

# COTTONWOOD FLAT RANCH

Scurry County, Texas - 415 Acres, more or less



OFFERED EXCLUSIVELY BY:

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# COTTONWOOD FLAT RANCH

Scurry County, Texas - 415 Acres, more or less



We are pleased to offer for sale this great recreation ranch property. The Cottonwood Flat Ranch is located between Snyder and Rotan, in northeastern Scurry County. Access to the property is by graded county roads.

The terrain of the property is diverse, consisting primarily of mesquite flats with mixed cedar sloping to cedar breaks on the southern portion of the ranch. Mesquite is the primary cover and is thick over much of the property. Much of the brush cover is older growth, being large trees, and creates ideal habitat for wildlife.

Two foodplots have been established on the property, the smaller one being approximately 20 acres, and the other approximately 40 acres. It is not uncommon to view large flocks of turkey and several whitetail and mule deer in these fields at the same time.



Subject to sale, withdrawal, or error.



This portion of Scurry County has very dense deer populations compared to the majority of this part of Texas. The current owner has had aerial wildlife surveys performed on the property for the last two years, and the deer numbers are tremendous. In 2008 the wildlife survey showed a ratio of one deer to 7 acres and in 2009 the wildlife survey showed a ratio of one deer to 9 acres. These surveys can be viewed on our website ([www.chassmiddleton.com](http://www.chassmiddleton.com)).



This area supports good numbers of mule deer as well as whitetail deer, and Scurry County has seasons on both species. This property joins a large 15,000 to 20,000 acre ranch on three sides, and this aids to deer in this area reaching maturity and trophy sizes. The two foodplots on the property are a magnet to draw deer out of the draws and tributaries of this large ranch.



Besides offering great deer hunting, turkey are very common as well as both blue and bobwhite quail, dove and other migratory birds. Feral hogs are also common. The ranch is located in a beautiful, fairly remote portion of Scurry County. There are several large ranch ownerships in this area, and wildlife thrives here. There has been no commercial hunting on the property and there has been no deer hunting on the ranch is several years.

The ranch is watered by a shared water well that is located north of the property. A waterline from this well is shared with a landowner across the county road, and maintenance on the well and waterline are shared. There is a water trough in the corner of one of the foodplots that is at the end of this waterline.



A nice pond is located on the southern portion of the property and a smaller pond is located in the southeastern corner of the ranch. Overall, the property is considered to be well watered for livestock and wildlife. Electricity is also readily available to the ranch and runs along the county road.



Native grasses are in good condition and the ranch is ready for cattle, if desired. Fences are in good overall condition, and some new fence has been put in along the road with a nice overhead and gates.

The Cottonwood Flat Ranch offers much to be desired. Excellent hunting and recreation opportunities, scenic views, private location and large neighbors. The ranch has been very realistically priced at \$1,085.00 per acre. If you have been searching for a smaller recreation ranch property offering tremendous hunting and great location, the Cottonwood Flat Ranch deserves your attention.

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Scurry County, Texas

415 +/- Acres

<<---SHARED WATER WELL

CR 1105  
WATERLINE TO RANCH

Cottonwood Flats  
Cemetery

CR 1274

Drill  
Hole

2200

2166

2160

2169

2200

2187

Drill  
Hole

## LEGEND

|                        |                                                                                     |
|------------------------|-------------------------------------------------------------------------------------|
| FENCE                  |  |
| GRADED COUNTY ROAD     |  |
| ALL-WEATHER RANCH ROAD |  |
| RANCH ROAD             |  |
| WATER TROUGH           |  |
| FOODPLOT               |  |



MAP PRODUCED BY  
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