

CROOKS RANCH

6,651 ± Acres | Crowell, Texas | Foard & Knox Counties



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

CROOKS RANCH

This diverse ranch includes productive farmland, livestock, hunting and fishing. It is extremely well watered with several tanks, creeks and a river.

The Crooks Ranch is located in Foard and Knox counties of NW Texas. The ranch is almost cut in half by the North Wichita River, with the river being the county line between Foard and Knox counties. This is a very diverse cattle and hunting ranch that consists of good farmland, native and improved grasses, several tanks, creeks and the North Wichita River. The ranch has excellent perimeter fencing and is cross fenced where the cattleman can

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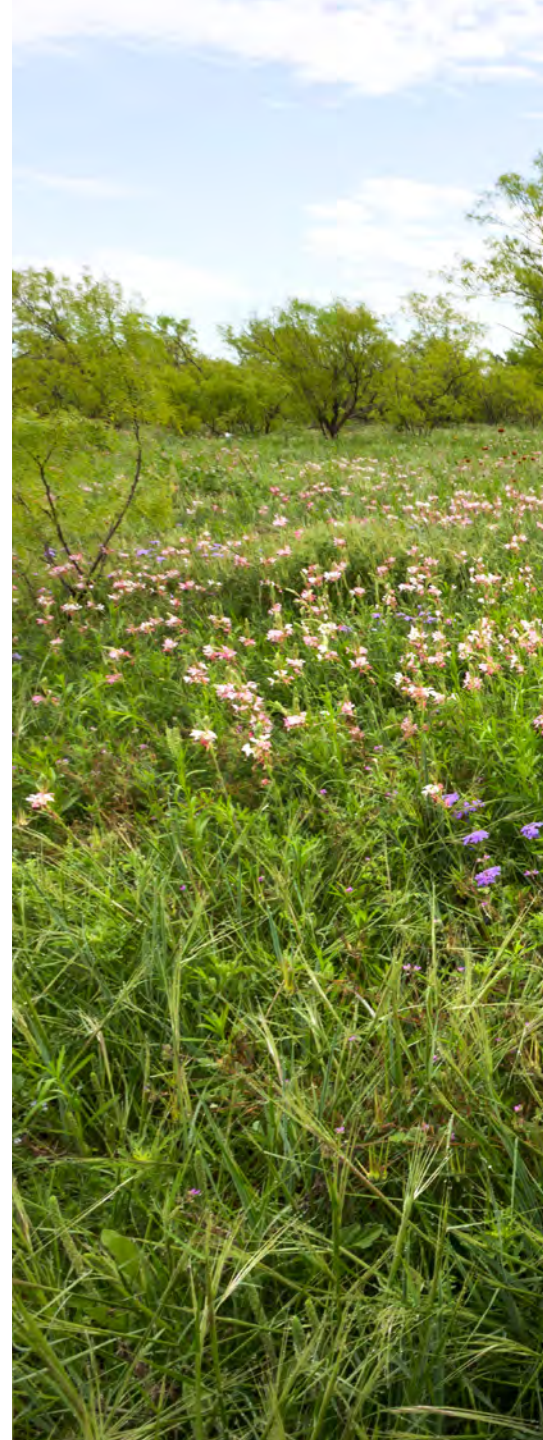




implement a rotational grazing program to maximize grazing capacity.

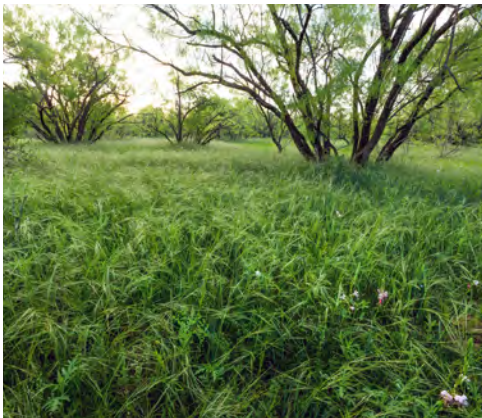
The Crooks Ranch has several cultivated fields scattered throughout the ranch with the majority of the cultivation located on the north side of the river. All of the fields are fenced and some have tanks for water and others have rural water piped to them. The cultivation gives the cattleman several options to increase carrying capacity by using the fields for wheat for winter grazing, hay or haygrazer for summer grazing or

