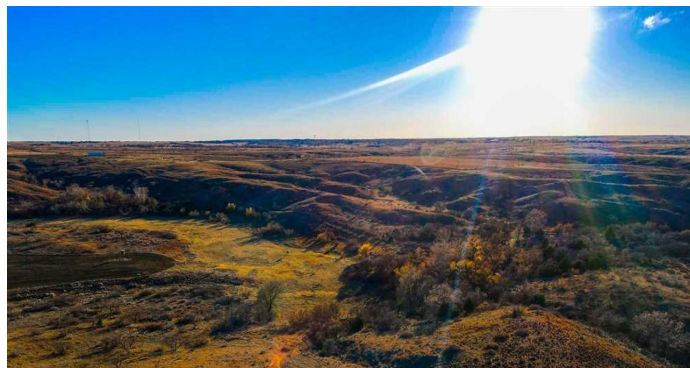
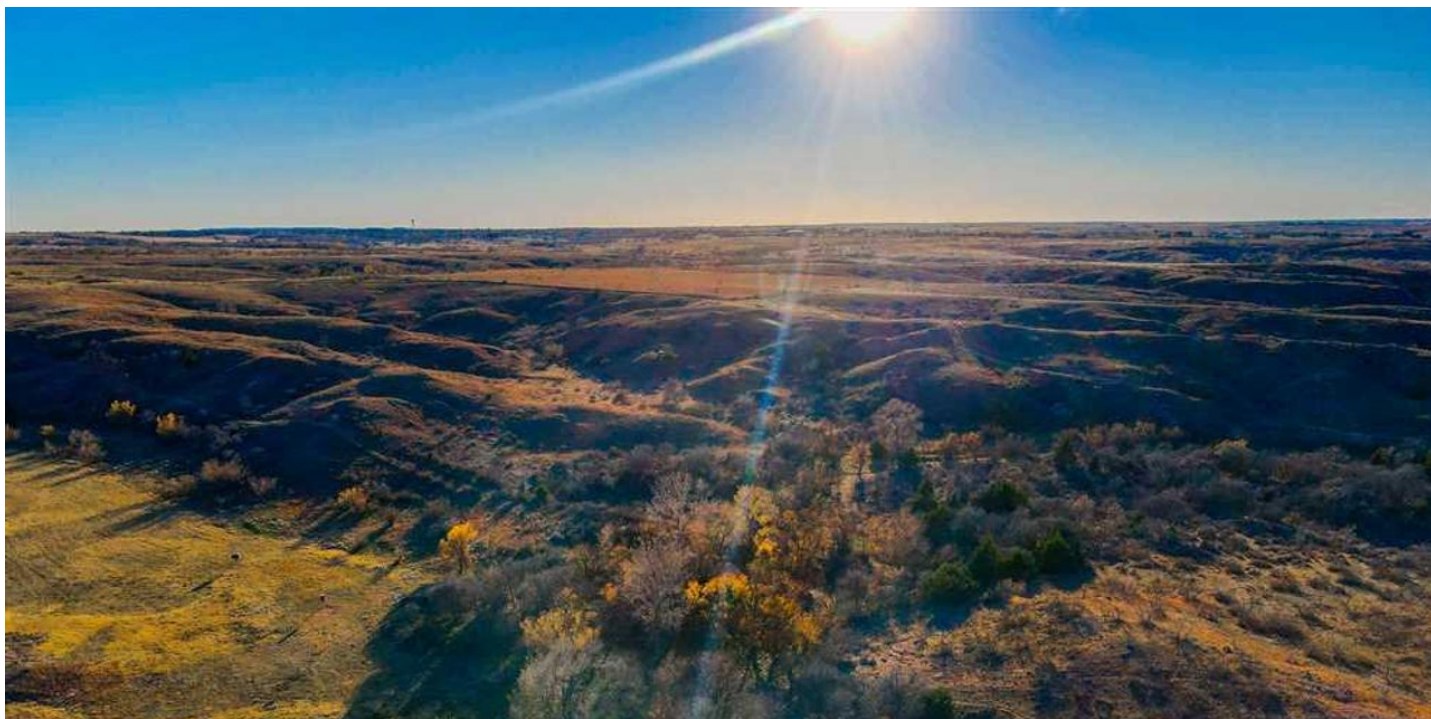


