

**480 Acres in Wheeler County**  
**TBD County Road A**  
**Shamrock, TX 79079**

**\$864,000**  
**480± Acres**  
**Wheeler County**



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**480 Acres in Wheeler County  
Shamrock, TX / Wheeler County**

---

**SUMMARY**

**Address**

TBD County Road A

**City, State Zip**

Shamrock, TX 79079

**County**

Wheeler County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

35.1684293 / -100.3196778

**Acreage**

480

**Price**

\$864,000

**Property Website**

<https://moreoftexas.com/detail/480-acres-in-wheeler-county-wheeler-texas/31415/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

## **480 Acres in Wheeler County Shamrock, TX / Wheeler County**

---

### **PROPERTY DESCRIPTION**

480 acres southwest of Shamrock TX that is rich in character with lots of cover and great habit for the wildlife. The shinnery has recently been managed and cleared to allow for better grazing and wildlife movement. This ranch has been a part of an established and successful hunting outfit that has been in operation for 34 years and has provided exceptional hunting opportunities. There is one water well with a water trough to water your cattle and to keep the wildlife on the property. The owner has put an emphasis on maximizing the deer and quail populations on the property to enhance the hunting. There are 7 different established food plots that are planted each year with whitetails and quail in mind. This one that you do not want to miss.

#### **LOCATION:**

- Located in Wheeler County
- 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 owned by a hunting outfitter that has been managing deer and turkey populations for the past 33 years. He has implicated a strict management plan that has produced world class whitetails over the years.
- Quail can be found throughout the property
- Hogs, Coyotes, bobcats

#### **WATER:**



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**MoreofTexas.com**

- 1 water well provides water for cattle and wildlife

#### CLIMATE:

- 38 inches of rain per year
- 257 Sunny days per year

#### UTILITIES:

- 1 water well located on the property
- Co-op Electricity

#### MINERALS:

- No minerals convey with property

#### VEGETATION:

- Mix of hardwood, mesquites and native grasses

#### TERRAIN:

- 100 ft of elevation change

#### SOILS:

- Mixtures of sandy loam can be found on the property

#### IMPROVEMENTS:



**MOSSY OAK PROPERTIES**  
**OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

- 1 water well
- Established food plots
- Covered shed for equipment storage

CURRENT USE:

- Fully operational hunting outfitter for 33 years
- Cattle ranch

POTENTIAL USE:

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

FENCING:

- Good to fair condition

ACCESS:

- Access off County Road A

OWNER FINANCING AVAILABLE. CALL FOR MORE INFO

SHOWINGS:



**MORE INFO ONLINE:**

**MoreofTexas.com**

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)

Matt McLemore: [940-781-8475](tel:940-781-8475)