CONTINUED ON PG 10









hay production. There is approximately 1100-1200 acres of cultivation on the north side of the river and approximately 250 acres on the south side of the river. The ranch has some improved grasses, mainly bluestem and sideoats scattered throughout the property. The ranch has several mesquite flats and some cedar breaks scattered within the property. There are four sets of corrals located on the ranch with two on each side of the river. The ranch is considered well watered with approximately 15-20 tanks, windmills, solar wells, creeks, rural water and the North Wichita River. The river is not the most desirable water source for cattle and wildlife because of the amount of salt in it. This is a very diverse cattle ranch with several options to improve it, to increase carrying capacity.

Location

The Crooks Ranch is located 10 miles SW of Crowell, Texas and is accessed by FM 263 and numerous County Roads.

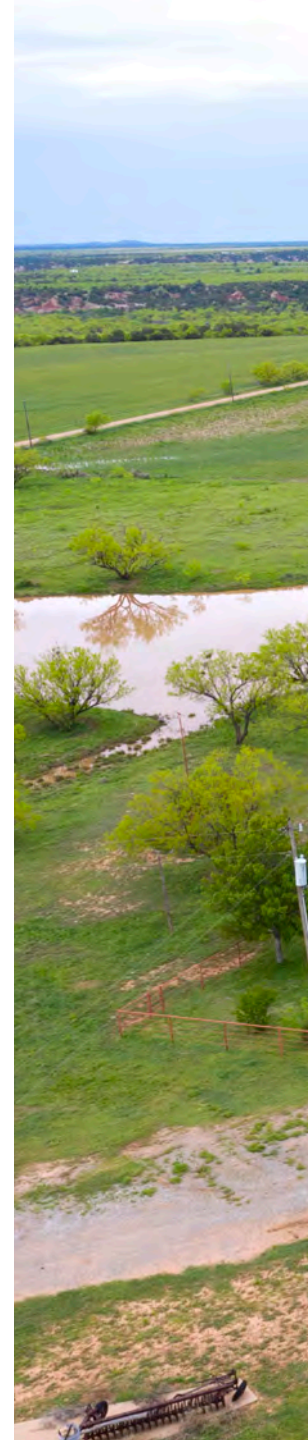
Improvements

The Crooks Ranch has a main ranch house that is 3 BR- 2 BTH with attached 2 car garage, cellar, lawn water system, water well, and rural water. It also has a 2 BR- 1 BTH bunkhouse, equipment shed, 4 sets of corrals, perimeter and cross fencing. There is electricity available in several locations on the property. The ranch has access from several well maintained county roads and a network of roads throughout the property.

Water Features

The Crooks Ranch is well watered with

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numerous tanks, wind mills, solar pumps, creeks and the North Wichita River. There are several miles of rural waterlines all over the ranch that can be utilized if necessary and provide water to the homes, bunk house and corrals on the ranch. The rural water is supplied by Red River Water Authority.

Hunting and Recreation

The Crooks Ranch is an exceptional hunting ranch with very diverse species of wildlife. The property offers excellent habitat for whitetail deer, turkey, quail, dove, wild hogs and migratory birds. This ranch is predominately whitetail deer but you may see an occasional mule deer. The North Wichita River is lined with hardwood trees that offer ideal places for the turkey to roost, cover for the deer and beauty to the ranch. The numerous tanks and the river are often covered with a variety of ducks, geese and provide great dove hunting. As for the wheat fields scattered throughout the ranch that are planted for cattle to graze, they also are a great food source for the deer, geese and sandhill cranes that are native to this area of North Texas. With the diverse

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terrain that this ranch offers, it is prime habitat for wildlife in this area. The river and the tanks also offer an opportunity for the fisherman, with some stocked with bass and catfish. The main positive for the hunting on this ranch is that it is surrounded by large ranches with minimal hunting pressure!

