

**150 Acres Hunting Ranch Wheeler County**  
TBD County Road 23  
Shamrock, TX 79079

**\$270,000**  
150± Acres  
Wheeler County



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



**150 Acres Hunting Ranch Wheeler County  
Shamrock, TX / Wheeler County**

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**SUMMARY**

**Address**

TBD County Road 23

**City, State Zip**

Shamrock, TX 79079

**County**

Wheeler County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.232518 / -100.132359

**Acreage**

150

**Price**

\$270,000

**Property Website**

<https://moreoftexas.com/detail/150-acres-hunting-ranch-wheeler-county-wheeler-texas/42048/>



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## 150 Acres Hunting Ranch Wheeler County Shamrock, TX / Wheeler County

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### **PROPERTY DESCRIPTION**

For more information regarding this listing please contact Keaton Livingston at [469-734-3112](tel:469-734-3112) at the Headquarters office or call [833-466-7389](tel:833-466-7389) and dial 700

150 acres of prime hunting property in the Panhandle of Texas. This property has been improved with foodplots, access trails and lots of management of the wildlife to turn it into a premier hunting property. There is a 6 acre food plot in the middle of the property that draws in deer, hogs and turkey from miles around. The thick cover that surrounds the food plot creates ideal habitat for deer to bed in as well as quail. There has been a strict management plan for whitetails on this property for the last 15 years that has resulted many mature deer being harvested off this property. There is a water well which provides water for livestock and wildlife. It is accessed off a paved road and is conveniently located near Shamrock Texas. There is additional acreage available.

#### LOCATION:

- Located in Wheeler County
- 95 miles from Amarillo
- 166 miles from Oklahoma City
- 193 miles from Lubbock
- 305 miles from Dallas

#### WILDLIFE:

- Whitetail deer, turkey, hogs and quail hunting.
- This property has been owned by a hunting outfitter that has been managing deer and turkey populations for the past 33 years. He has implemented a strict management plan that has produced trophy whitetails over the years.

#### CLIMATE:

- 38 inches of rain per year
- 257 Sunny days per year

#### UTILITIES:

- Co-op Electricity along the County Road
- Water well on the property for wildlife and livestock

#### MINERALS:



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- No minerals convey with property

VEGETATION:

- Mix of hardwood, mesquites and native grasses

TERRAIN:

- 30ft of elevation change

SOILS:

- Mixtures of sandy loam can be found on the property

IMPROVEMENTS:

- Established food plots
- Water well

CURRENT USE:

- Fully operational hunting outfitter for 33 years
- Cattle ranch

POTENTIAL USE:

- Cattle ranch
- Hunting paradise
- Full time residence
- Weekend getaway

FENCING:

- Good to fair condition

ACCESS:



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- Access off paved CR 23

**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)

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.



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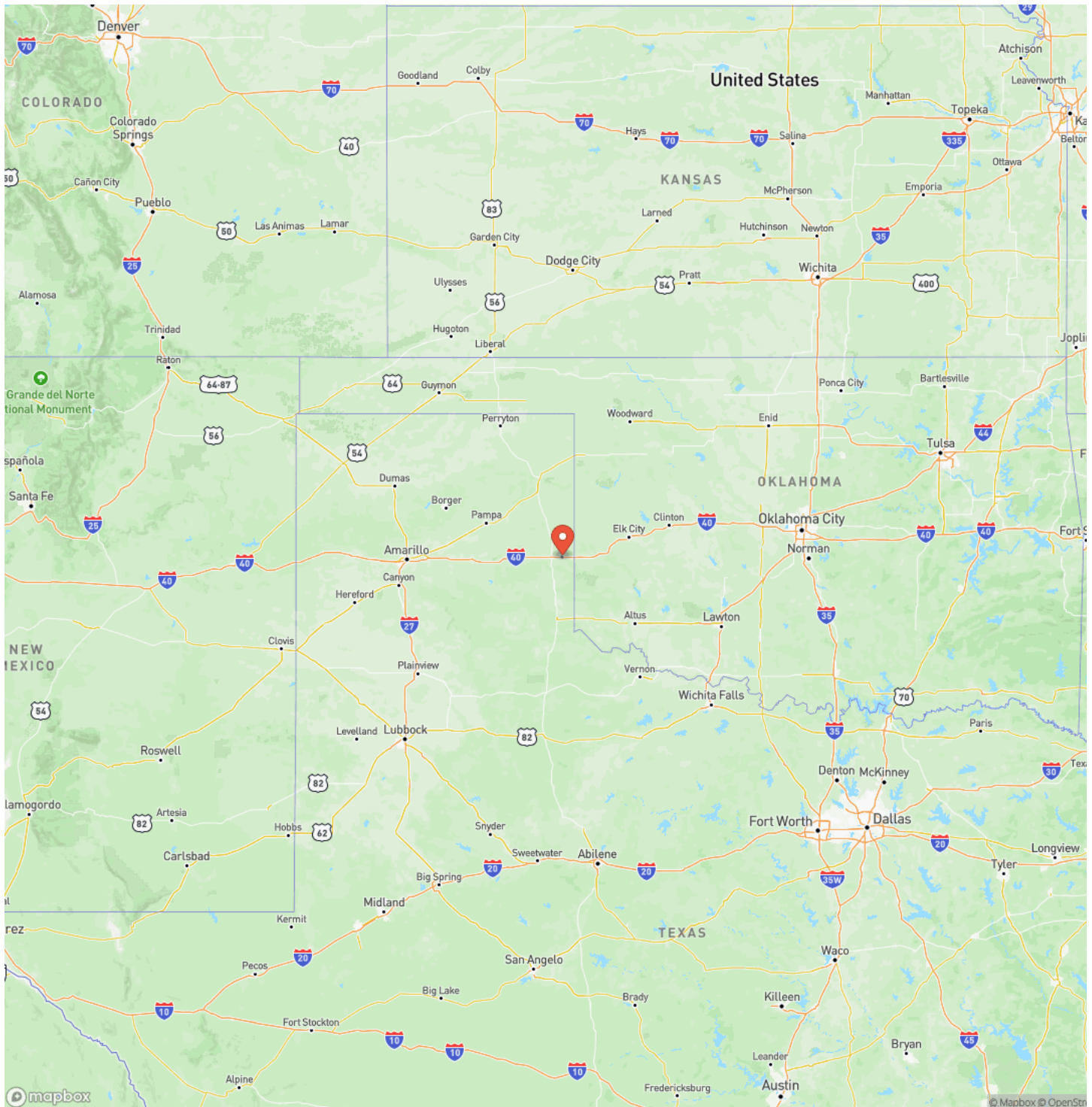


