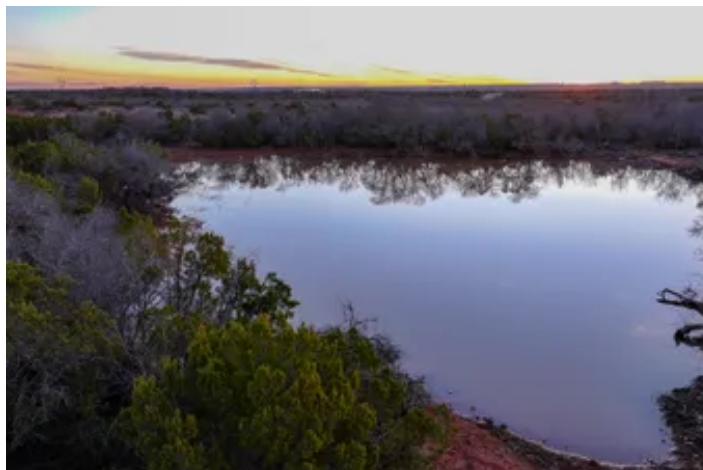


Red Canyon Ranch 448 Acres Childress Texas
TBD County Road 13
Childress, TX 79201

\$963,200
448± Acres
Childress County



MORE INFO ONLINE:

MoreofTexas.com

Red Canyon Ranch 448 Acres Childress Texas
Childress, TX / Childress County

SUMMARY

Address

TBD County Road 13

City, State Zip

Childress, TX 79201

County

Childress County

Type

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

Latitude / Longitude

34.427381 / -100.20671

Acreage

448

Price

\$963,200

Property Website

<https://www.mossyoakproperties.com/property/red-canyon-ranch-448-acres-childress-texas-childress-texas/52863/>



MORE INFO ONLINE:

MoreofTexas.com

Red Canyon Ranch 448 Acres Childress Texas

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 this rare opportunity to own a hunting ranch home to native trophy whitetail and mule deer. Completely fenced with a pipe gate entrance and cattle guard, this 448-acre secluded hunting ranch is located on a dead-end road, which is perfect for anyone who wants to get away and have privacy with low hunting pressure. The property is strictly managed, making it the ideal spot for any serious hunter. Additionally, multiple ponds are situated to the north, providing over 4 acres of water for your native wildlife or fishing enthusiasts. The property has rolling hills with over 100 feet of elevation change and a mix of mesquite and cedar trees with large cottonwoods scattered along the wet weather creek on the south side of the property that holds large numbers of turkeys and provides excellent cover. Miles of roads have been cleared for easy access throughout the property to get to your hunting setups. This property is ready for hunting with just a few feeders and blinds. The ranch is well-watered for those who want to run cattle, and the grass has been carefully managed. Take advantage of this chance to own a premier ranch in Childress, Texas.

LOCATION:

- 7 miles from Childress
- 125 miles from Amarillo
- 145 miles from Lubbock
- 231 miles from DFW

WATER:

- 2 ponds. Largest pond is over 3 acres
- Wet weather creek

CLIMATE:

- Average 19 inches of rain per year

UTILITIES:

- Co-op electricity

WILDLIFE:

- Multiple trophy Whitetail have been harvested
- Occasional Mule Deer
- Quail
- Turkey



MORE INFO ONLINE:

MoreofTexas.com

- Hogs
- Waterfowl

MINERALS:

- No minerals convey

VEGETATION:

- Mix of mesquite and cedar trees.
- Mature elms and cottonwoods in the creek bottoms
- Native grasses for grazing

TERRAIN:

- Over 100 feet of elevation changes
- Massive draws and canyons throughout the ranch

CURRENT USE:

- Hunting ranch

POTENTIAL USE:

- Hunting ranch
- Full-time residence
- Cattle ranch

NEIGHBORS:

- 37,000-acre neighbor to the south
- Multiple other large neighbors

FENCING:

- The fencing is in excellent shape. All of it has been replaced in the last 4 years.



MORE INFO ONLINE:

MoreofTexas.com

ACCESS:

- The county road dead ends into the property creating lots of privacy

SHOWINGS:

The buyer's agent must be identified on first contact and present at the initial showing of the property listing to the prospective buyer to participate in the real estate commission. If this condition is not met, fee participation will be at the sole discretion of the listing agent.

