

160 Acre Hunting Property Childress TX
TBD County Road R
Childress, TX 79201

\$304,000
160± Acres
Childress County



MORE INFO ONLINE:

MoreofTexas.com

160 Acre Hunting Property Childress TX
Childress, TX / Childress County

SUMMARY

Address

TBD County Road R

City, State Zip

Childress, TX 79201

County

Childress County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.504936 / -100.065211

Acreage

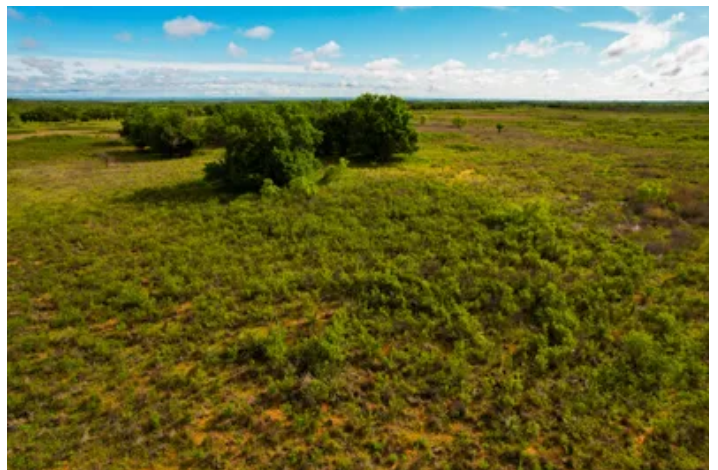
160

Price

\$304,000

Property Website

<https://www.mossoakproperties.com/property/160-acre-hunting-property-childress-tx-childress-texas/68670/>



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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

Located in Childress County, Texas, this 160-acre property offers a great combination of hunting as well as income potential. Currently used as a hunting ranch, this land offers high-quality whitetail deer that frequently visit, providing excellent opportunities for hunters. Large enough to have multiple hunting set up to accommodate multiple hunters hunting different sides of the property.

Enrolled in the Conservation Reserve Program (CRP), this property generates approximately \$4,100 annually, offering a solid income stream while maintaining its diverse habitat. The thick grasses and abundant plum thickets create an ideal habitat for quail, making it a prime spot for bird hunters as well.

Access to the property is convenient with frontage along two county roads, providing easy entry and exit. There is fencing along two sides of the property and it is surrounded by large landowners, ensuring low hunting pressure.

This property is perfect for families looking for a private hunting retreat, with the added benefit of consistent income through CRP payments. Whether you're looking for hunting land or an investor looking for continually income this land offers endless potential.

LOCATION:

- 14 miles from Childress
- 132 miles from Amarillo
- 153 miles from Lubbock
- 249 miles from DFW

CLIMATE:

- Average 19 inches of rain per year

WILDLIFE:

- Trophy Whitetail
- Quail
- Dove
- Turkey
- Hogs

MINERALS:

- No minerals convey

VEGETATION:

- CRP land with thick native grasses and a mix of a few cedar, elm and mesquite trees.

SOILS:



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- Sandy Loam soils

CURRENT USES:

- Hunting ranch

POTENTIAL USES:

- Hunting ranch
- Investment with income

NEIGHBORS:

- Large neighbors surrounding

FENCING:

- The fencing is in good shape on 2 sides

ACCESS:

- County road access on 2 sides

SHOWINGS:

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)

Disclaimer: Buyers are responsible for verifying all information and conducting their 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 that is of special interest or importance to Buyers should be obtained through Buyers own independent verification.