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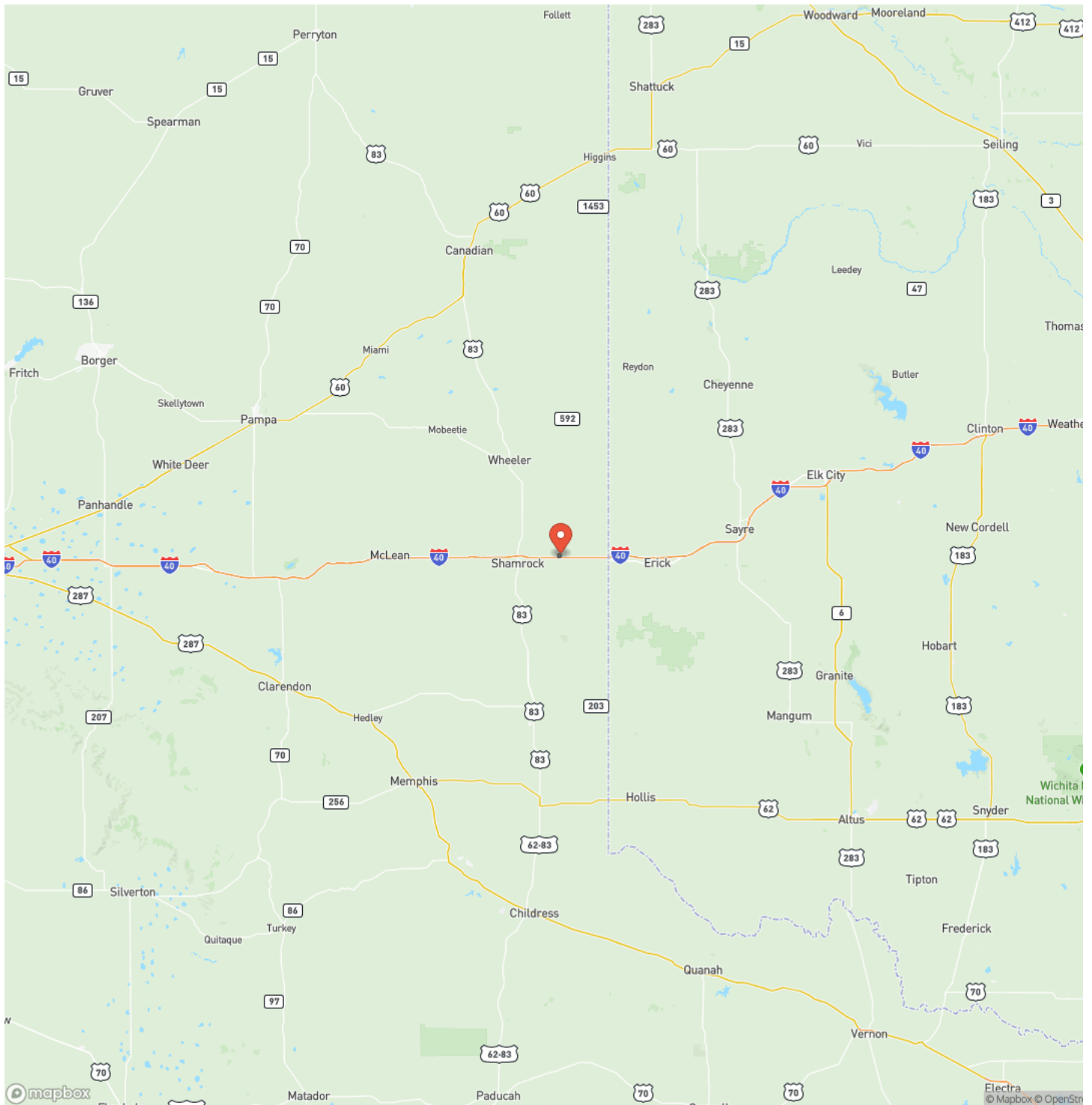


