

The Clearwater Ranch

River Creek Land Sales

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Property Description

This ranch is truly phenomenal, with large bluffs, excellent cover, and a flowing creek running through the whole property! A hidden jewel in the area, it is located at the end of a public road and surrounded by farms.

The ranch abounds in elevation change. The property has approximately 3.5 miles of deep ravines and canyons running through it, with the main channel carrying the seasonal Running Water Creek. The sound of this creek running through the canyon echos up its walls and creates a serene atmosphere, like is not found on most ranches in the area. Varying in depth from 1'-3', the Running Water Creek consistently flows water from Fall to Spring, and there are several good locations along it where a dam could be built to form a 25+ acre lake, for year around water.

The Clearwater Ranch is approximately 2/3 cover and 1/3 open. The 2/3 cover is native pasture that rolls down to the creek bottoms of the ranch. Mature hackberry and mesquite trees dominate the pastures, while cottonwood, willow, and plum thickets line the creek. The pastures have excellent ground cover, with a variety of seed-bearing grasses and brush.

Dove are solid throughout, and bobwhite quail make their home here too. Whitetail deer and wild hog can be found almost anywhere on the property, as evidenced by the game trails and tracks running from top to bottom. A few beavers even reside in the creek bottom and have formed some deep pools where water backs up from their "logging" activities!

Property Highlights

- Price: \$800,000.00
- Acres: 640.00
- County: Childress
- State: Texas
- Closest City: Tell
- Property Type: Acreage

Contact Information

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The 1/3 open area is in a crescent moon shape on the east side of the ranch and consists of fertile, sandy-loam farmland. This field is terraced and is currently planted in cotton on a 1/4 share crop lease. The field has two deep nooks next to the native pasture, which would be ideal for developing food plot systems for the wildlife. Even as it stands now, the field is covered in deer tracks, and it is common to see the heads of deer "floating" across the tall cotton plants as they travel back and forth across the ranch!

In addition to hunting, the Clearwater Ranch offers lots of other recreational activities! The hills and ravines provide scenic horseback riding, and are ideal for ATVs and 4-wheeling too. There is a small, rustic cabin on the northeast corner of the ranch, with a fireplace, kitchenette, and bathroom. Stairs go up from the front porch to the roof, where a person can sit and star-gaze or watch the sun set over the creek.

The Clearwater Ranch is definitely a ranch you'll enjoy for years to come. Lots of wildlife and beautiful views! All for \$1250/acre.

Call agent Ben Belew at cell phone (940) 357-9940 for a private tour of this spectacular ranch.