

Clearview Ranch - 525 Acres with Red River Frontage
Childress Texas
16820 CO RD L
Childress, TX 79201

\$1,695,000
525± Acres
Childress County



Clearview Ranch - 525 Acres with Red River Frontage Childress Texas Childress, TX / Childress County

SUMMARY

Address

16820 CO RD L

City, State Zip

Childress, TX 79201

County

Childress County

Type

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

Latitude / Longitude

34.583955 / -100.094635

Dwelling Square Feet

1,800

Bedrooms / Bathrooms

2 / 1

Acreage

525

Price

\$1,695,000

Property Website

<https://www.mossyoakproperties.com/property/clearview-ranch-525-acres-with-red-river-frontage-childress-texas/childress/texas/100334/>



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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](tel:214-673-1121)

525 Acres - Childress County, Texas

Clearview River Ranch - Premier Red River Hunting Ranch

Welcome to Clearview River Ranch, an exceptional 525-acre hunting and recreational ranch located just north of Childress, Texas along the legendary Red River. Situated in the heart of big deer country, this remarkable property offers over 3,500 feet of frontage on the Prairie Dog Town Fork of the Red River, providing unmatched wildlife habitat, scenic beauty, and recreational opportunity. With more than 125 feet of elevation change, rolling sandy hills, productive wheat fields, and dense river-bottom, this ranch delivers everything serious hunters and land investors look for in a premier property.

This is a true turnkey hunting ranch being offered with all blinds and feeders included, allowing a new owner to step in and immediately enjoy the property from day one. The ranch is ideally set up for hunting mule deer, whitetail deer, quail, turkey, hogs, and dove, making it a rare opportunity to own a property that supports such a diverse range of wildlife.

The ranch features over 170 acres of productive wheat fields, creating ideal feeding areas for the area's growing population of mule deer while also providing excellent grazing opportunities for cattle. The remainder of the ranch consists of rolling sandy hills covered in native grasses and thick brush, offering both excellent livestock grazing and prime wildlife habitat. The property is fully fenced with fencing in good condition, making it well suited for running livestock.

The surrounding dense cover and sandy terrain create ideal bedding areas for whitetail deer, while the property transitions into beautiful Red River bottomland, creating natural roosting habitat for turkeys and travel corridors for wildlife moving through the property.

The combination of native grasses, thick brush, and overhead cover provides outstanding habitat for quail populations, while the river and surrounding cover hold hogs and other game species year-round. A wet-weather creek runs through the ranch, and a pond on the property provides additional water for wildlife, with multiple locations suitable for future pond development. A water well supplies a trough for wildlife and livestock, further enhancing the ranch's water supply.

For the hunter, the ranch is already set up and ready to hunt, with 7 blinds, 6 corn feeder and 3 protein feeders strategically placed across the property, all of which convey with the sale. This turnkey setup allows the next owner to begin hunting immediately without the time and expense of establishing hunting infrastructure. Along with the blinds and feeder the ranch comes equipped with a custom Clearview Ranch suburban with a high rack. The rhino lined exterior, upgraded wheels, tires, bumpers and custom interior make this a great edition to tour the ranch.

One of the standout features of Clearview River Ranch is the impressive two-story barndominium designed for comfort, entertaining, and functionality. The 60' x 50' steel structure is spray foam insulated and includes two bedrooms and one bathroom, comfortably sleeping six people. Downstairs features a master bedroom and a bunk room with custom bunk beds, along with a spacious bathroom with a large shower and dual upper-body shower heads.

Upstairs offers a large open living and kitchen area designed for entertaining, complete with a large island, full-size refrigerator and freezer, ice maker, dishwasher, built-in griddle, oven, and microwave. Three large roll-up bay doors open the space to the outdoors, allowing you to bring the outside in while enjoying views of the ranch. A second-story balcony overlooks the Red River bottom, providing incredible views.

