

Rolling Hills Ranch 640 Acres
000 County Road 10
Childress, TX 79201

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



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Rolling Hills Ranch 640 Acres
Childress, TX / Childress County

SUMMARY

Address

000 County Road 10

City, State Zip

Childress, TX 79201

County

Childress County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.48908 / -100.252818

Acreage

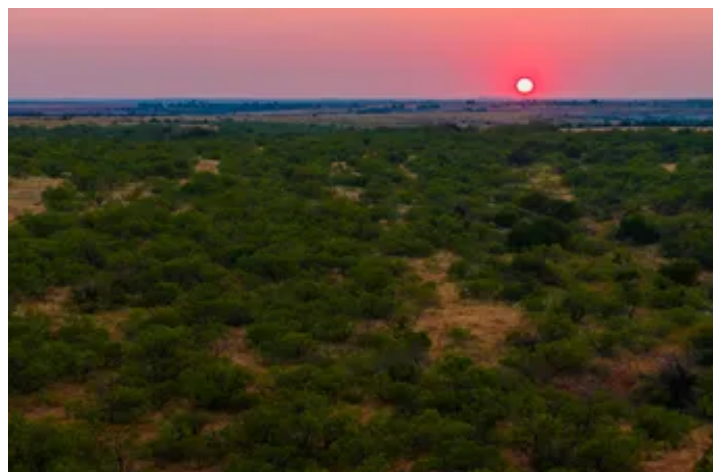
640

Price

\$1,350,000

Property Website

<https://moreoftexas.com/detail/rolling-hills-ranch-640-acres-childress-texas/44625/>



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Rolling Hills Ranch 640 Acres 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

Welcome to Rolling Hills Ranch, a rare opportunity at a 640 acre ranch in the heart of Childress, Texas. For over 100 years, this history rich property has been in the care of the same family, and now is available to the next steward of the land. The land is unique for Childress Texas as it possesses beautiful rolling topography, mature wildlife habitat, multiple draws, and breathtaking long-distance views over Childress County. The ranch is a wildlife paradise and the area is known to produce Trophy Whitetail, Mule deer, has a resurging Quail population, Turkey, Dove and Hogs. The ranch's diverse topography creates a haven for wildlife, making it a target destination for any serious hunter. The vast numbers of quail on this ranch make it an upland bird hunter's dream. There are over 120 feet of elevation changes across the ranch which provide some great homesite to overlook your entire property. Whether you aspire to a private hunting retreat, a rural getaway, or a legacy ranch, the canvas of Rolling Hills Ranch awaits you. Come and discover Rolling Hills Ranch, and create a legacy of your own. Additional acreage available.

LOCATION:

- Located in Childress County
- 3 miles from Childress
- 117 miles from Amarillo
- 140 miles from Lubbock
- 252 miles from DFW

WATER:

- 2 Water wells
- Seasonal creek traverses the property

CLIMATE:

- Average 19 inches of rain per year

UTILITIES:

- co-op electric

WILDLIFE:

- Area known for monster Whitetail
- Abundant Quail, Turkey, Dove and Hogs



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- Mule deer frequent the area

MINERALS:

- No minerals convey with property

VEGETATION:

- Mixture of Mesquites, elms and Native grasses

TERRAIN:

- 120ft+ of elevation change

SOILS:

- Mixtures of sandy loam can be found on the property

IMPROVEMENTS:

- Fenced and cross fenced
- Water well
- Well maintained road infrastructure

CURRENT USE:

- Hunting property
- Cattle ranch

POTENTIAL USE:

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

NEIGHBORS:



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-Large neighbors surrounding the property

ACCESS:

