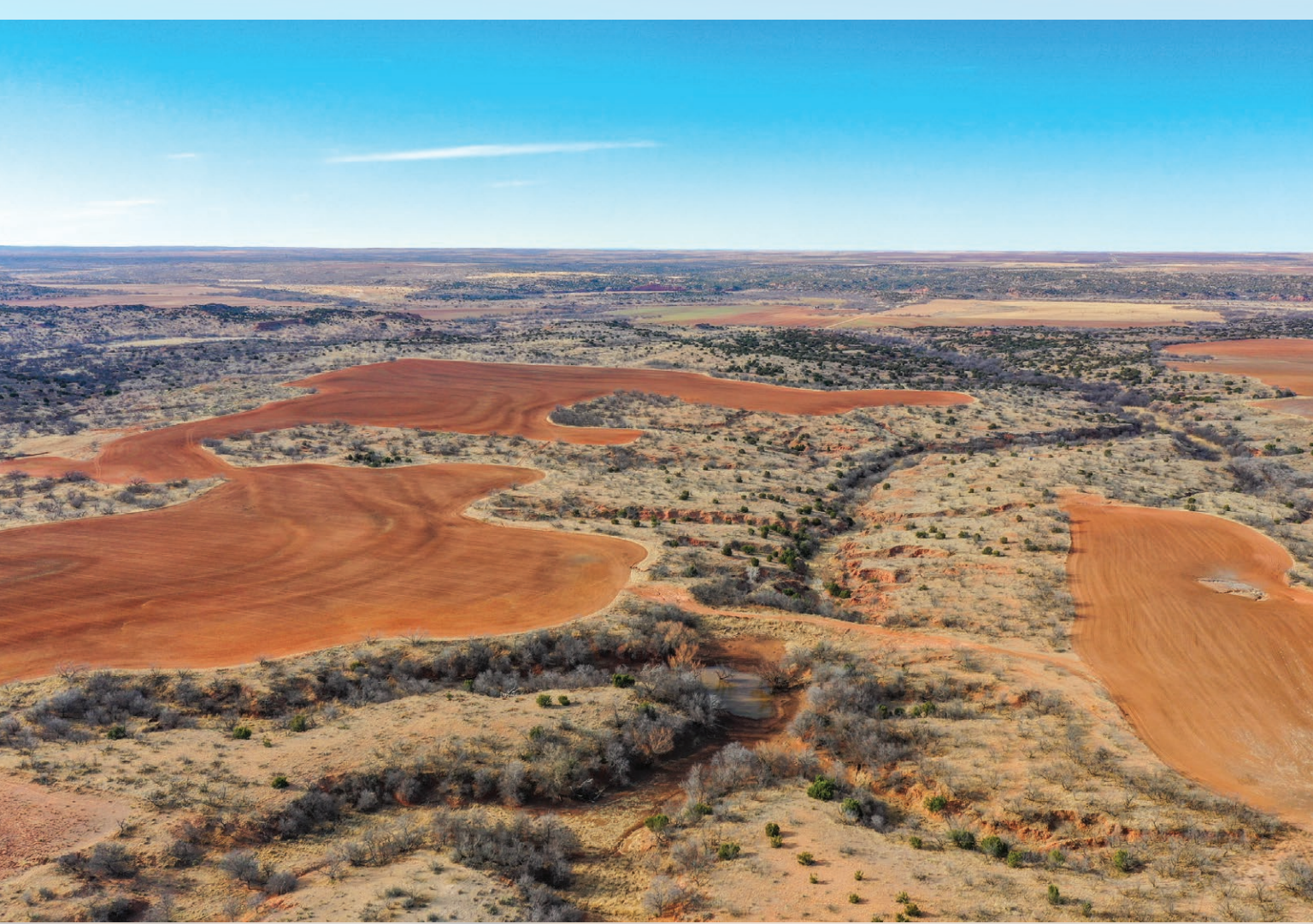


KR CeeVee Ranch

346.12± acres | \$548,600 | Cee Vee, Texas | Cottle County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