The shop area of the barndominium serves as another excellent space for gathering and relaxing after a day on the ranch. The space is set up with a TV, multiple couches, and a ping pong table, creating a comfortable hangout area for friends and family. It is also spacious enough to park tractors, side-by-sides, equipment, tools, and hunting gear while still having plenty of room to enjoy the space. Large overhead doors allow you to open the shop up on nice days, while the spray foam insulation keeps the building comfortable and warm during the winter months when the doors are closed. The shop also includes 50-amp RV hookups with septic, and the building has even

served as a helicopter hangar thanks to the nearby concrete landing pad. Whether you're watching the game, playing ping pong, or winding down after a hunt, the shop provides a versatile space that adds to the ranch's overall entertainment and functionality.

Attached to the barndominium is a 30-foot overhang providing covered space for equipment storage and RV hookups, while an additional covered outdoor gathering area creates the perfect setting for BBQs. Inside the structure is also a custom-built safe room currently used as a gun vault and gear storage, along with a washer and dryer and high-speed internet service installed.

Nearby, a heavy-duty 40-foot storage container with a 15-foot overhang provides additional covered storage for equipment and vehicles

Clearview River Ranch offers the perfect combination of productive hunting land, scenic river frontage, grazing potential, and comfortable improvements, making it ideal as a private hunting retreat, recreational getaway, working ranch, or long-term land investment. Properties with this level of Red River frontage, diverse wildlife habitat, and turnkey improvements rarely come to market.

LOCATION

Childress County, Texas
Just north of Childress along the Red River

Childress - 15 miles
Wichita Falls - 115 miles
Amarillo - 120 miles
Dallas-Fort Worth - 240 miles

WATER

Over 3,500 feet of frontage on the Prairie Dog Town Fork of the Red River
Wet-weather creek running through the ranch
One pond with opportunity for additional ponds
Water well supplying wildlife/livestock trough
Strong groundwater potential in the area

CLIMATE

Typical Texas Panhandle climate
Average annual rainfall approximately 24 inches
Excellent conditions for native grasses, wheat production, livestock grazing, and wildlife habitat

UTILITIES

Water well on site
Electricity installed at barndominium
High-speed internet installed
Septic system in place

WILDLIFE

Mule deer
Whitetail deer
Turkey
Quail
Hogs
Migratory dove

Excellent habitat with wheat fields, river bottom, thick brush, and rolling terrain.

MINERALS



No Minerals to convey

VEGETATION

Large cottonwood trees
Native grasses
Thick brush and overhead cover
170 acres of wheat fields
River-bottom

TERRAIN

Rolling sandy hills
Over 125 feet of elevation change
Red River bottomland
Expansive views across the river valley

SOILS

Primarily sandy soils and productive farmland soils
Well suited for wheat production, livestock grazing, wildlife habitat, and food plots

TAXES

Agricultural exemption in place (buyer to verify)

IMPROVEMENTS

60' x 50' two-story spray foam insulated barndominium
2 bedrooms / 1 bathroom - sleeps 6
Large upstairs living and kitchen area
Second-story balcony overlooking the river bottom
30-foot covered overhang with RV hookups
Shop area with overhead bay doors
Concrete helicopter landing pad
Custom safe room / gun vault
High-speed internet installed
40-foot storage container with 15-foot overhang
Water well and wildlife trough
Turnkey hunting setup with 7 blinds 6 feeders and 3 protein feeders already installed

CURRENT USE

Hunting ranch
Livestock grazing
Recreational property
Weekend retreat

POTENTIAL USE

Premier hunting ranch
Working cattle ranch
Family recreational retreat
Corporate hunting property
Long-term land investment

NEIGHBORS



Large ranches and agricultural operations.

ACCESS

County road access

If you are looking for a turnkey Red River hunting ranch with incredible wildlife habitat, productive farmland, strong grazing potential, and comfortable improvements, Clearview River Ranch offers an opportunity that is increasingly rare in North Texas and the Texas Panhandle.