For more information on the property and a full map please contact

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

Brent Barkham: [214-673-1121](tel:214-673-1121)

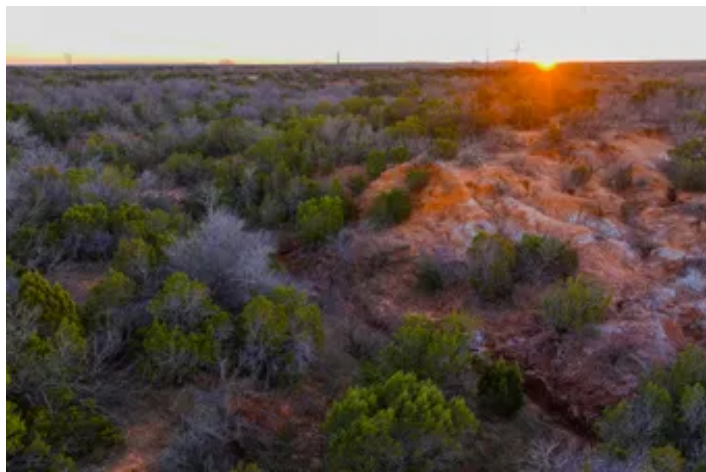
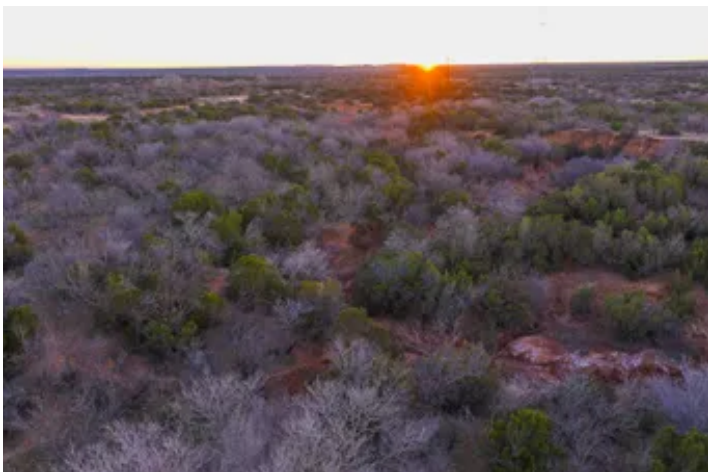
Disclaimer: Buyers are responsible for verifying all information and conducting their due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, 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.



MORE INFO ONLINE:

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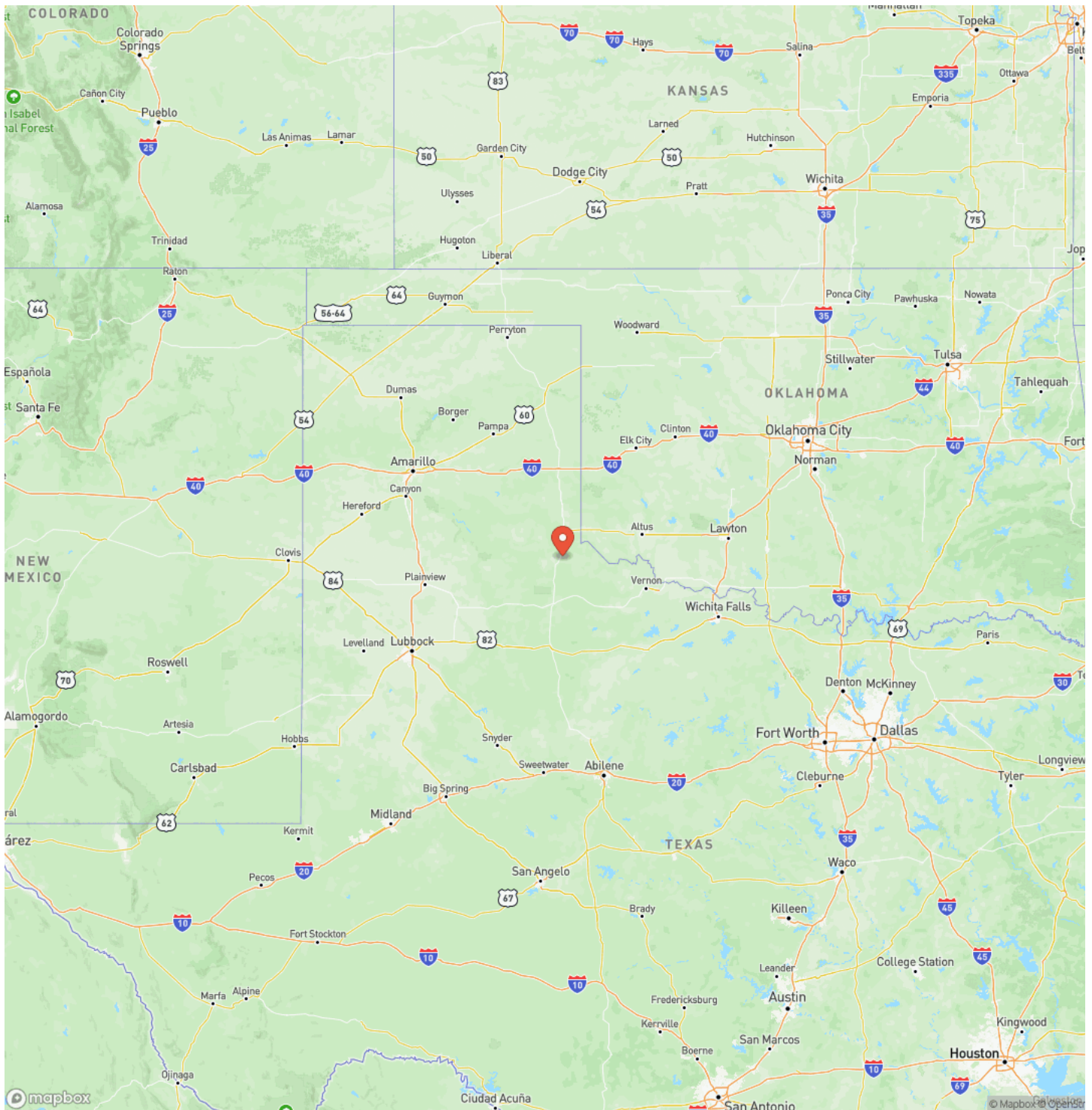
Red Canyon Ranch 448 Acres Childress Texas
Childress, TX / Childress County