Resources

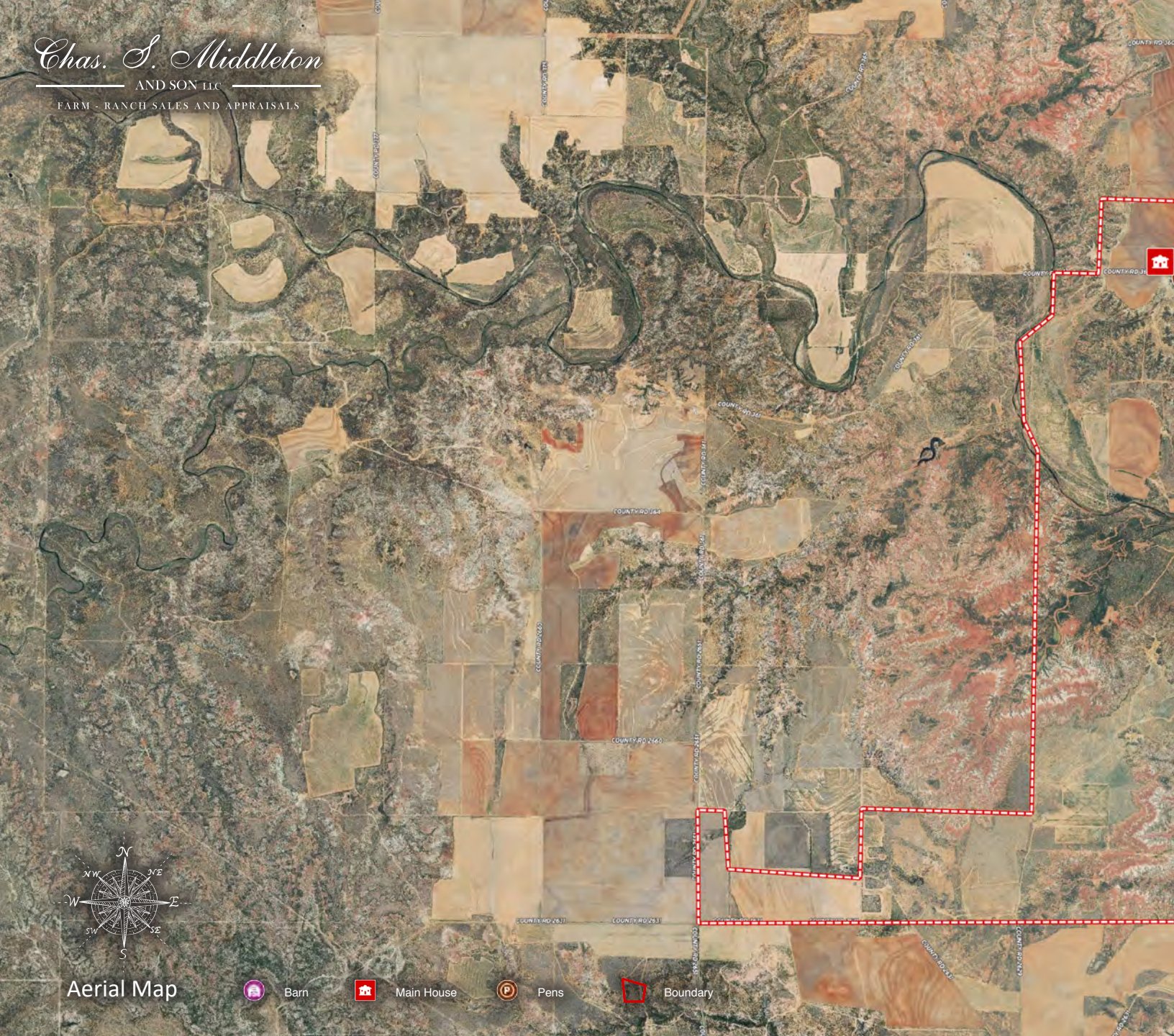
There are minerals available with the ranch. All wind generation rights will convey at closing.

