

ABERNATHY RANCH

1551± Acres | Childress, Texas | Childress County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

ABERNATHY RANCH

This property is a great hunting and cattle ranch with several building options and could easily be subdivided, all with highway frontage.

The Abernathy Ranch is a diverse cattle and hunting ranch. It is currently cut into 3 pastures and has 80 acres of cotton. Buck Creek is a spring fed creek that runs through the NE portion of the ranch. The west side of the ranch is rolling terrain with mainly mesquite cover. It has excellent grass with big bluestem, little bluestem, side oats, buffalo grass and other native grasses. Watered by a pond and rural water is

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pipled to a large trough in the middle of this pasture.

The north pasture of the ranch is a little flatter and has an old wheat field that has been planted to grass. Buck Creek runs through this portion of the ranch and is lined with several species of hardwood trees and has good grass in the creek bottom. Watered by the creek, pond and rural water is also available.

The south pasture is mostly mesquite cover, native grasses and is gently rolling terrain. There is rural water available

in this pasture and there is a set of corrals in this pasture as well. There is approximately 1/2 mile of frontage on Hwy 83 and over a mile of frontage on Hwy 256. This ranch could be divided very easily with access to rural water and electricity.

Improvements

The main improvements to the ranch are the corrals, fencing and water troughs. Electricity and rural water are in place on

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the property. There is an old barn that is the only structure on the ranch.

Water Features

The ranch is watered by 2 ponds, Buck Creek and has 2 rural water meters provided by Red River Water Authority.

Hunting and Recreation

The Abernathy Ranch offers excellent hunting for whitetail and mule deer, quail, turkey, dove, and wild hogs. With tremendous tree cover, rolling hills, deep draws and Buck Creek, the ranch offers great habitat for the wildlife in this area. Childress County is known for big deer and there are several large ranches in this area of NW Texas that allow the deer to reach maturity. The property also close to productive farm land that provides nutrition for the deer in this area. There are also several places on the ranch to put in food plots. The Abernathy Ranch has never been leased for hunting and has minimal pressure in this part of Childress county.

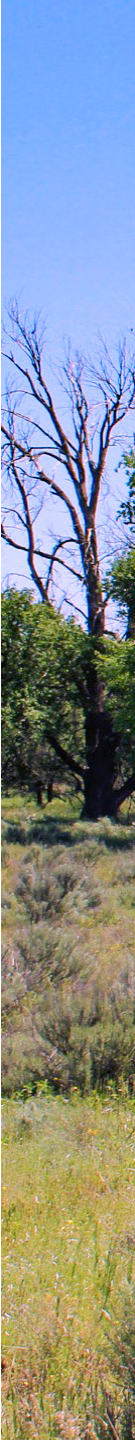
Resources

There are negotiable minerals available with this ranch and all wind generation rights will convey with the sale.

Location

The Abernathy Ranch is located on Hwy 83 & Hwy 256 in northern Childress County. It is approximately 17 miles north of Childress, Texas.

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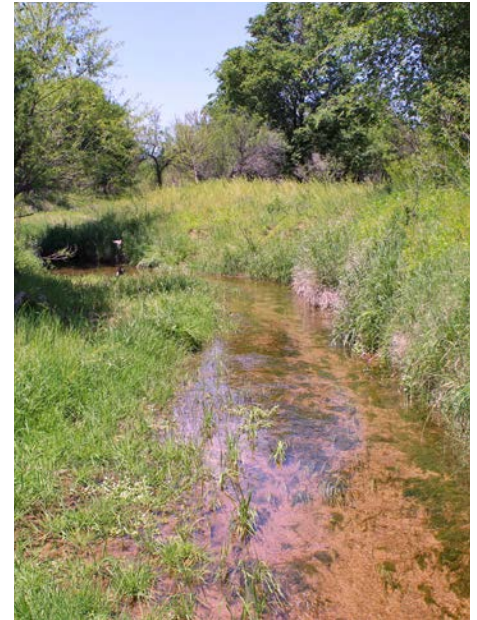






Broker Comments

The Abernathy Ranch is a great hunting and cattle ranch with very good access from Hwy 83 & 256. There are 2 rural water meters on the ranch so the new owner has several options if they want to build a home or hunting cabin. The ranch could be easily subdivided with all of the highway frontage, if so desired. The grass on the property is excellent and has not been over grazed in the past few years. The hunting is exceptional since it has never been leased or hunted hard. The property has recently been reduced from \$1,150 to \$1,075 per acre or \$1,667,325. If you are looking for a hunting or cattle ranch, then please take a look at the Abernathy Ranch! Please give Dane Mount a call at 940.839.6247 to schedule your private showing of this NW Texas ranch.



