



SHAWN GILLISPIE
6107 S. COULTER, STE 300
PH: 806-553-6165

SMITH RANCH AT CAPROCK CANYONS

FOR SALE

\$1,605,675 MM



**WATCH GORGEOUS
FOOTAGE OF SMITH RANCH**

BEAUTIFUL RANCH WITH RUGGED CANYONS leading into the Caprock Canyons State Park. This property is packed with wildlife, natural springs and pools. It serves as a premier hunting ranch with a large population of Mule Deer and Aoudad Sheep. This is a once in a lifetime opportunity to own a ranch of this distinctive, pristine beauty, filled with stunning live water and abundant wildlife. Excellent variety of native grasses that are well managed. All acres are deeded.

COUNTY: Briscoe

LOCATION: 9 miles East of Silverton, TX. on State Hwy 256 bordering Caprock Canyons State Park. 80 miles from Amarillo, TX.

ACCESS: State Highway 256 from the north, Co Rd. 22 from the west

ACRES: 1,070 AC

CRP: 218 Acres @ \$39.05/acre for an annual payment of \$8,517

CRP TERM: 10/01/2011 – 9/30/2020

BEST USE: Hunting Ranch, Cattle Ranch

HUNTING: Mule Deer, Aoudad Sheep, Quail

TERRAIN: Rugged terrain with steep canyons

WATER SOURCE: 5 wells, 2 with submersible pumps powered by electricity, 2 earthen dams, live springs in bottom of canyon.

