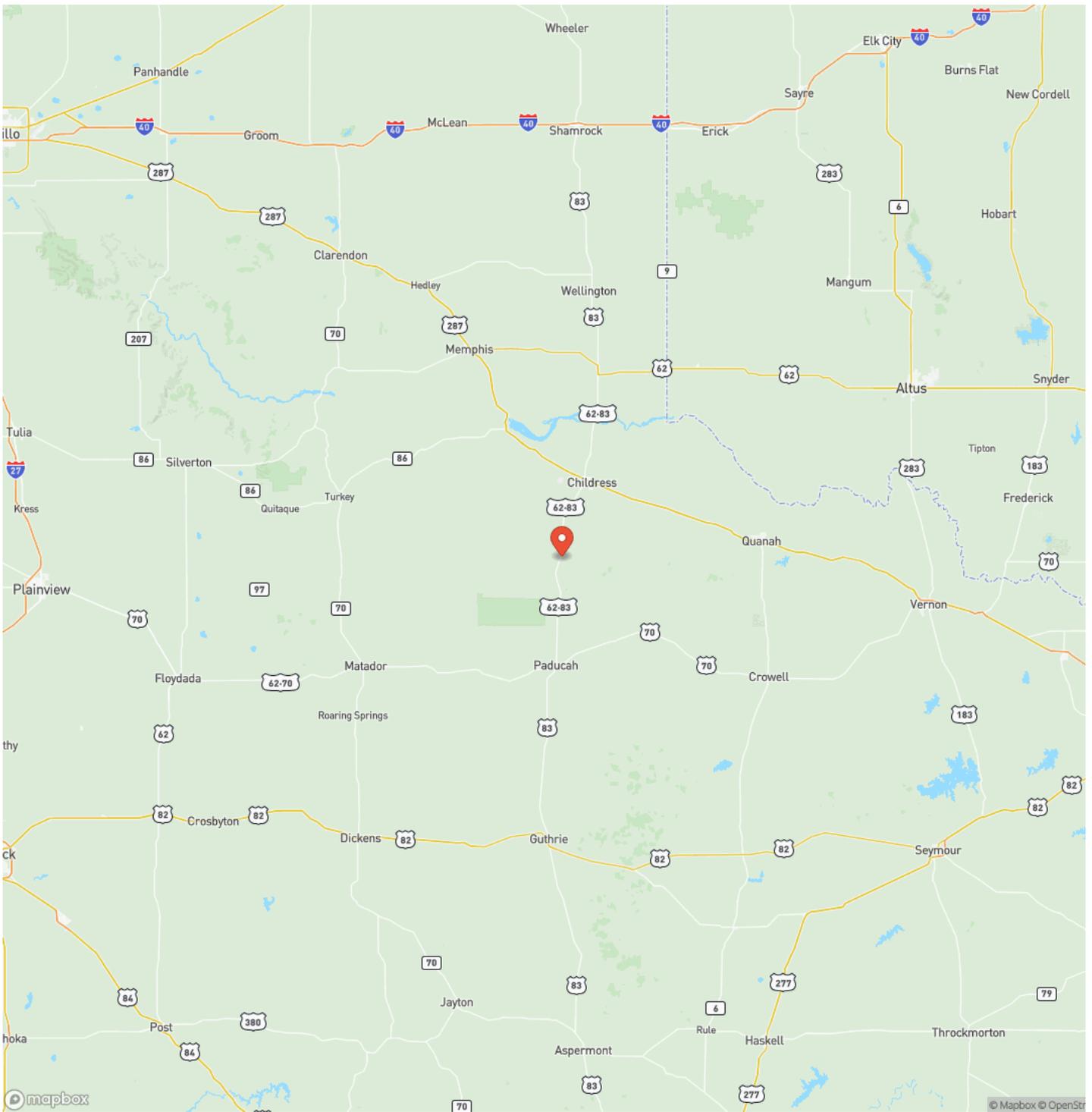
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Locator Map



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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