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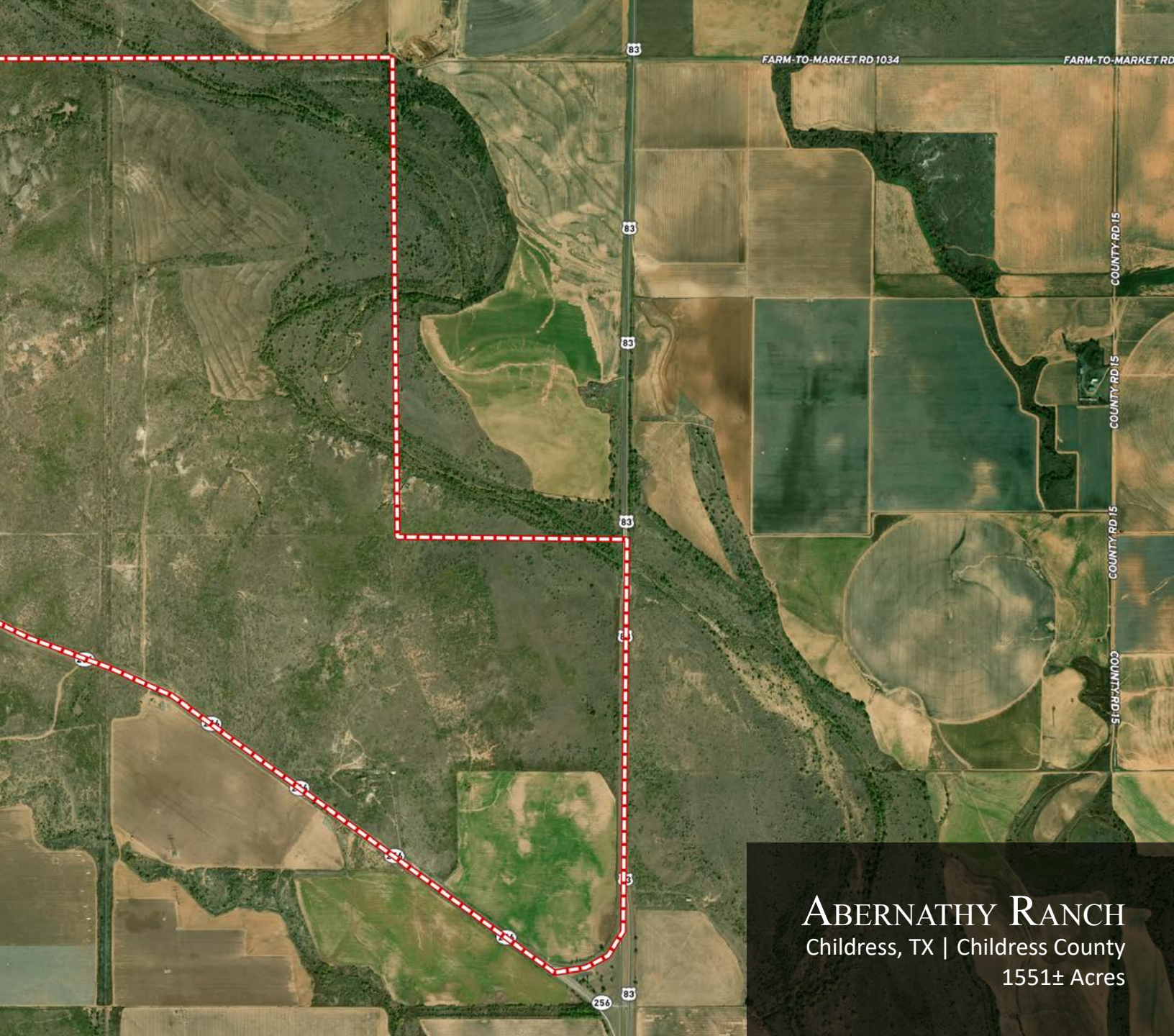
256