Panhandle Big Game Ranch
Shamrock, TX 79079

\$1
4,512 +/- acres
Wheeler County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

Panhandle Big Game Ranch
Shamrock, TX / Wheeler County

SUMMARY

City, State Zip

Shamrock, TX 79079

County

Wheeler County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

35.2142 / -100.2490

Acreage

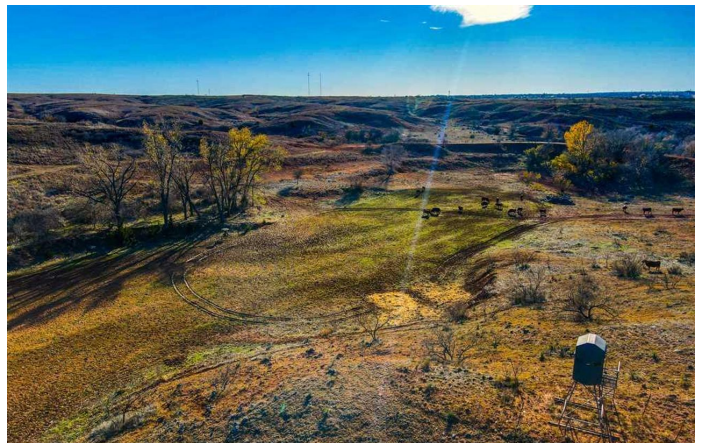
4,512

Price

\$1

Property Website

<https://moreoftexas.com/detail/panhandle-big-game-ranch-wheeler-texas/11363>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

PROPERTY DESCRIPTION

Panhandle Big Game Ranch is a true hunters paradise. Located in Shamrock Texas this 4,512 acre noncontiguous ranch provides a once in a lifetime opportunity to own a premiere hunting ranch. This ranch has been a fully operational hunting outfitter for 33 years and has provided hundreds of hunters exceptional hunts and memories that will last a lifetime. The noncontiguous nature of the ranch provides the hunters unique opportunities that other ranches do not provide as in different deer herds, less pressure, different genetics and the ability to take a deer in 2 counties. There are over 50 different hunting setups, equipped with first class hunting blinds, three feeders at each set up all looking over a well established wheat field. This ranch is turnkey and comes with everything you need for deer and turkey season. The 5 different lodges sleep over 35 people and provide lots of room for entertainment after the hunt. This property is rich in character, full of wildlife and is decorated with fascinating draws and elevation changes. Come experience this gem in big deer country. CALL FOR MORE INFORMATION AND PRICING.

LOCATION:

- Located in Wheeler and Collingsworth Counties
- 95 miles from Amarillo
- 166 miles from Oklahoma City
- 193 miles from Lubbock
- 305 miles from Dallas

WILDLIFE:

- World class trophy whitetail deer and turkey hunting.
- This property has been home to a hunting outfitter that has been managing deer and turkey populations on this property for the past 33 years.
- He has implemented a strict management plan that has produced hundreds of world class whitetails over the years. The owner has implemented strict harvest rules that allow the deer to reach a mature age.
- Quail can be found throughout the property
- Hogs, Coyotes and bobcats

WATER:

- Elm Creek runs through the property

CLIMATE:

- ~24 inches of rain per year
- ~257 Sunny days per year



UTILITIES:

- City water at 4 lodges
- Wells throughout the property
- Electricity throughout the properties

MINERALS:

- No minerals convey with property

VEGETATION:

- Mix of hardwood, mesquites and native grasses

TERRAIN:

- Over 180ft of elevation changes

SOILS:

- Mixtures of sandy loam can be found on the property

IMPROVEMENTS:

- All lodges come fully furnished
- Lodge 1:
 - ~4560 SF
 - 6 Bedrooms 3 baths
 - Sleeps 18+
 - Recently renovated with a massive dining room overlooking the entire property.
 - Large covered porch to entertain
 - Separate bunk house to sleep an additional 4 guest
 - Cleaning station
 - 60x60 barn with water and electricity
- Lodge 2:
 - ~1365 SF
 - 5 bedrooms 2 baths
 - Sleeps 10
 - Full Kitchen and living area
- Lodge 3:
 - ~2148 SF
 - 3 bedrooms 3 baths
 - Sleeps 6
 - Large dining hall
 - Full kitchen and living area
- Lodge 4:
 - ~1613 SF