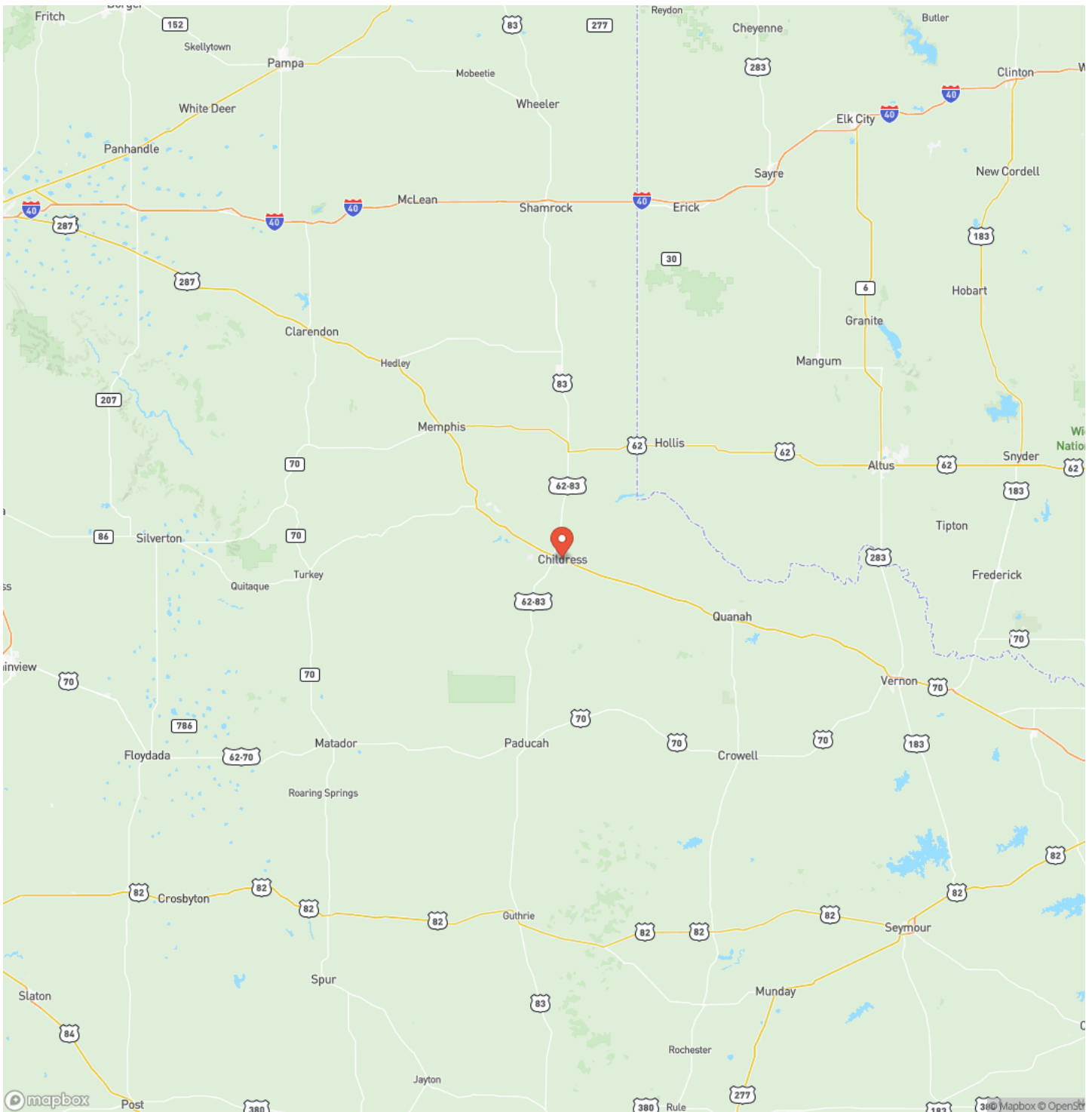
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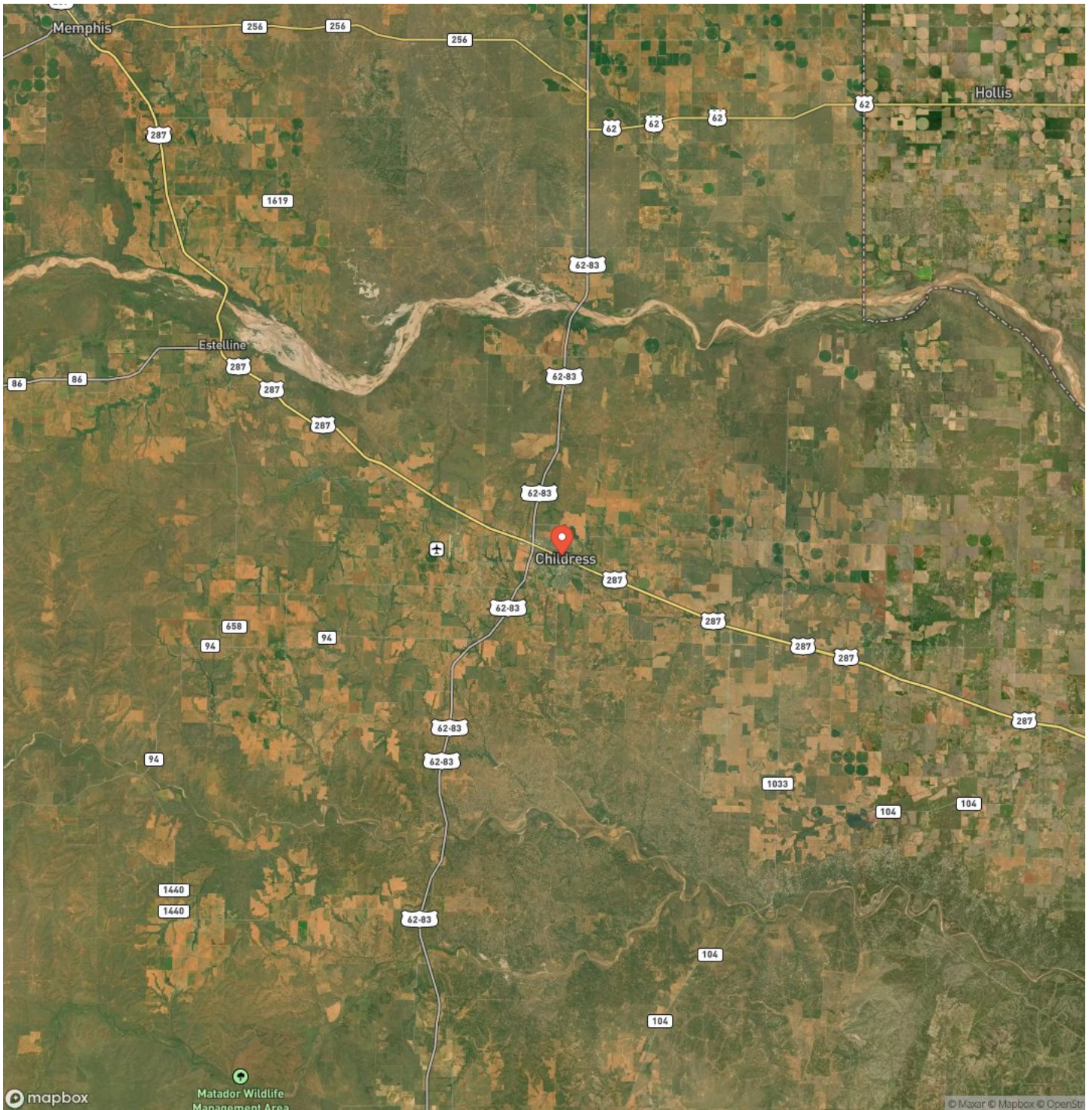
Locator Map



Locator Map



Satellite Map



Red Canyon Ranch 448 Acres Childress Texas

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 full page of white paper with horizontal grey lines, resembling notebook paper or a template for writing. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings present.

MORE INFO ONLINE:

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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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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



MORE INFO ONLINE:

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Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
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