- County Road 10

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

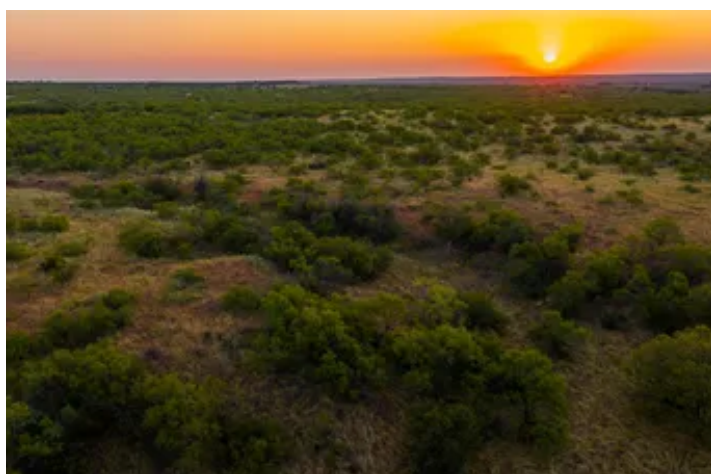
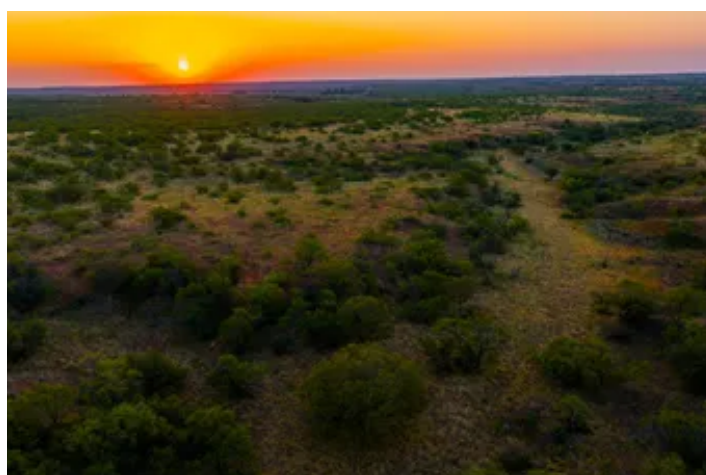
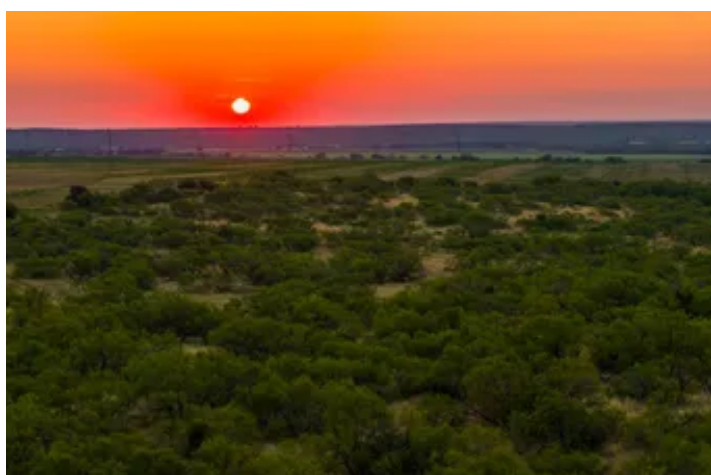
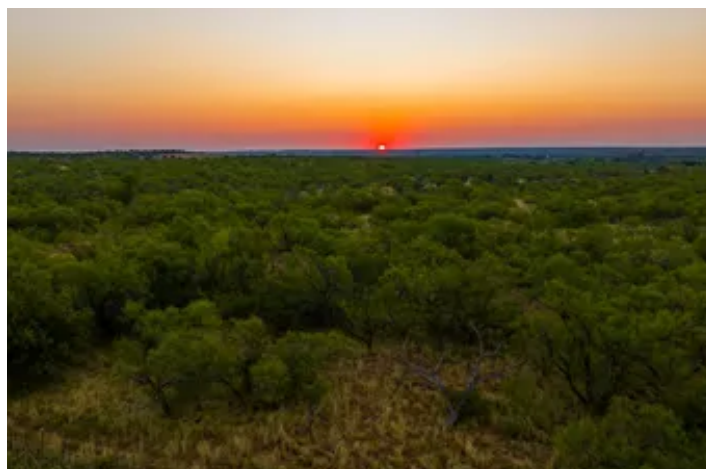
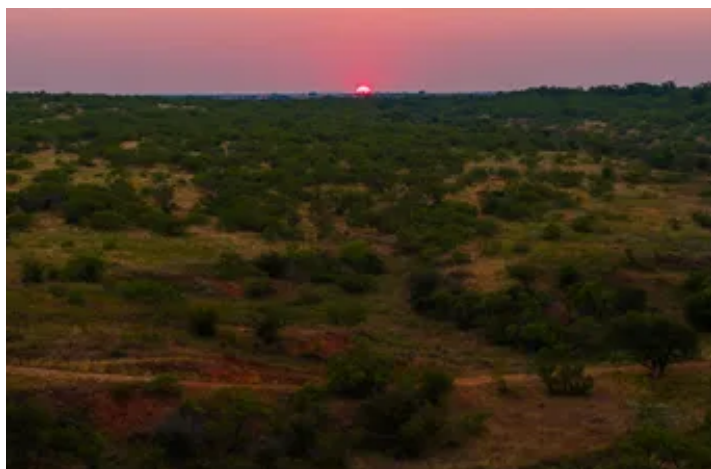


