

# NORTH PLACE RANCH

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697.12 ± Acres | Childress, Texas | Childress County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# NORTH PLACE RANCH

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**With great cover, habitat and elevation change, the North Place Ranch is an exceptional hunting ranch located in the rolling hills of NW Texas.**

The North Place Ranch is a unique hunting and cattle ranch with access off of Hwy 83. It is rolling terrain with great tree cover, excellent grass and 3 cultivated fields that are 52 ac, 11 ac, and 14.5 ac. The fields are normally planted in wheat for cattle and the wildlife native to this area of NW Texas. The tree cover consists of mesquite, hackberry, and plum thickets and offers great habitat for the deer, quail and turkeys that are in abundance on this ranch. The property is considered

well watered with 3 ponds, rural water and an old windmill. The ranch has good perimeter and cross fencing with a set of corrals that are along the highway. There are several building sites on the property for a home or hunting cabin with electricity and rural water already on the ranch.

## **Improvements**

There are three new hunting blinds ( 2

**CONTINUED ON PG 6**

















Ranch King, 1 Fiberglass ), three Hang 'Em High feeders that will convey with the sale of the ranch. The fencing is considered good to excellent and there is one set of corrals. Electricity and RV Hookups are in place and ready to use now.

### Hunting and Recreation

The North Place Ranch is an excellent hunting ranch with an abundance of whitetail deer, some mule deer, turkey, quail, dove and wild hogs. The ponds offer

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habitat for several species of ducks for the waterfowl hunter. The three small fields or food plots help draw the deer into the ranch and the hardwood trees make a great place for the turkeys to roost.

### **Water Features**

There are three ponds, one windmill, and Red River Water Authority water on the ranch. Other sites can possibly build additional ponds in the future.

### **Resources**

The ranch is offered as “Surface Only” as the Seller doesn’t own any of the mineral interest. All wind rights will convey with the sale of the ranch.

### **Location**

The North Place Ranch is located in northern Childress county with frontage on Hwy 83. It is approximately 7 miles north of Childress, Texas and 1.5 miles south of the Prairie Dog Fork of the Red River.

### **Broker Comments**

The North Place Ranch is an exceptional hunting ranch located in the rolling hills of NW Texas. It has great cover, habitat and elevation change and is well watered. There has been a year round feeding program that has been in place for the past year that has really helped to draw in the wildlife into ranch. The ranch is priced at \$1,350 per acre and is approximately 2 hours from Amarillo, 2 1/2 hours from Lubbock and 4 hours from Ft.Worth.

If you would like to schedule a private showing of this incredible hunting ranch please call Dane Mount at 940-839-6247.