256



Aerial Map





83

FARM-TO-MARKET RD 1034

FARM-TO-MARKET RD

83

COUNTY RD 15

83

COUNTY RD 15

83

COUNTY RD 15

83

COUNTY RD 15

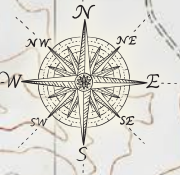
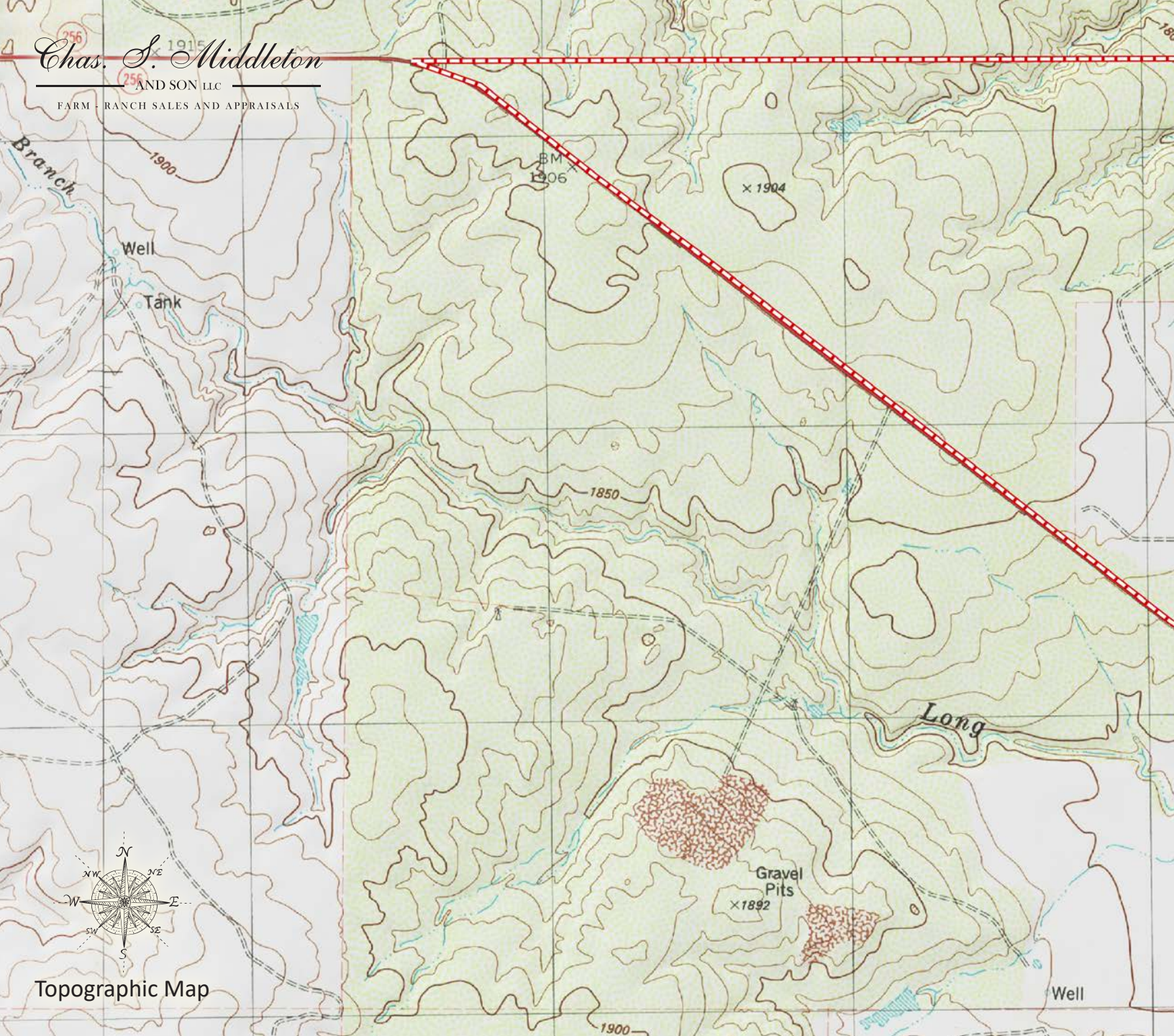
83

256 83

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Topographic Map



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DANE MOUNT

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.