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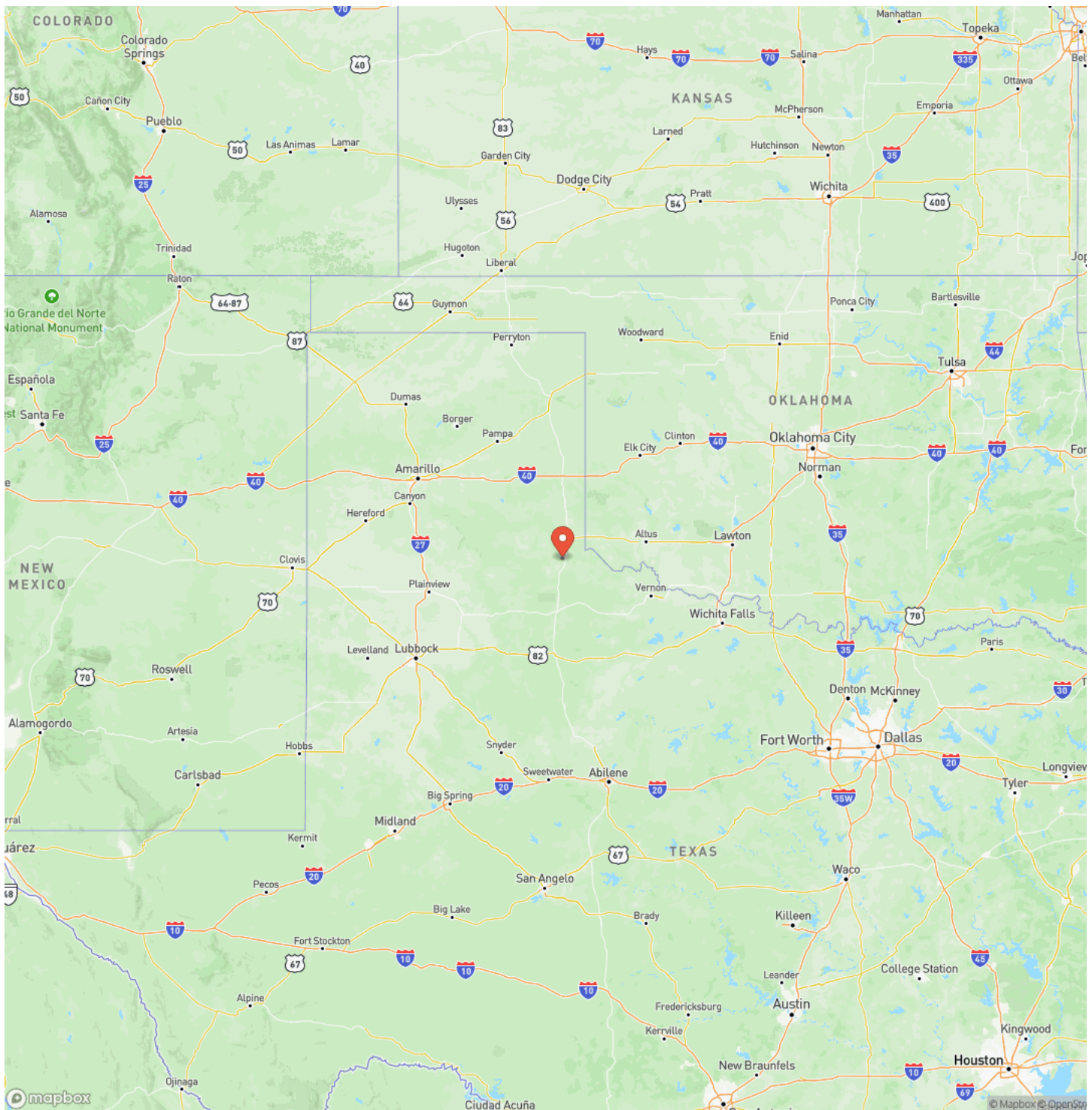
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Locator Map