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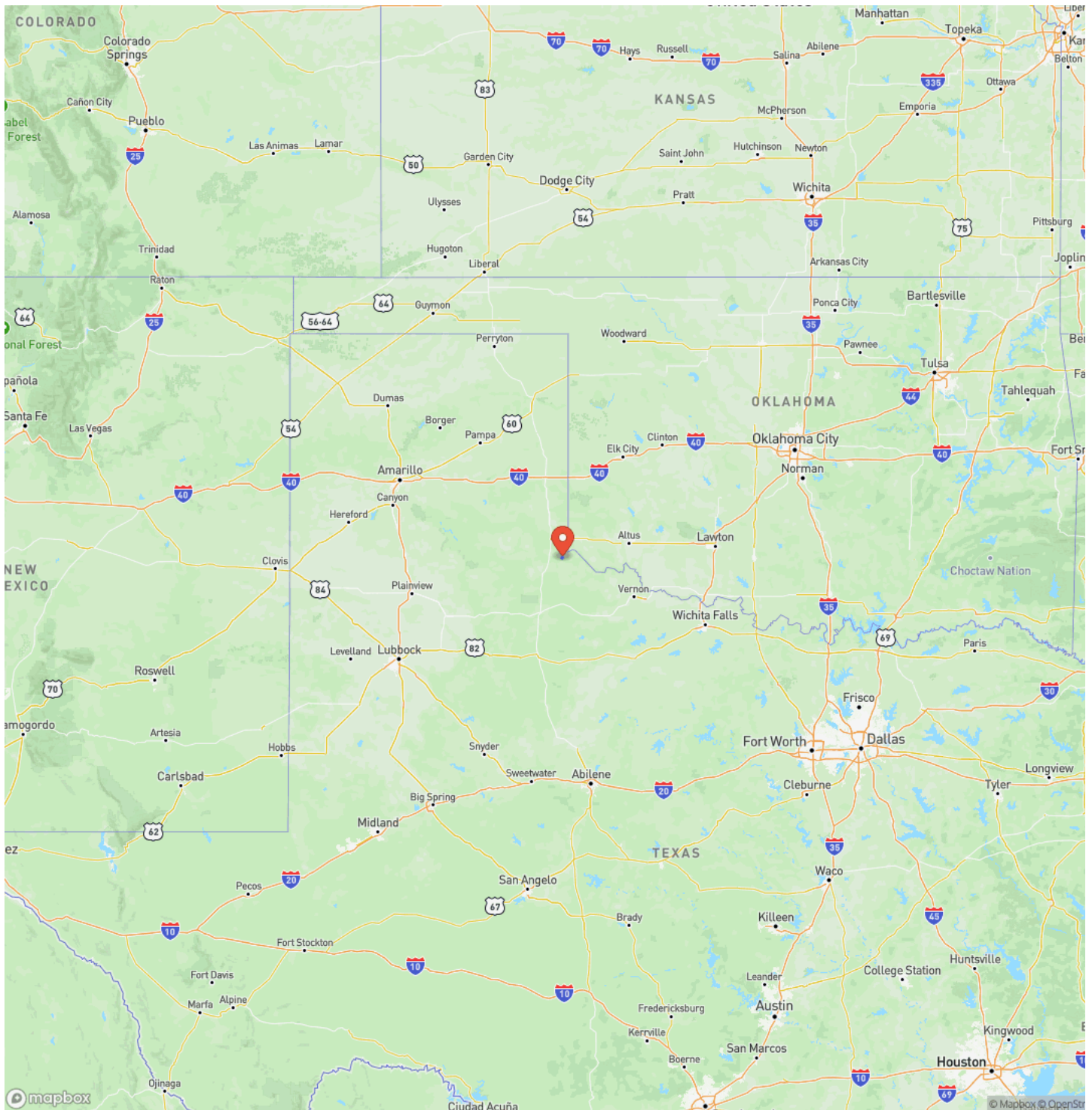
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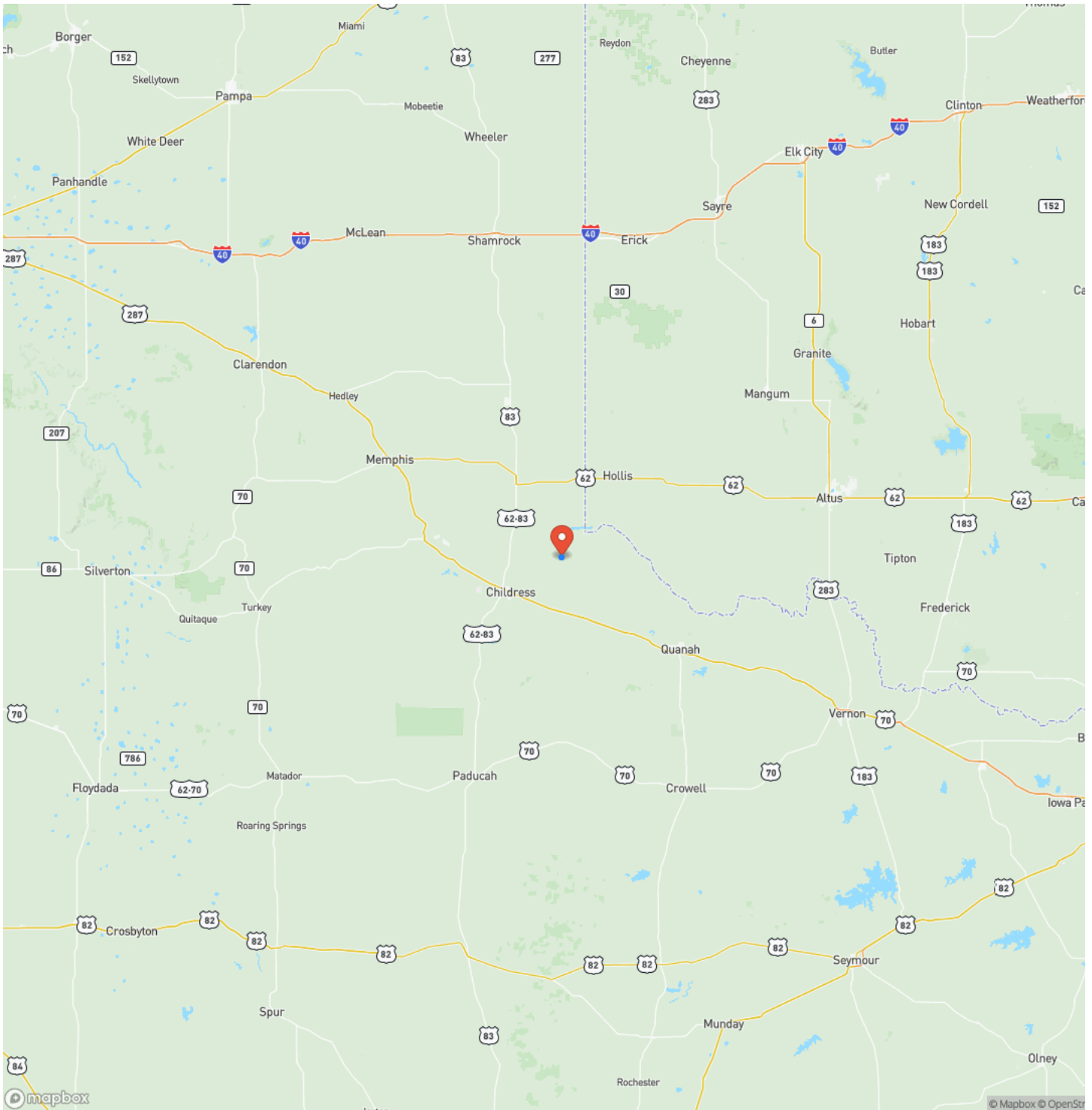
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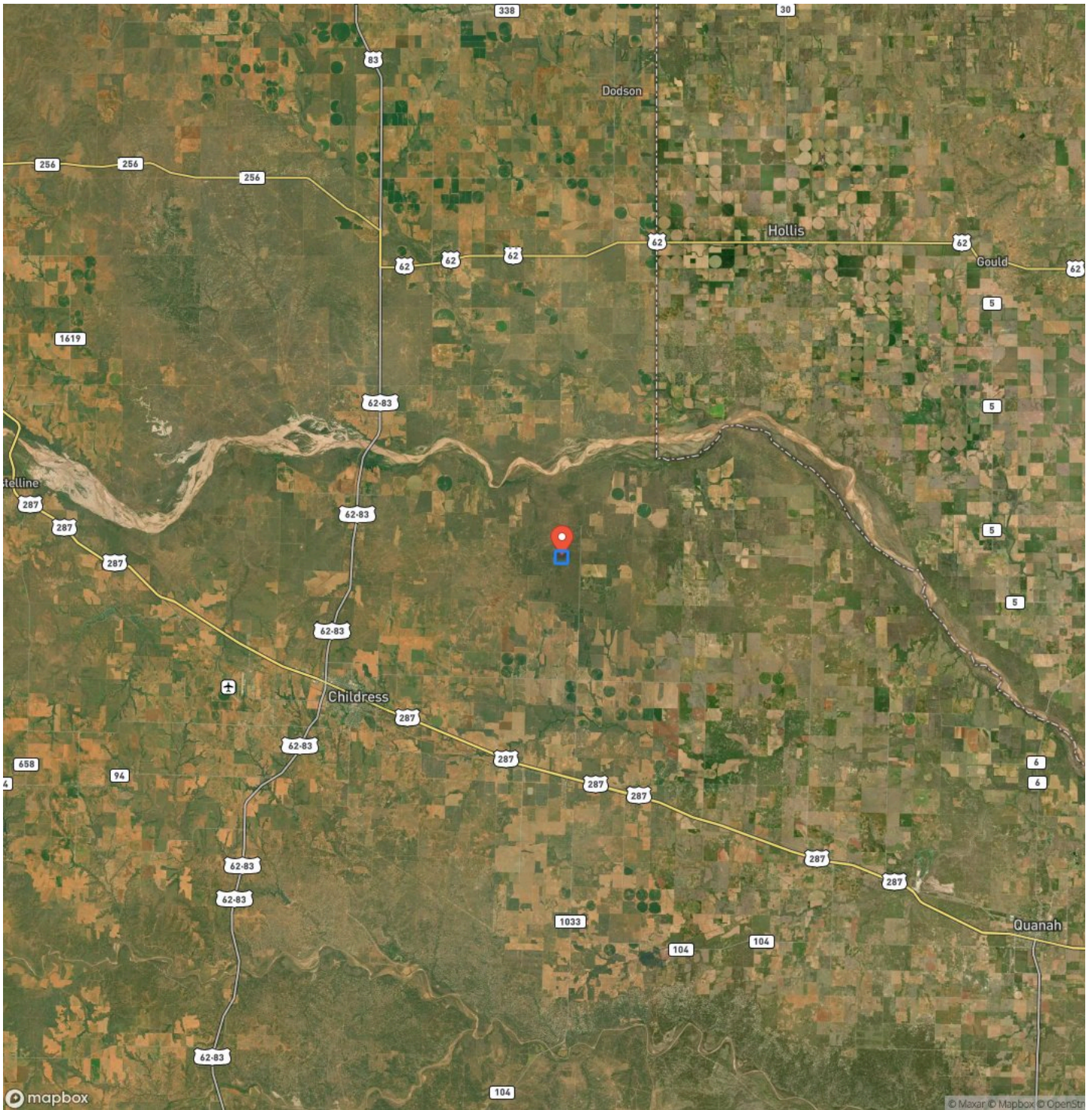
Locator Map



Locator Map



Satellite Map



160 Acre Hunting Property 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

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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This image shows a single 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.



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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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