For more information or to schedule a private showing, please contact:

Keaton Livingston

[469-734-3112](tel:469-734-3112)

Brent Barkham

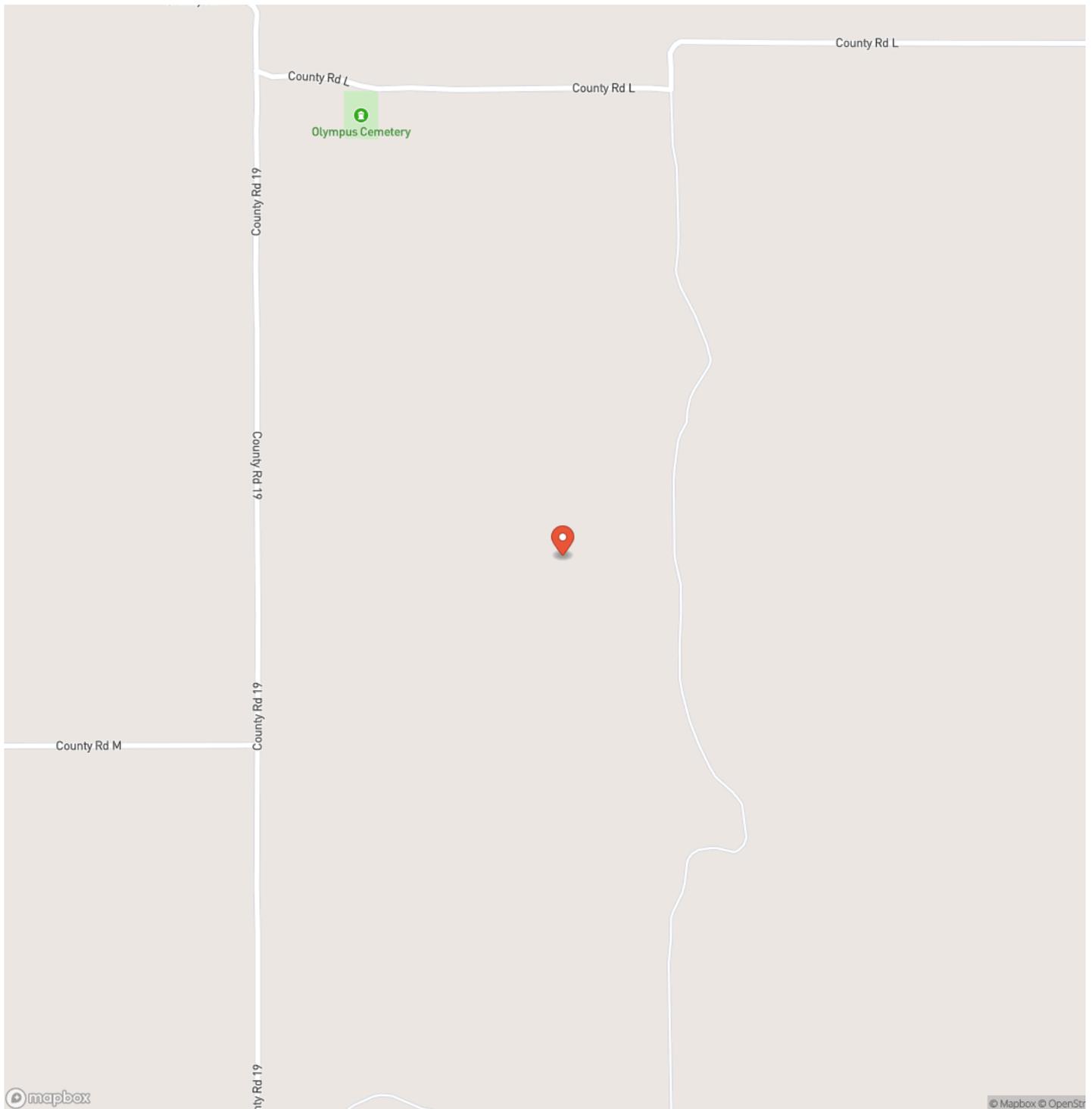
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