

The Gasaway Ranch
00 FM 1037
Paducah, TX 79248

\$3,200,000
1,475± Acres
Cottle County



The Gasaway Ranch
Paducah, TX / Cottle County

SUMMARY

Address

00 FM 1037

City, State Zip

Paducah, TX 79248

County

Cottle County

Type

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

Latitude / Longitude

34.0213 / -100.3459

Dwelling Square Feet

1,344

Bedrooms / Bathrooms

3 / 1

Acreage

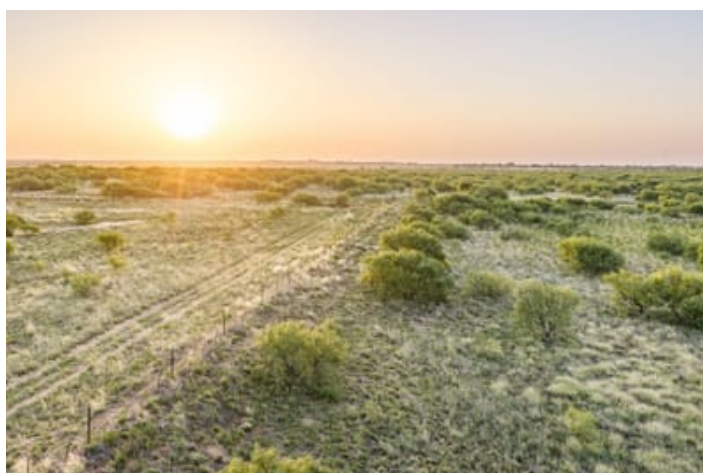
1,475

Price

\$3,200,000

Property Website

arrowheadlandcompany.com



The Gasaway Ranch

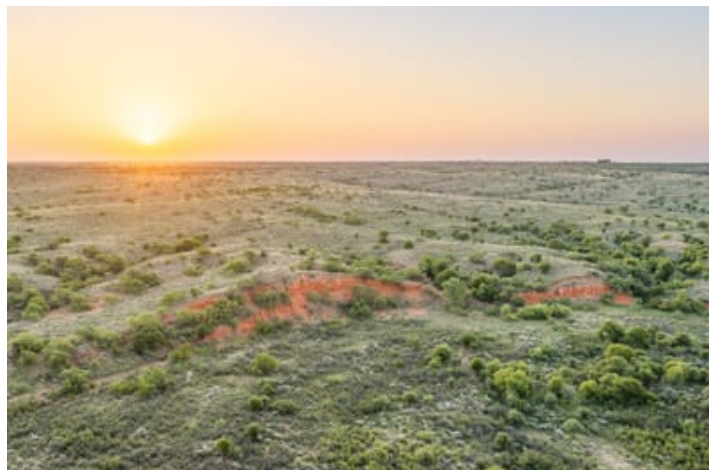
Paducah, TX / Cottle County

PROPERTY DESCRIPTION

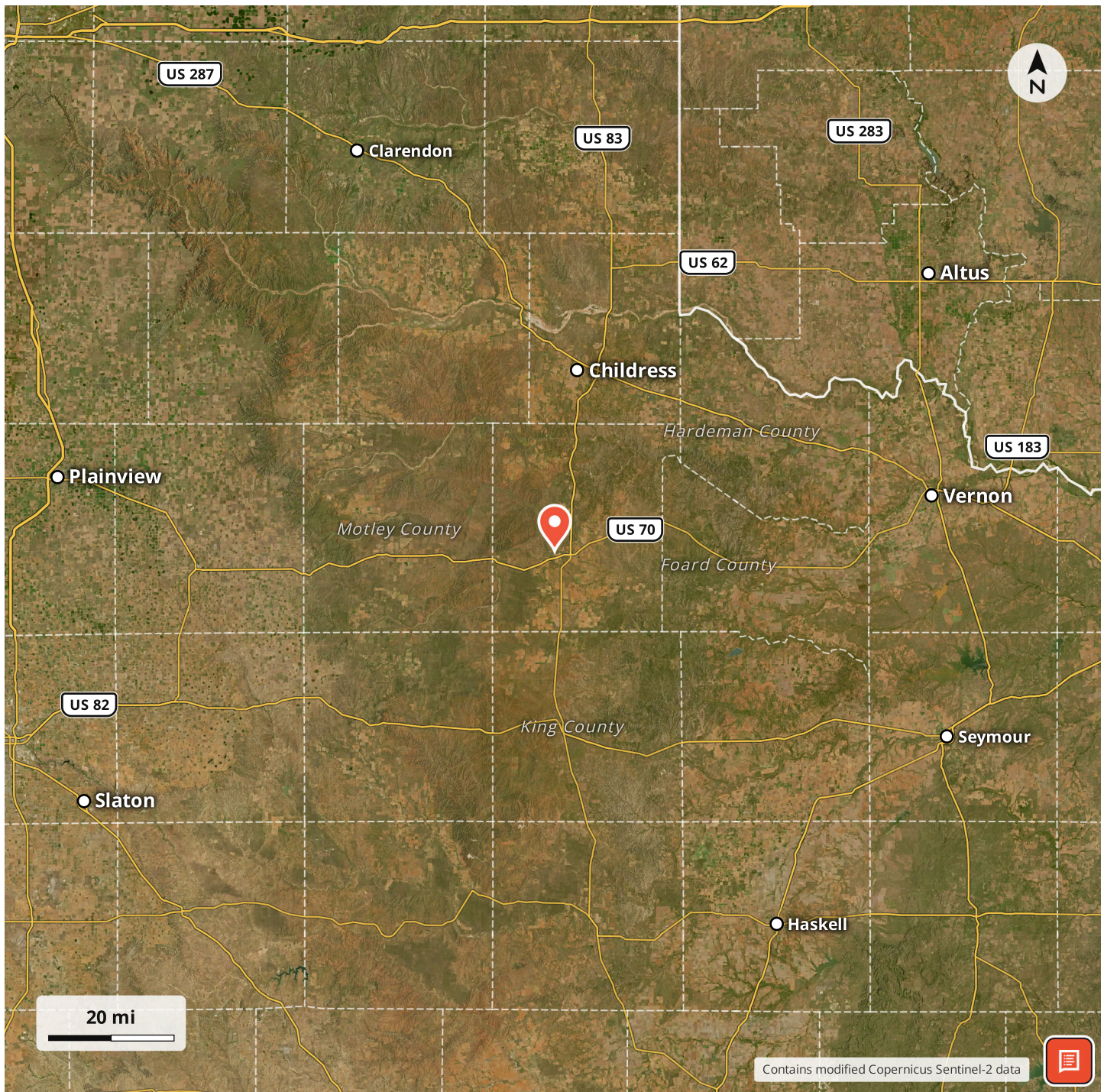
Introducing The Gasaway Ranch, an exceptional 1,475 +/- acres located just 3 +/- miles from Paducah in Cottle County, Texas! The ranch offers an outstanding combination of productive cattle country and premier recreational opportunities! Whether you're looking to expand a livestock operation, invest in quality ranchland, or own a property with excellent hunting, this ranch has the features to do it all. The ranch is well-equipped for a successful cattle operation with quality perimeter and cross fencing, centrally located working pens, multiple ponds, and several solar wells that provide reliable water throughout the property. Healthy native grasses offer excellent grazing, while the numerous creek draws, larger trees, and rugged bluffs provide natural shade and protection for livestock. For the outdoorsman, this ranch is a true West Texas hunting destination. Rolling mesquite flats, scenic bluffs, and winding creek draws create ideal habitat for a variety of wildlife. The property supports healthy populations of whitetail deer, mule deer, Rio Grande turkey, and bobwhite quail, offering outstanding hunting opportunities throughout the season. The elevated bluffs not only provide excellent mule deer habitat but also create great stand locations for strategically placed hunting setups. The ranch is easily accessible with an extensive internal road system that allows you to navigate nearly every corner of the property with ease. Improvements include a farmhouse that could be renovated to fit your needs, as well as a small bunkhouse near the cattle pens that provides a convenient place to stay during hunting season or while working the ranch. Whether your focus is running cattle, enjoying first-class hunting, or owning a legacy ranch in Cottle County, The Gasaway Ranch is ready for its next owner! The ranch is located just 92 +/- miles from Lubbock. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Bill Shanklin at [\(940\) 521-2176](tel:9405212176).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