Broker Comments

The Crooks Ranch is a very diverse cattle and hunting ranch. With the productive farmland, improved grasses, rolling terrain, lots of water, North Wichita River, and great hunting it is hard to find a ranch with everything this ranch has to offer. The river splits the ranch almost in half with over 3000 acres on each side and in two counties that is also a plus for the hunter. The ranch can be accessed on each side of the river by FM and county roads and there is also a river crossing in the ranch that can be used, if the river is not too high. It is

approximately 3 1/2 hours from FT. Worth/ Dallas, 2 1/2 hours from Lubbock and Amarillo, so it is easily accessed from these locations. The nearest airport is in Vernon, Texas which is approximately 40 miles away. This property is reasonably priced at \$1,125 per acre or \$7,482,375. If you are looking for a cattle and hunting ranch with MINERALS, then please take a look at this one. Please contact Dane Mount at 940-839-6247 to schedule your private showing.





Aerial Map



Barn



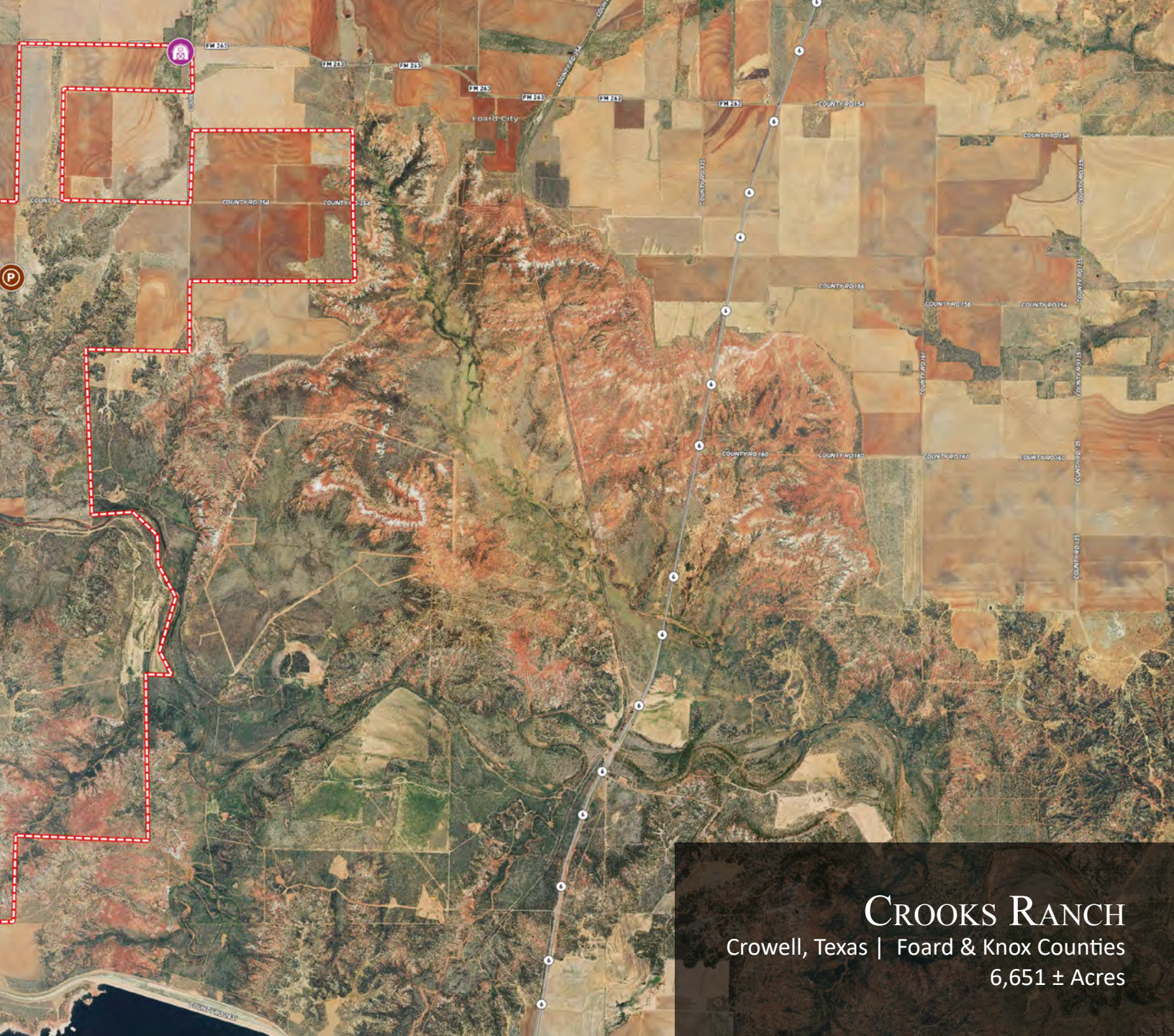
Main House



Pens

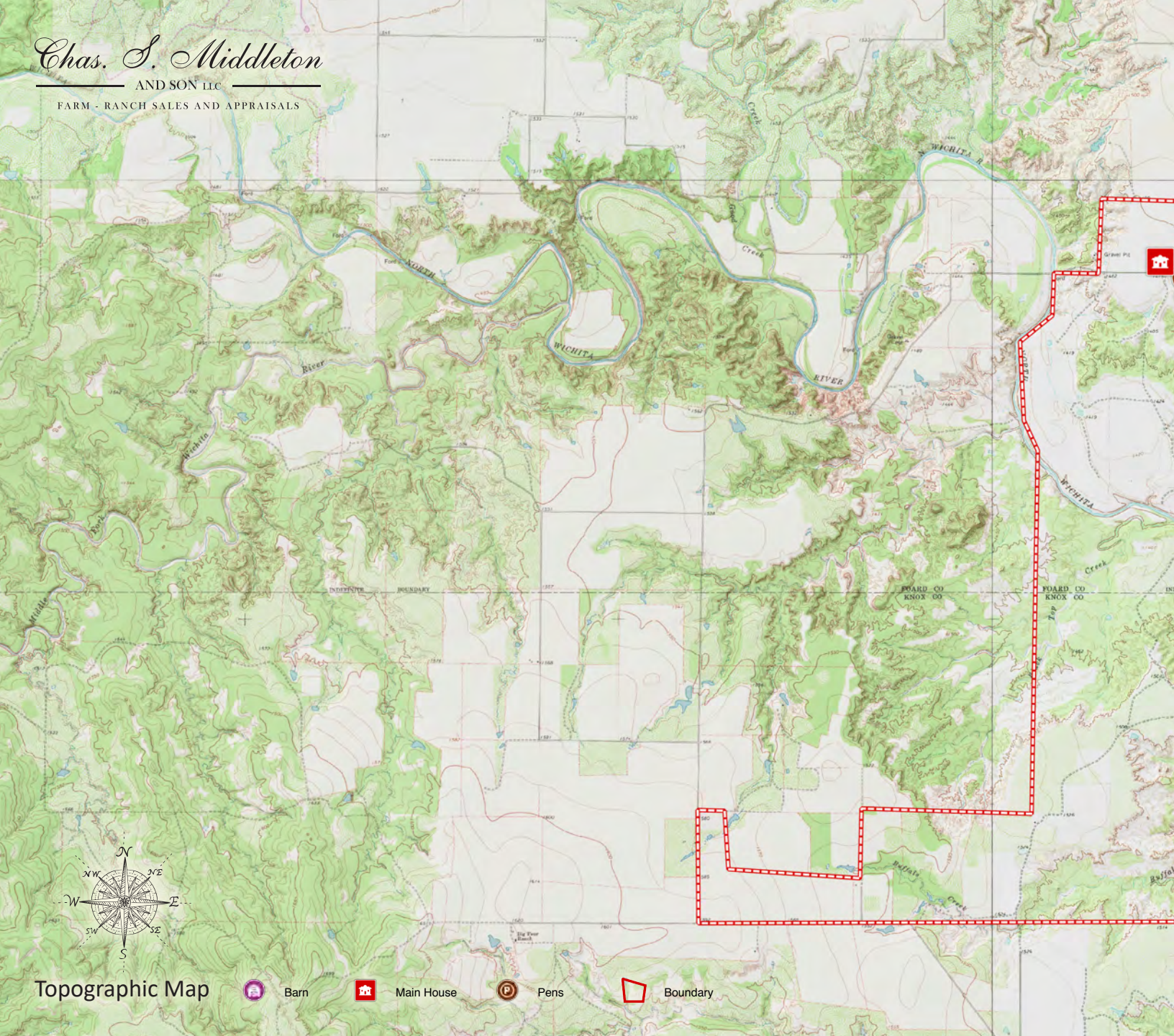


Boundary



CROOKS RANCH

Crowell, Texas | Foard & Knox Counties
6,651 ± Acres



Topographic Map



Barn



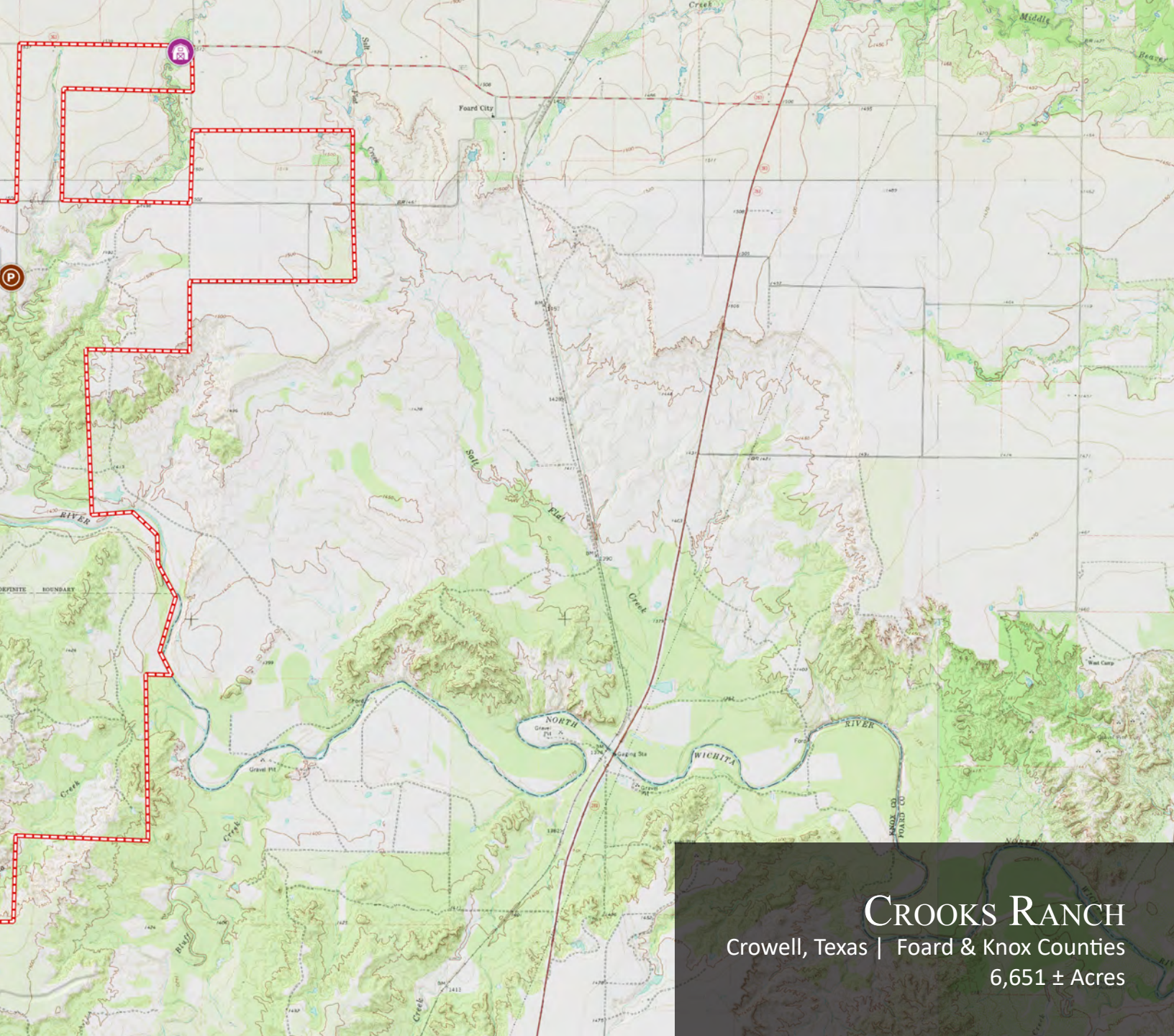
Main House



Pens



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FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



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Listing subject to sale, withdrawal, or error.