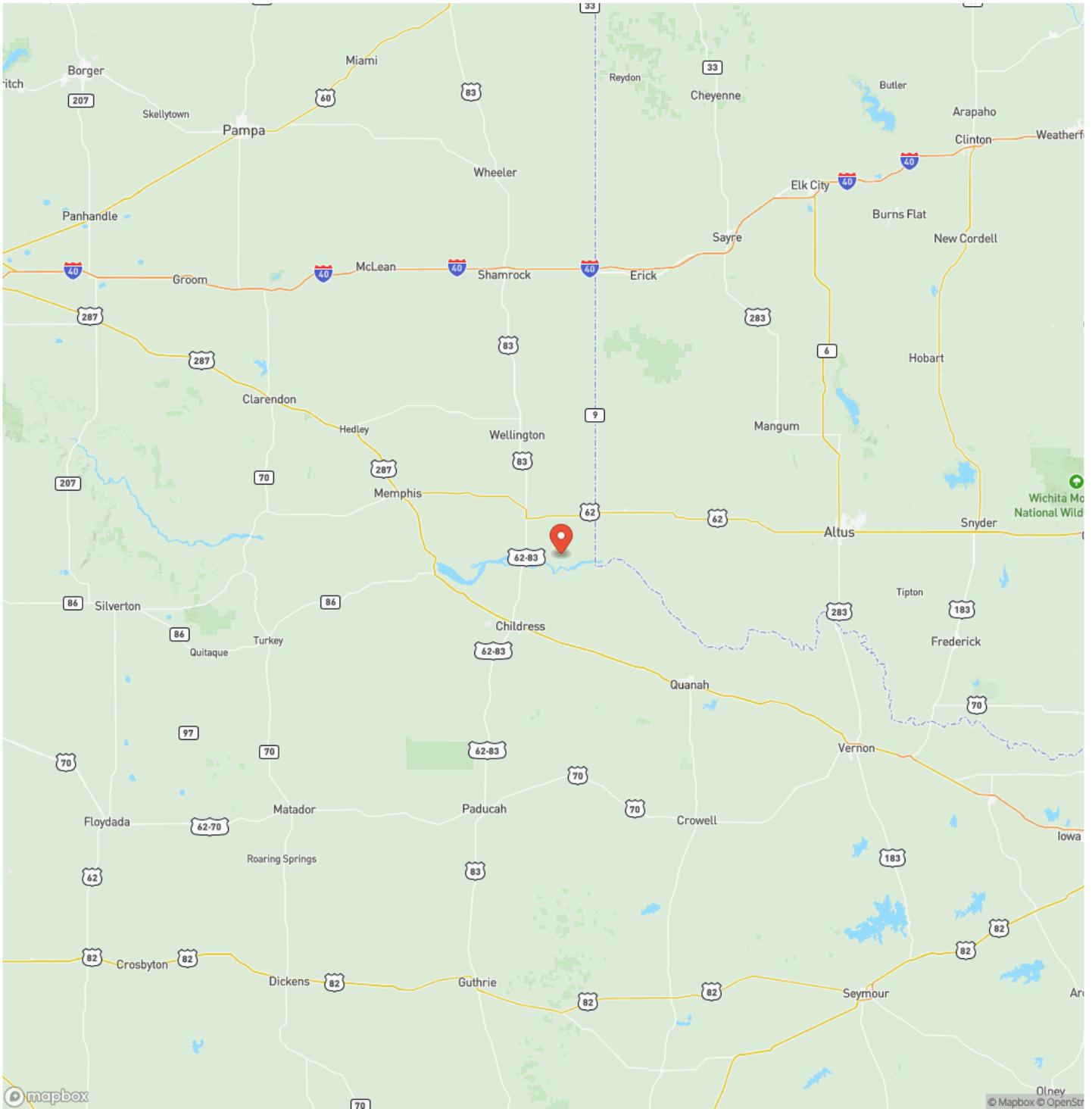
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Locator Map



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.



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