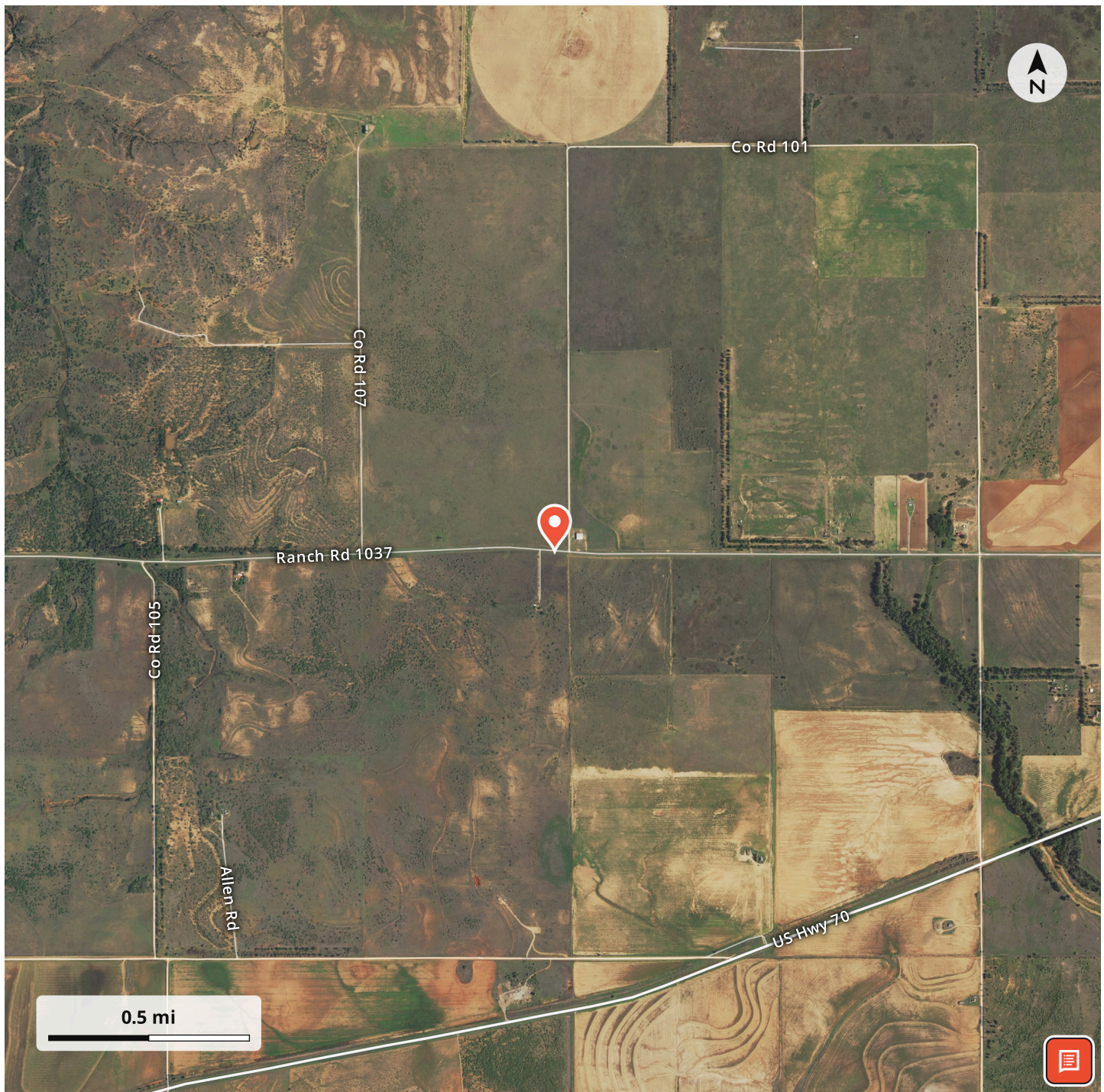
The Gasaway Ranch
Paducah, TX / Cottle County