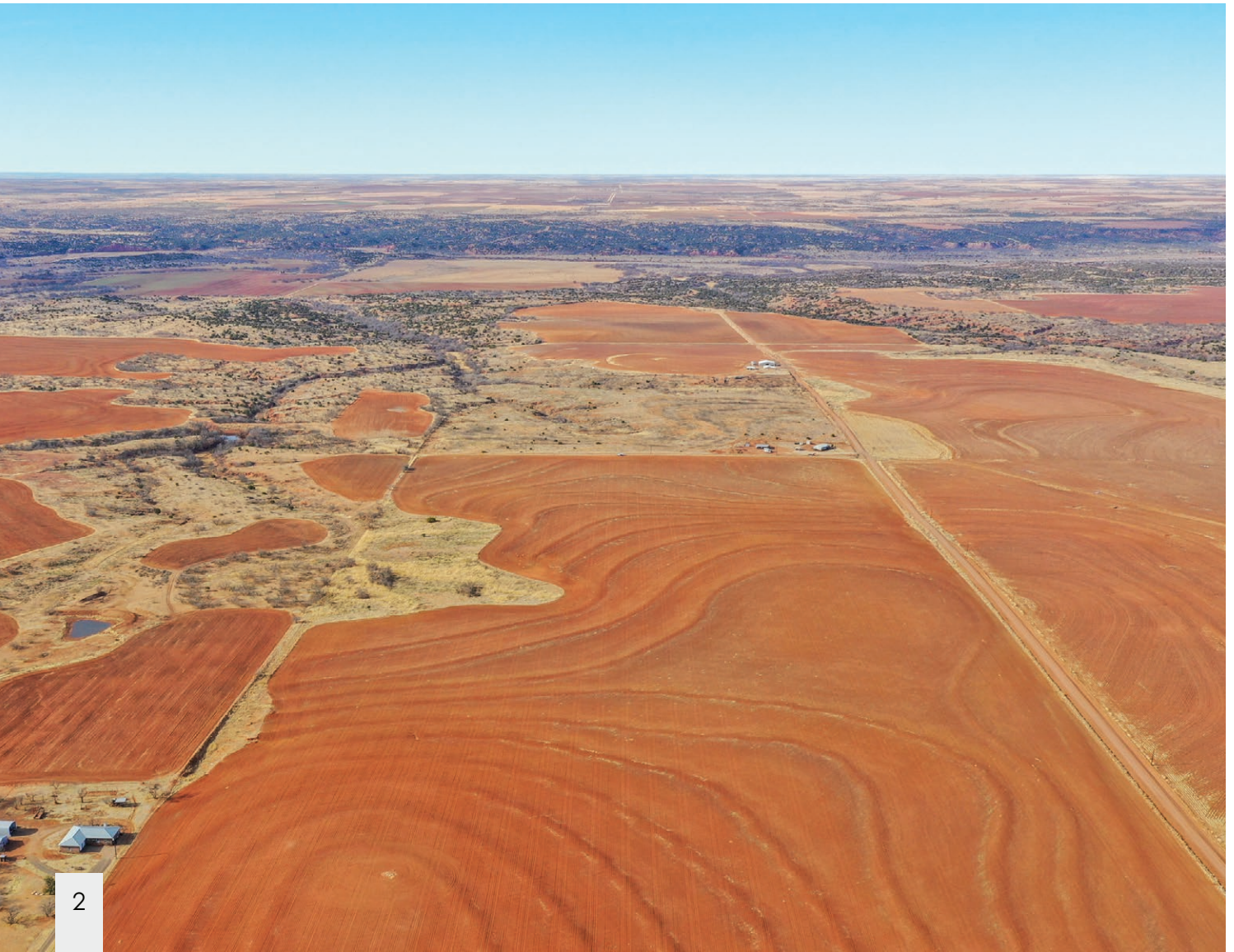
Est. 1920

KR CeeVee Ranch

Property Description

The KR CeeVee Ranch is a very nice multi-use agricultural tract of land offering exceptional hunting opportunities. This small ranch is located in northwestern Cottle County near the farm and ranch community of CeeVee.

The property consists of an almost equal split of cultivated farmland and native rangeland. Soils are fairly consistent and generally loamy. Elevations range from approximately 1,850' to 1,900'. Native grasses are in great condition and the cultivated fields are beneficial to an abundance of wildlife.









Water Features

A rural waterline with a tap/meter is located on the property. This service is provided by Red River Water Authority. This service is extremely cost effective with a monthly minimum of around \$85.00.

There is a nice pond that will generally hold water that is located in the central portion of the property.







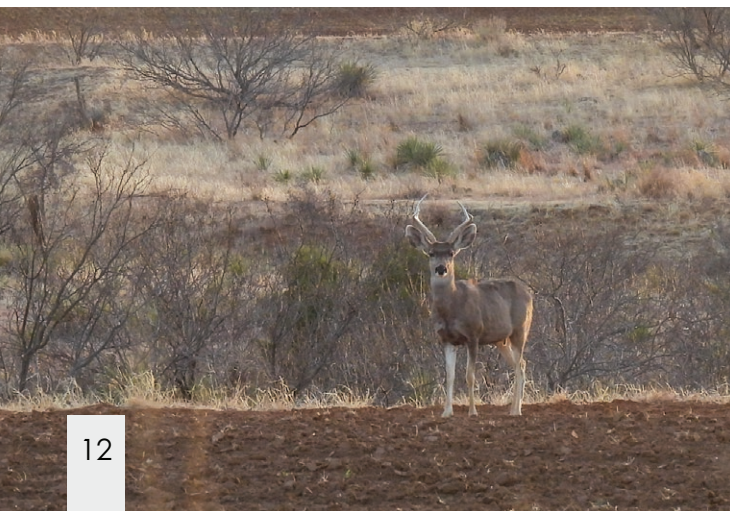






Hunting • Wildlife • Recreation

This region of Texas is blessed with an abundance of wildlife including whitetail deer, mule deer, wild boar, turkey, assorted predators and generally supports good numbers of dove and quail.