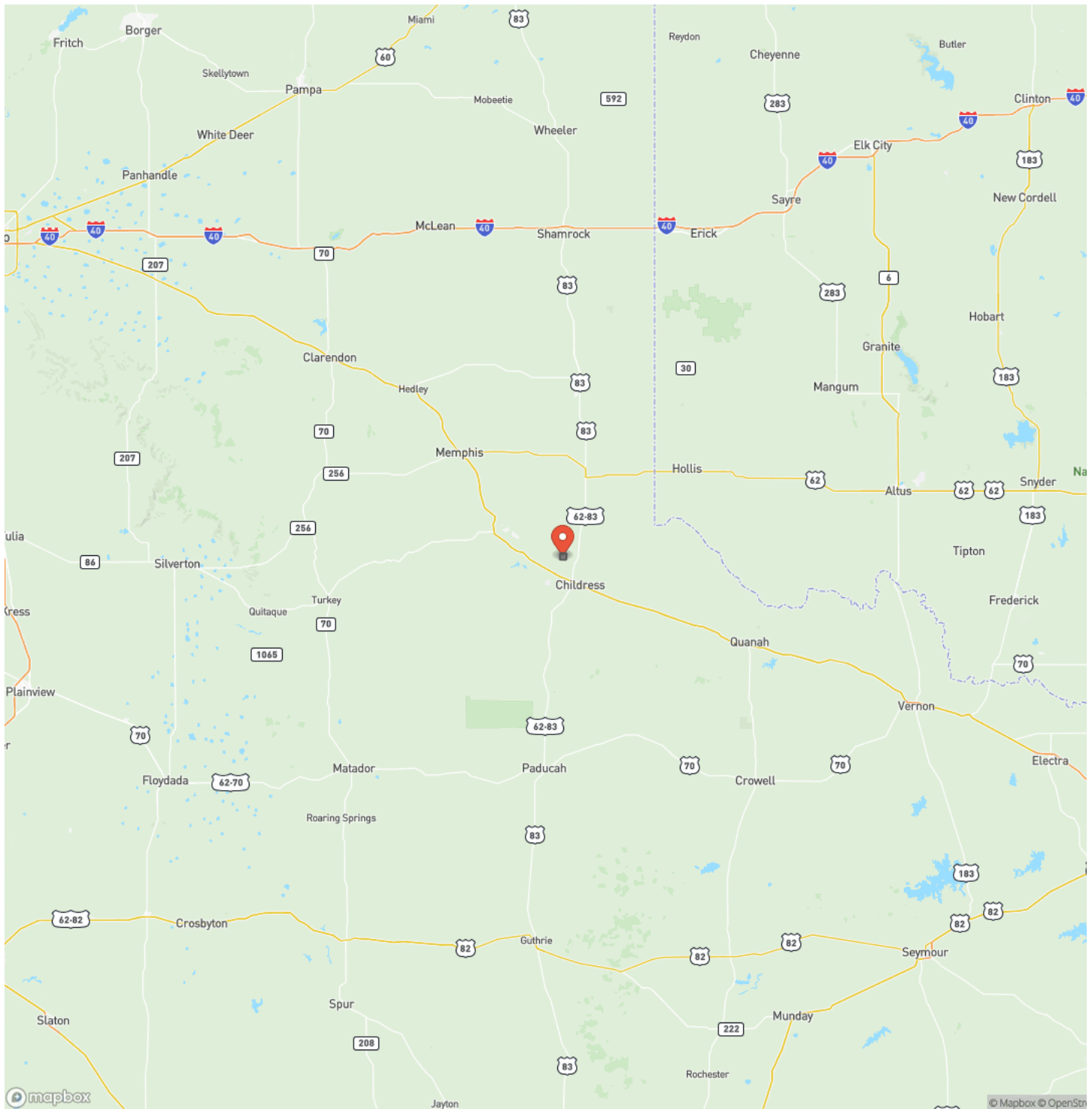


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Locator Map



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Satellite Map



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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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