

LEWIS A. COBB FARM AND RANCH

431.41 ± Acres | Childress County, Texas



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

LEWIS A. COBB FARM AND RANCH

An income producing property with great scenic views of the Red River & surrounding landscape along with hunting & recreation.

The Lewis A. Cobb property is a Texas Panhandle Farm and Ranch located in the north-western portion of Childress County, just north of the Prairie Dog Town Fork of the Red River. It is approximately 2 miles northeast of Estelline. Access is good, being bounded by county graded roads on 2 sides and being only 3/4 miles off of the pavement.









A recent survey of the property indicates 431.41+/- total acres. According the Farm Service Agency, 321.82 acres are classified as cropland, with a wheat base of 23.2 acres and PLC yield of 12 bushels. The seed cotton base is 178 acres with a PLC seed cotton yield of 806 pounds. The remainder of the property, estimated at 105 +/- acres is in canyon draws with native grass, tree and brush cover. Natural spring water is found in the northern draw on this portion of the property. The landscape of the property generally slopes southward toward the river, providing very scenic views of the canyons and river property below. The primary soils of the cultivated land consist of Carey loam and Enterprise Fine Sandy Loam, and is considered productive farmland.

The draws and canyons have a good stand of native grasses, brush and trees, and provide excellent cover for wildlife, including quail, dove, hogs and deer. Being nearby to the Prairie Dog Town Fork of the Red River, trophy mule deer have been taken on this property.

With the combination of cultivated ground, grass and canyon draws on the property, the ranch could be well utilized for a cattle operation or wheat/stocker unit. The cultivated land is currently in dryland cotton production, and provides a return to the owner in the form of crop rent.

There are no structural improvements of value on the property. A rural water line supplies the livestock tank at the corrals. Single phase electricity lines are located on the property.









Legal Description

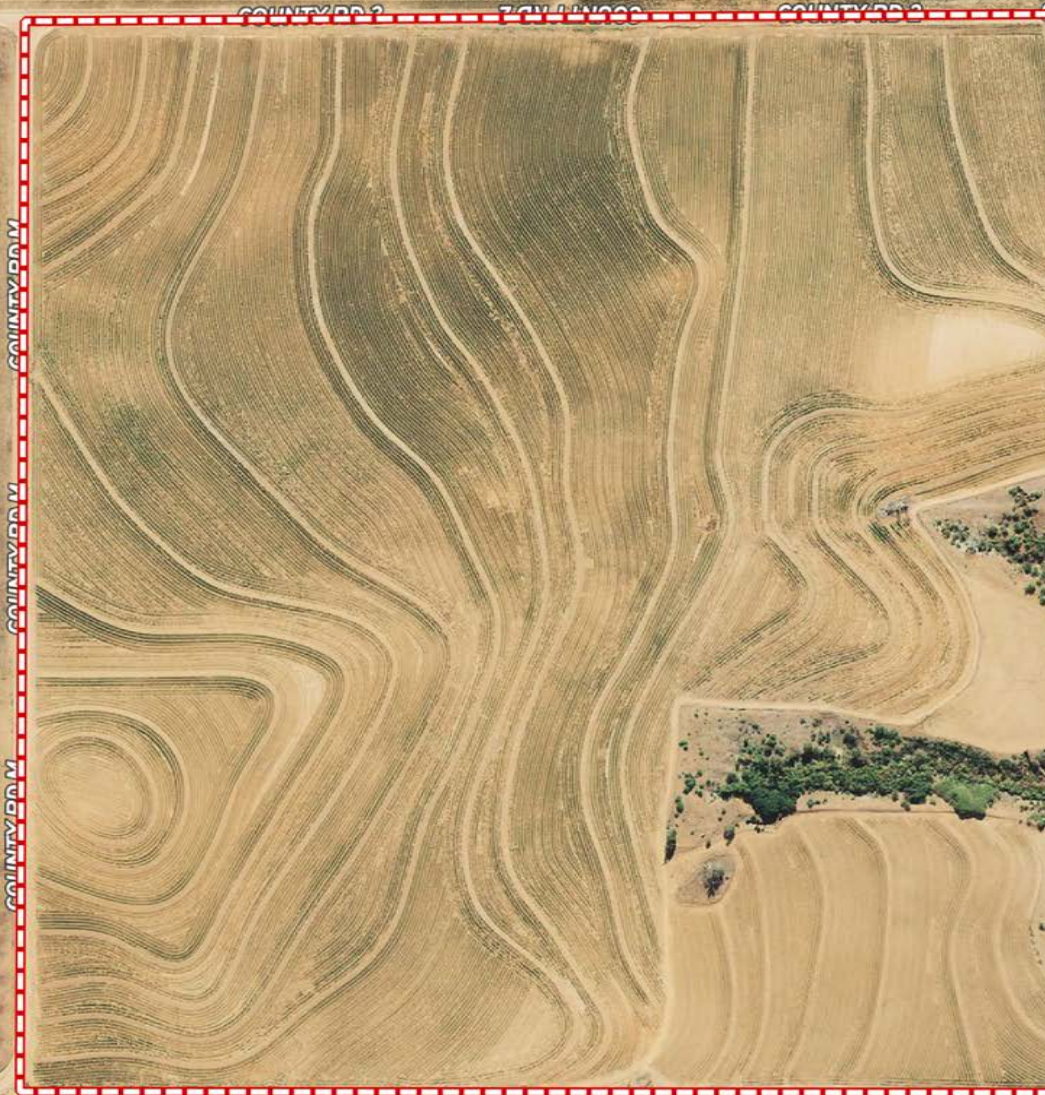
431.41 +/- acres, located in Survey 29, Block 1 SP Ry Co. Survey; Survey 3, JHN Brewer; and Survey 7, GF Swift, all in Childress County, Texas.