Remarks

The KR CeeVee Ranch is an outstanding livestock & recreational hunting ranch. It would be extremely difficult to find a small property that offers the abundance of wildlife and hunting opportunities that this one has. Taxes are very reasonable, being approximately \$600/year.

Electricity is run to the central portion of the property as well as a rural waterline.
Fences are generally in good condition.

If you are in the market for an outstanding hunting property in this part of Texas, the KR CeeVee Ranch should definitely be considered

Price

\$548,600 • \$1,585 per acre

Call Charlie Middleton at (806) 786.0313 for more information or to schedule a showing.







Childress

Hall County

Childress County

Cottle County



KR CeeVee Ranch

Paducah



COUNTY RD 169

COUNTY RD 169

COUNTY RD 169

691 QUATUNCO

COUNTY RD 169

COUNTY RD 169

COUNTY RD 169

COUNTY RD 169

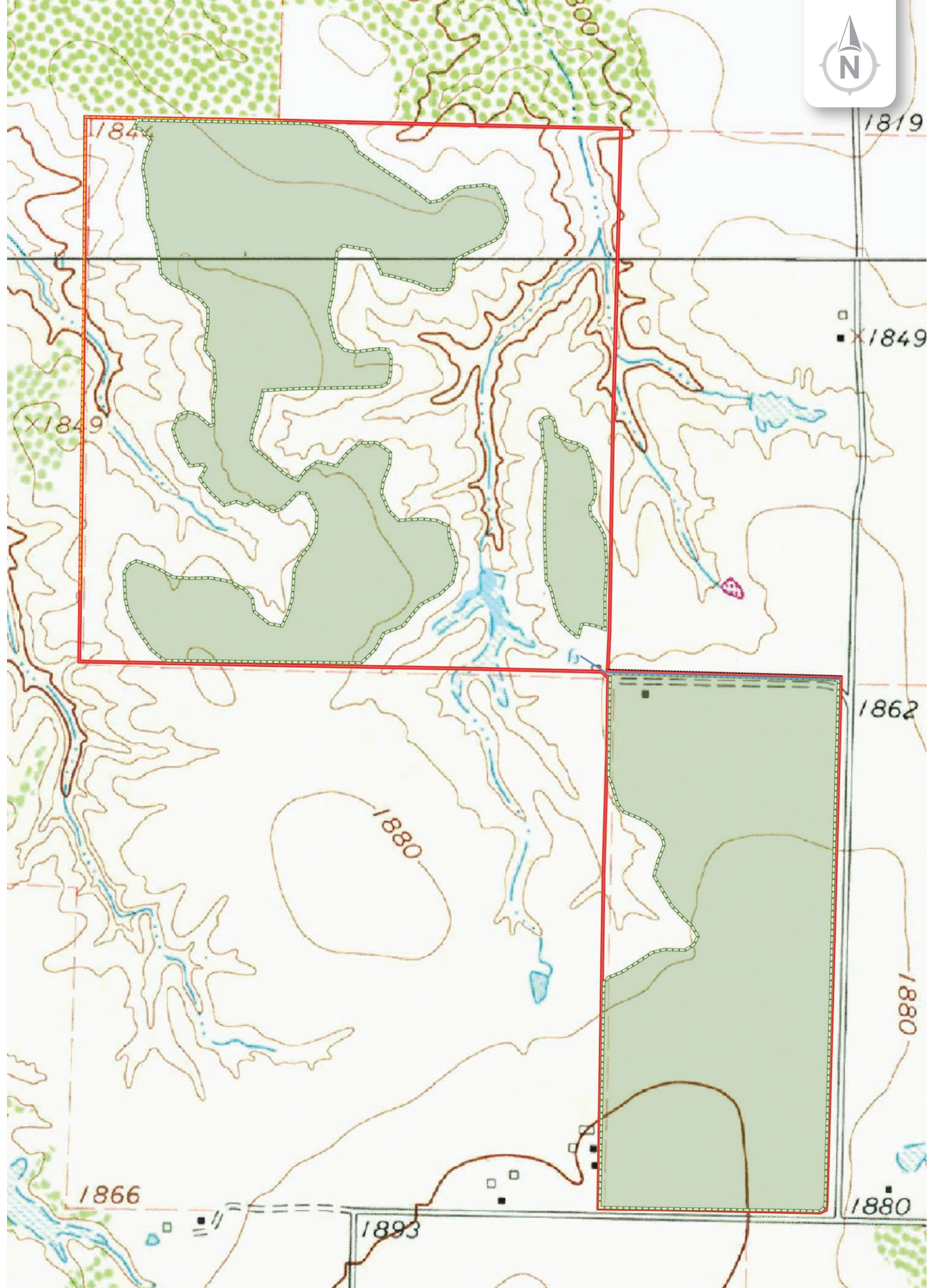
COUNTY RD 169

COUNTY RD 166

COUNTY RD 166

COUNTY RD 166

34.2480, -100.4066



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FARM - RANCH SALES AND APPRAISALS

Est. 1920

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YouTube

