

# **8,500-12,000 AC - HUNTING**

**Knox & King Counties, Texas - Approx. 180 miles west of Fort Worth**



**Gently to heavily rolling native cedar & mesquite with hills and canyons**



**6+ miles of South Wichita River, 3 large draws and many ponds with fish**



**Deer, hogs, quail, dove and geese  
\$575.00 per acre**

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# 8,500-12,000 ACRE HUNTING & CATTLE RANCH

Knox & King Counties, Texas

- LOCATION:** Approximately 180 miles west of Fort Worth, 102 miles north of Abilene, 119 miles east of Lubbock & 215 miles southeast of Amarillo. From Benjamin proceed west on Hwy 82 for 8.5 miles, and the property is on the north/right side.
- TERRAIN:** The majority of the land is rolling with scattered cedar & mesquite tree cover. There are many varieties of browse for deer. Excellent native grasses include little bluestem, side oats, tabosa, silver bluestem, blue grama, harry grama, buffalo and switch grass. There high vistas such as "Bald Mountain" with awesome views overlooking great expanses. Elevations range from 1440 to 1750 feet. There is a noticeable amount of rock outcrop in the hills that is good for using as crushed stone on the roads when necessary. Eight pastures. Approximately 800 acres in crop land or cultivation commonly used for wheat grazing. The ranch will commonly carry about 35 acres per animal unit or 300 momma cows.
- IMPROVEMENTS:** Most of the fencing is ten years old or less. Most of the roads are good and accessible. Many miles of buried water pipeline.
- WATER:** The primary source of water on the ranch is supplied by the Cottle King Water Supply and roughly costs \$100 per month. This ranch also supplies water to the west adjoining neighbor with via the same pipeline with a simple contract agreement. There are many stock ponds with some being large and stocked with fish. Over six miles of the South Wichita River also traverses through the northwest quadrant of the ranch. Large canyons such as "Big Getaway, Little Getaway, Smelter and Panther" supply excellent drainage and great locations to build 2 to 100+ acre lakes if so desired.
- MINERALS:** None.
- GAME:** According to one of the owners who has been there 20 years there are some very large whitetail bucks which seem to have good mass, the quail sightings have been better than most years, good dove hunting, many wild hogs. Seasonal geese land and enjoy the natural amenities.
- COMMENTS:** The ranch is for someone who wants to hunt, run some cattle, enjoy the rugged northwest Texas ranching arena and all that comes with it (beautiful sunsets, howling coyotes, hundreds of geese on water and land and own a unique piece of Texas.
- PRICE:** \$ 575.00 per acre, no owner financing.

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