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

- 2 bedrooms 2 bathrooms
- Large kitchen and living area
- 8 space dog run
- 80x60 barn
- 185 ft of covered parking for equipment
- Lodge 5:
- Mobile home with additional add ons
- 3 Bedrooms 2 bath
- Large barn with walk in cooler

EQUIPMENT:

- Contact us for a list of all equipment to be sold with property
- Over 150 deer, quail and turkey feeders
- 50+ first class deer blinds

CURRENT USE:

- Fully operational hunting outfitter for 33 years

POTENTIAL USE:

- Fully operational hunting outfitter
- Corporate retreat
- Investment opportunity
- Hunting paradise

FENCING:

- Good to fair condition

ACCESS:

- Access off all weather gravel road

OUTFITTER BUSINESS:

- Established cliental
- 33 years of experience
- All equipment needed to continue running the outfit is provided
- For more information on the outfitter business contact us at the info below

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.

CALL FOR MORE INFORMATION AND PRICING



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

- Keaton Livingston: 469-734-3112
- Matt McLemore: 940-781-8475

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

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.

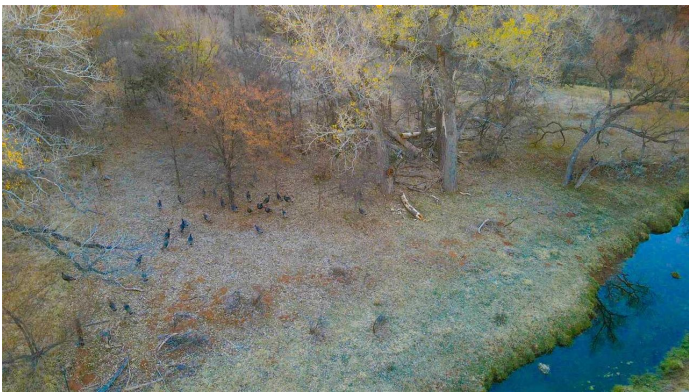
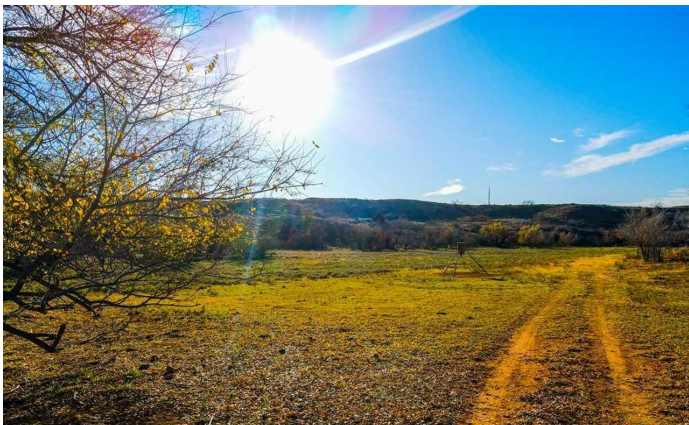
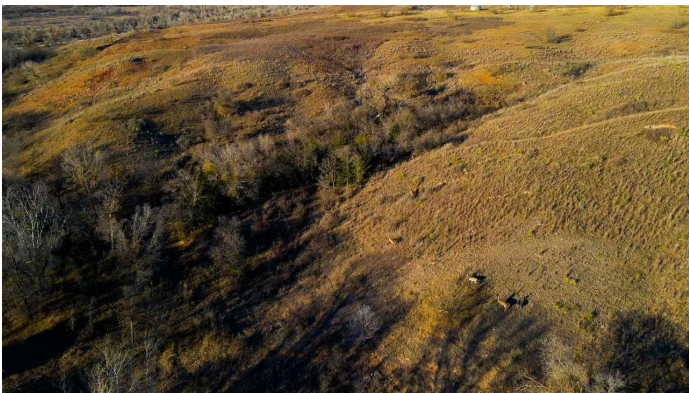


MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**Panhandle Big Game Ranch
Shamrock, TX / Wheeler County**



Locator Maps



Aerial Maps



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.



MoreofTexas.com

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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas

4000 W University Dr

Denton, TX 76207

(833) 466-7389

MoreofTexas.com



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com