## Locator Map





## Locator Map



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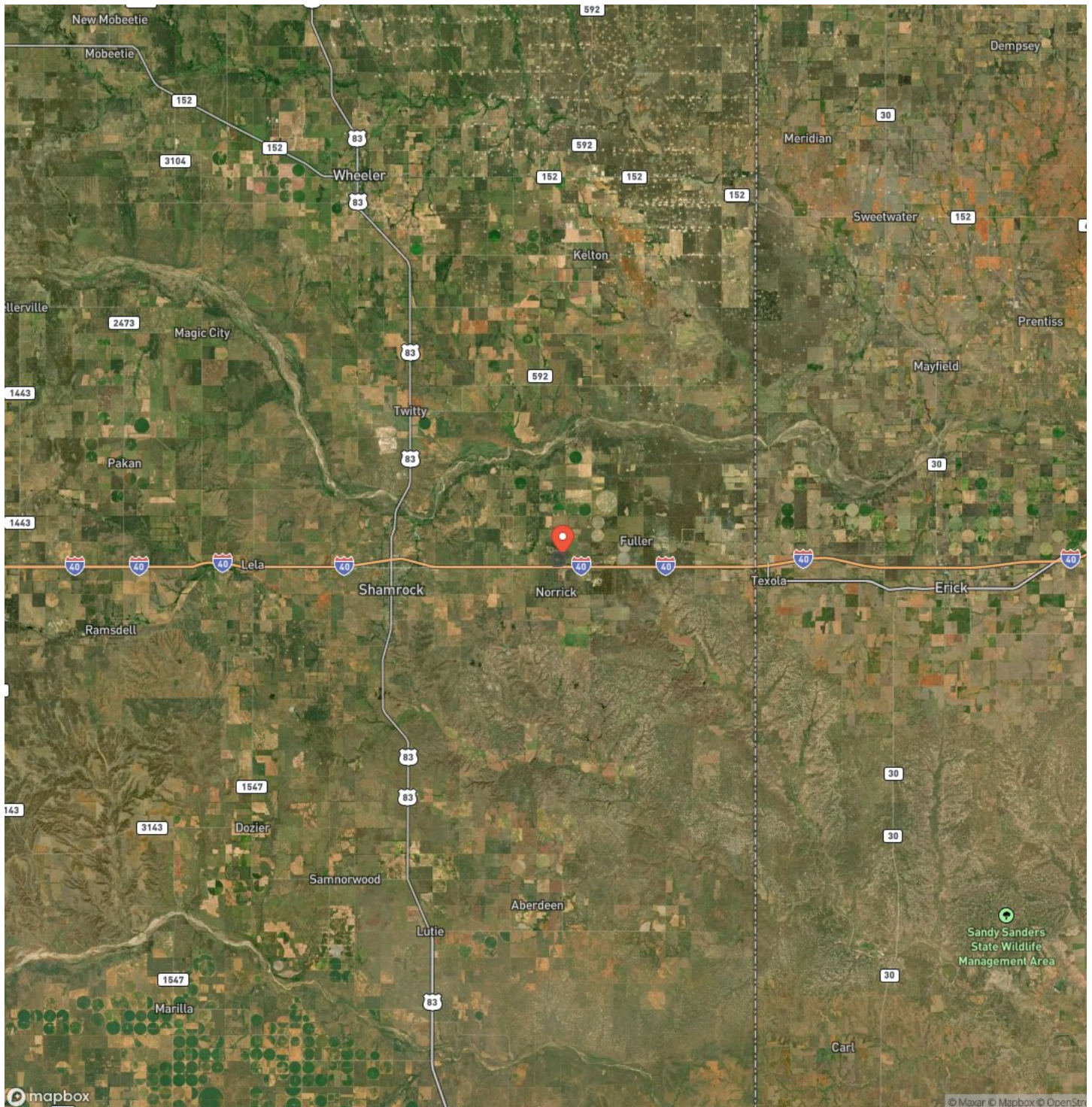
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## 150 Acres Hunting Ranch Wheeler County Shamrock, TX / Wheeler County

## Satellite Map



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## 150 Acres Hunting Ranch Wheeler County Shamrock, TX / Wheeler 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

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.**MOSSY OAK PROPERTIES  
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## **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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