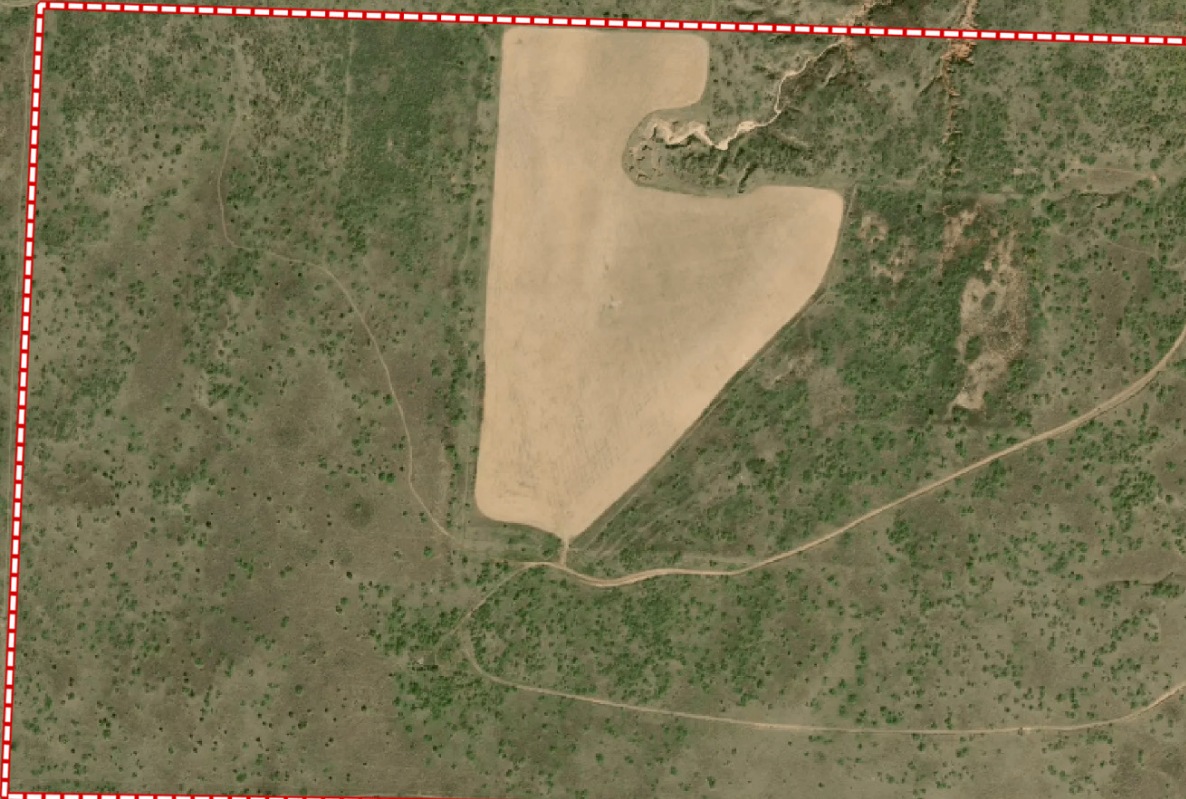




*Chas. S. Middleton*

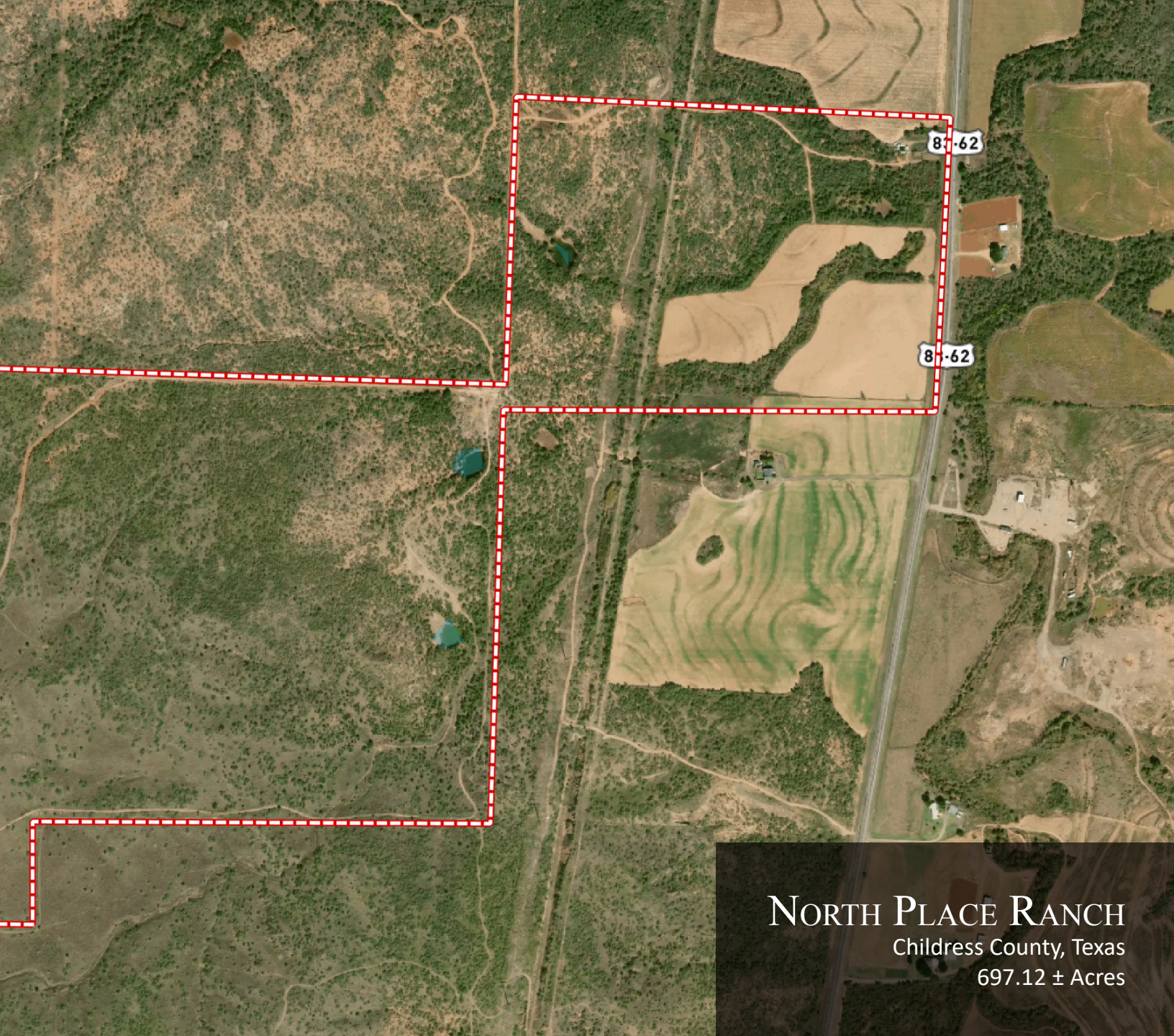
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Aerial Map