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**

**480 Acres in Wheeler County  
Shamrock, TX / Wheeler County**

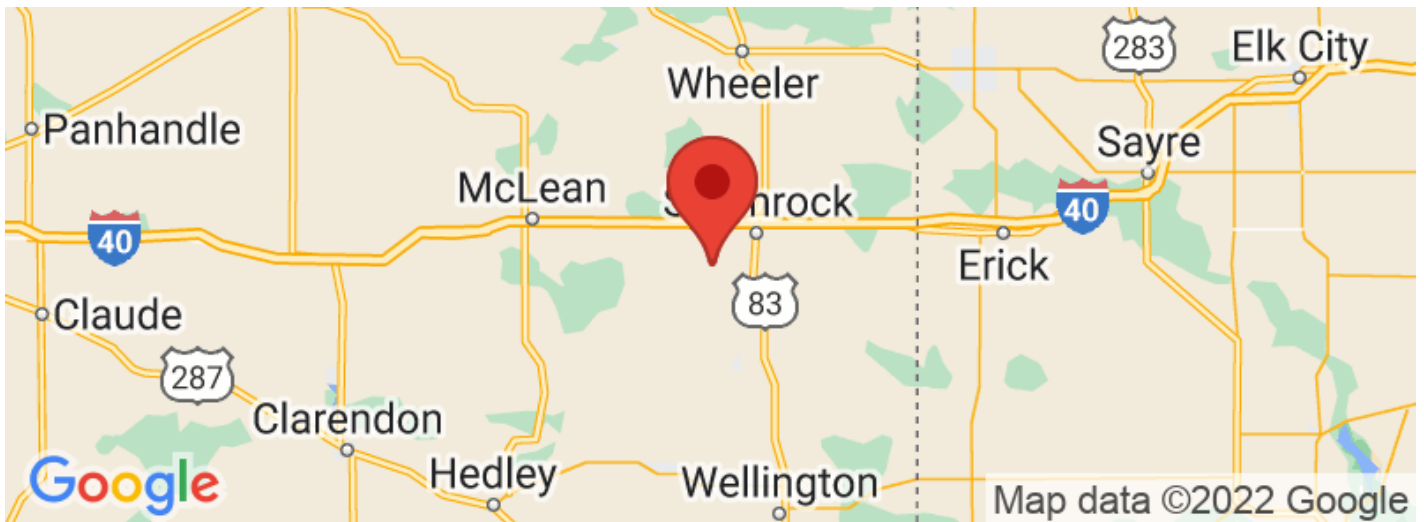
---



480 Acres in Wheeler County  
Shamrock, TX / Wheeler County

---

## Locator Maps



**MOSSY OAK PROPERTIES  
OF TEXAS**

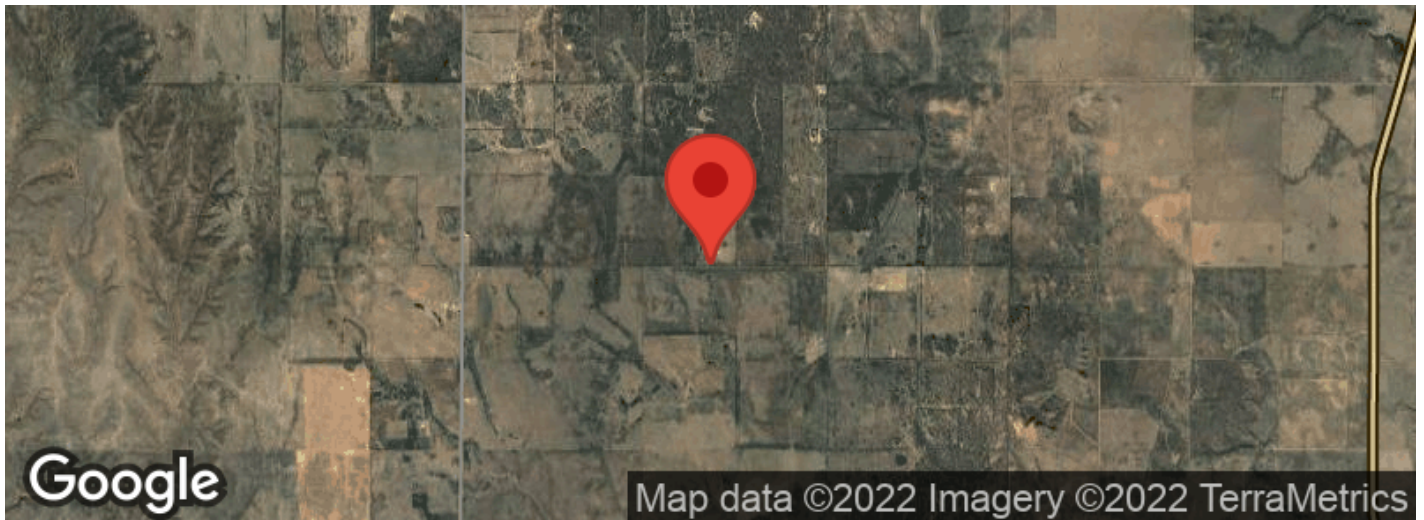
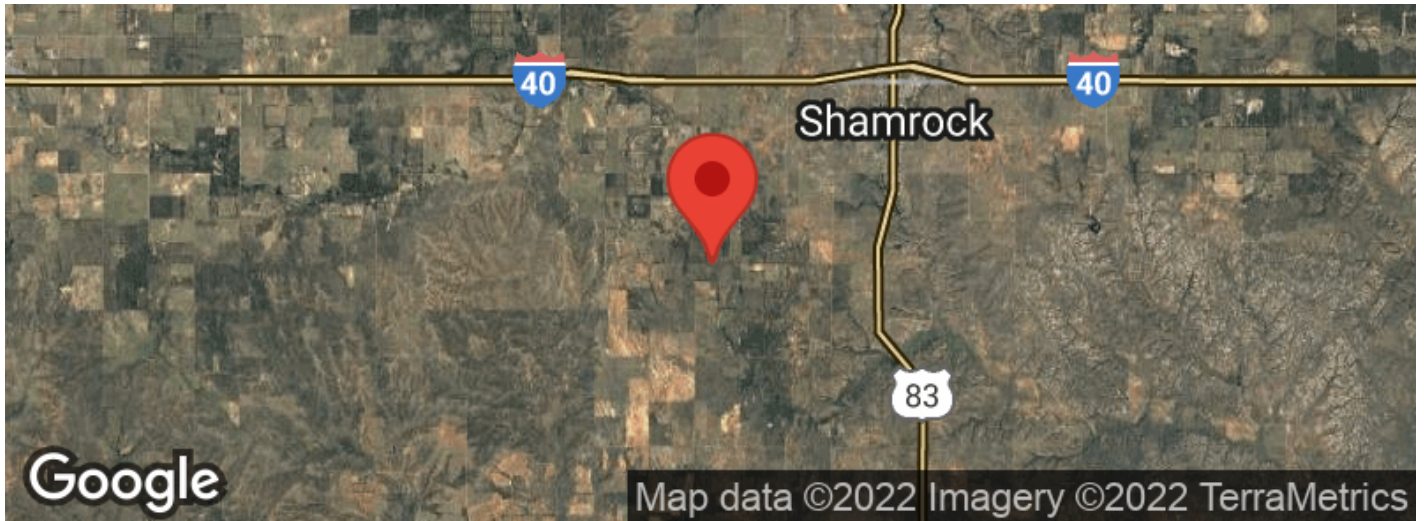
**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

480 Acres in Wheeler County  
Shamrock, TX / Wheeler County

---

## Aerial Maps



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**480 Acres in Wheeler County  
Shamrock, TX / Wheeler 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**

Denton, TX 76207

---

**NOTES**

---

---

---

---

---

---

---

## 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.



**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**