Agent Remarks

The Lewis A. Cobb Farm and Ranch has been in the same family ownership for 3 generations and is now being offered for sale. It is currently rented on a crop share basis with the grass being leased for a cattle operation. If you are looking for an income producing property with the added bonus of great scenic views of the red river and surrounding landscape; and with hunting/recreation appeal, this property should be seen. The asking price has been significantly reduced and is now \$950 per acre with 50% of seller's mineral interested conveyed or \$900 per acre offered with no minerals. The sellers believe they own all minerals under the land. The 2018 property taxes were approximately \$1,312.58 with ag exemption. For additional information and a private showing, please contact Clint Robinson at (806) 786-3730.







COUNTY RD 1A

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Aerial Map

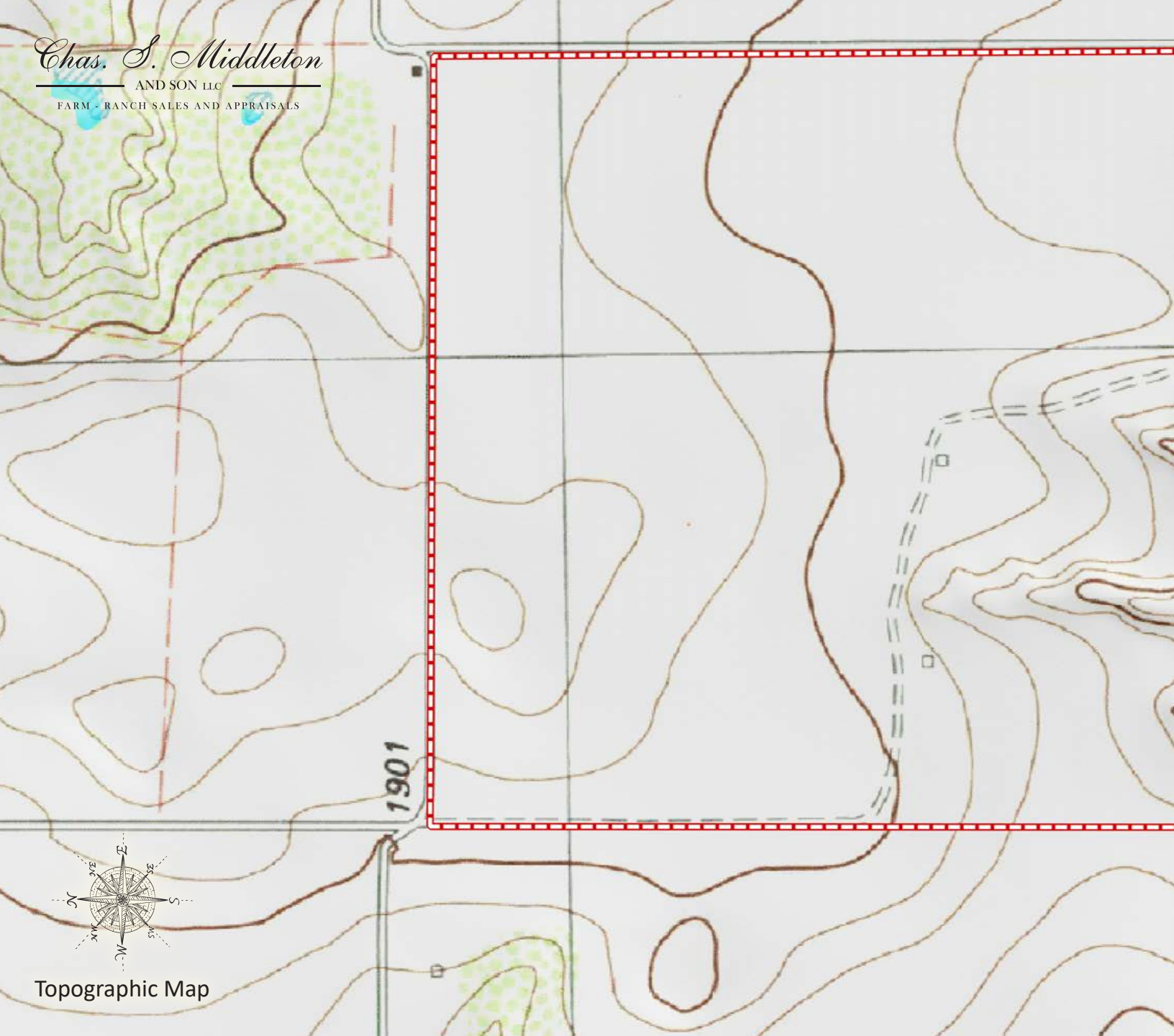
COUNTY RD 1A



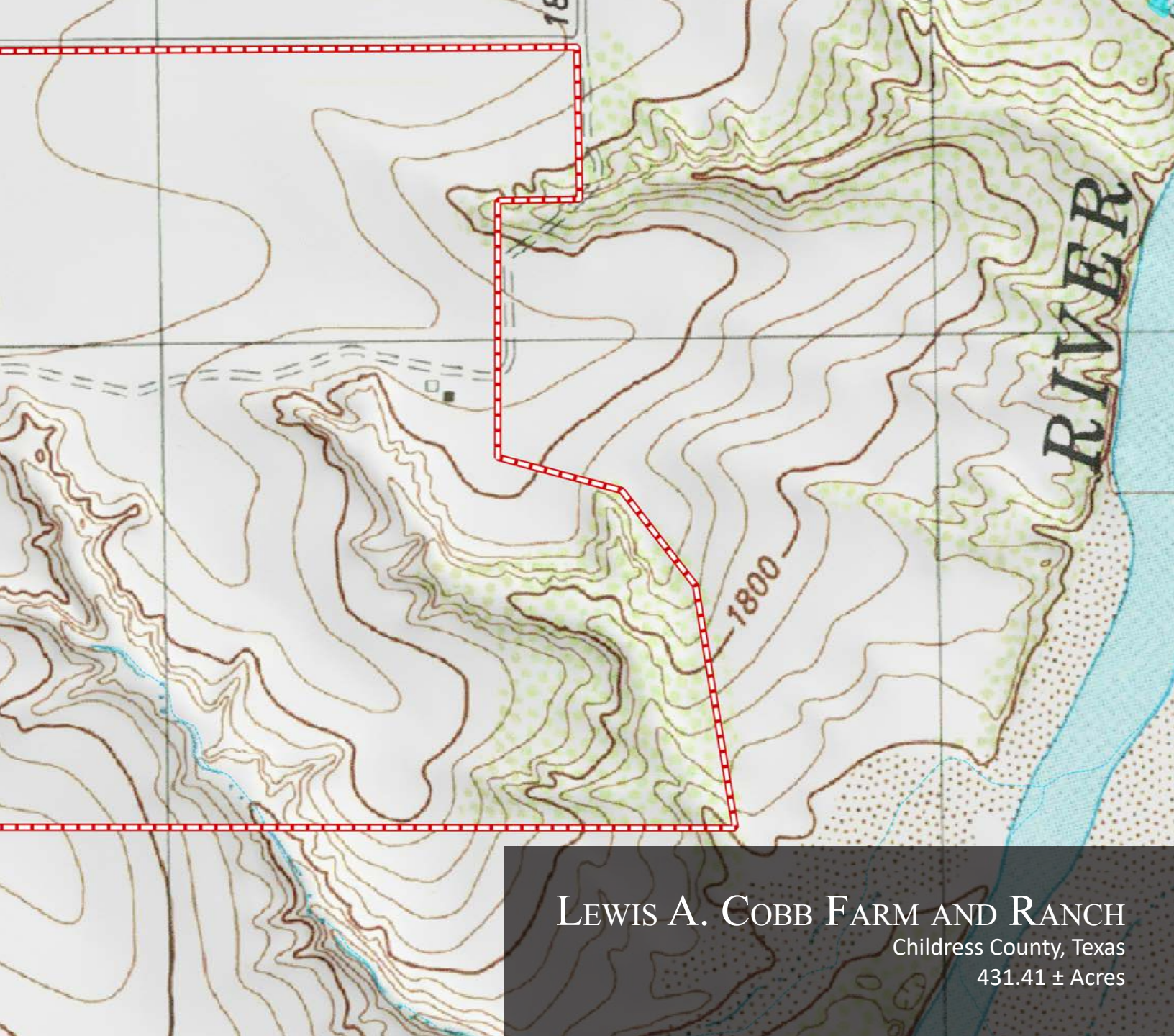
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Childress County, Texas

431.41 ± Acres



Topographic Map



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Childress County, Texas
431.41 ± Acres

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FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.