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Childress County, Texas  
697.12 ± Acres

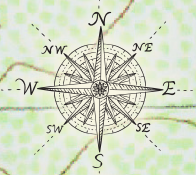


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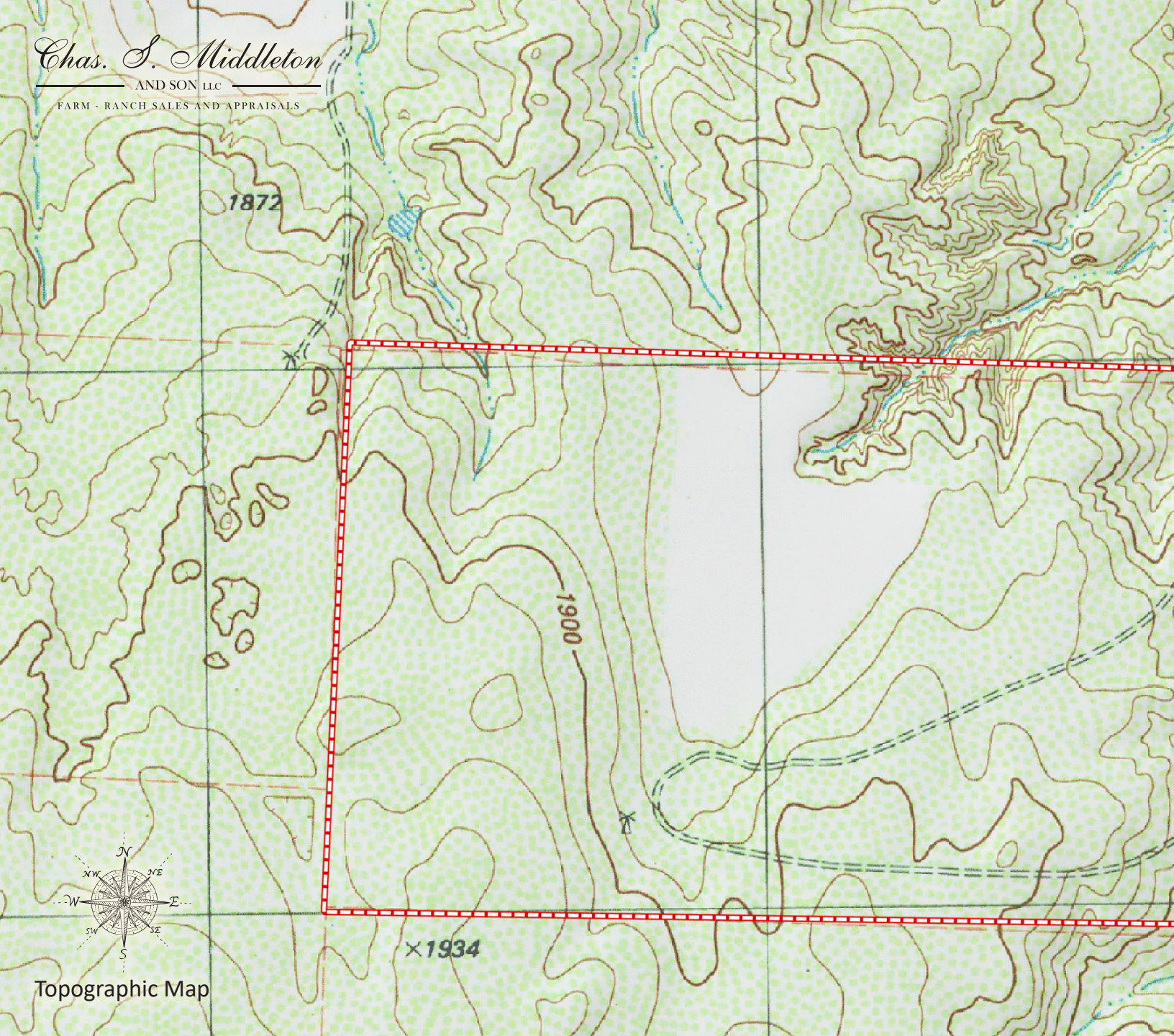
1872

1900

X 1934



Topographic Map







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Childress County, Texas  
697.12 ± Acres



## DANE MOUNT

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For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



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