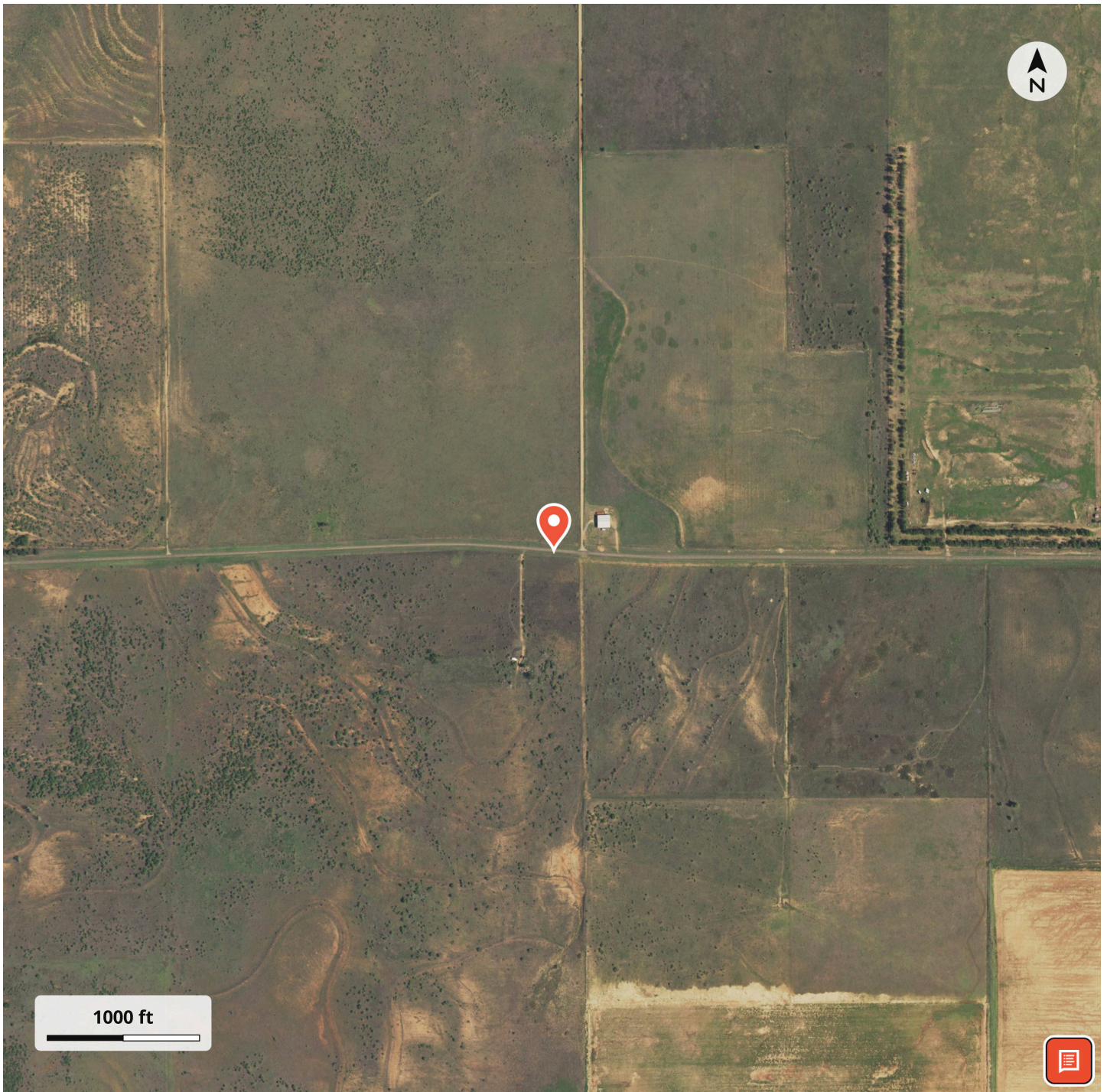
Regional Map



Locator Map



Aerial Map



The Gasaway Ranch
Paducah, TX / Cottle County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bill Shanklin

Mobile

(940) 521-2176

Email

bill.shanklin@arrowheadlandcompany.com

City / State / Zip

Alvord, TX 76225

NOTES

[illegible]

[illegible]

<https://arrowheadlandcompany.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

