

Hedrick-River Ranch

3,034.02± acres | \$4,020,076 | Estelline, Texas | Hall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Hedrick-River Ranch

We are proud to have obtained an exclusive listing on a diverse recreational and production agriculture ranch located in Hall County, Texas, the Hedrick-River Ranch.

Location

The Hedrick-River Ranch is an exceptional offering, well located approximately 12 miles northeast of Turkey and 15 miles west of Estelline, in central Hall County. The ranch is conveniently located at the northeast corner of FM 657 and County Road P. County Road P extends along the south boundary, and bisects a portion of the ranch, for approximately 4 miles.







Property Description

The Hedrick-River Ranch includes an outstanding variety of terrain features. The topography is level to rolling, breaking to the Little Red River. The Little Red River is a prominent seasonal drainage fronting the property for approximately 6 miles. The river bottom country is brushy, providing awesome game habitat. Three other deep drainages with brushy native pasture traverse the ranch, draining to the Little Red River.

The ranch includes approximately 1,770 of cultivation. The cultivated acreage is divided into several fields and intermingled with the native pasture draws offering corridors through which game travel. The cultivated acreage provides an income opportunity to ranch through wheat pasture grazing, cotton, hay, or a combination thereof. These fields can also be a magnet for area wildlife if seeded to wheat or other mixes for game food plots.



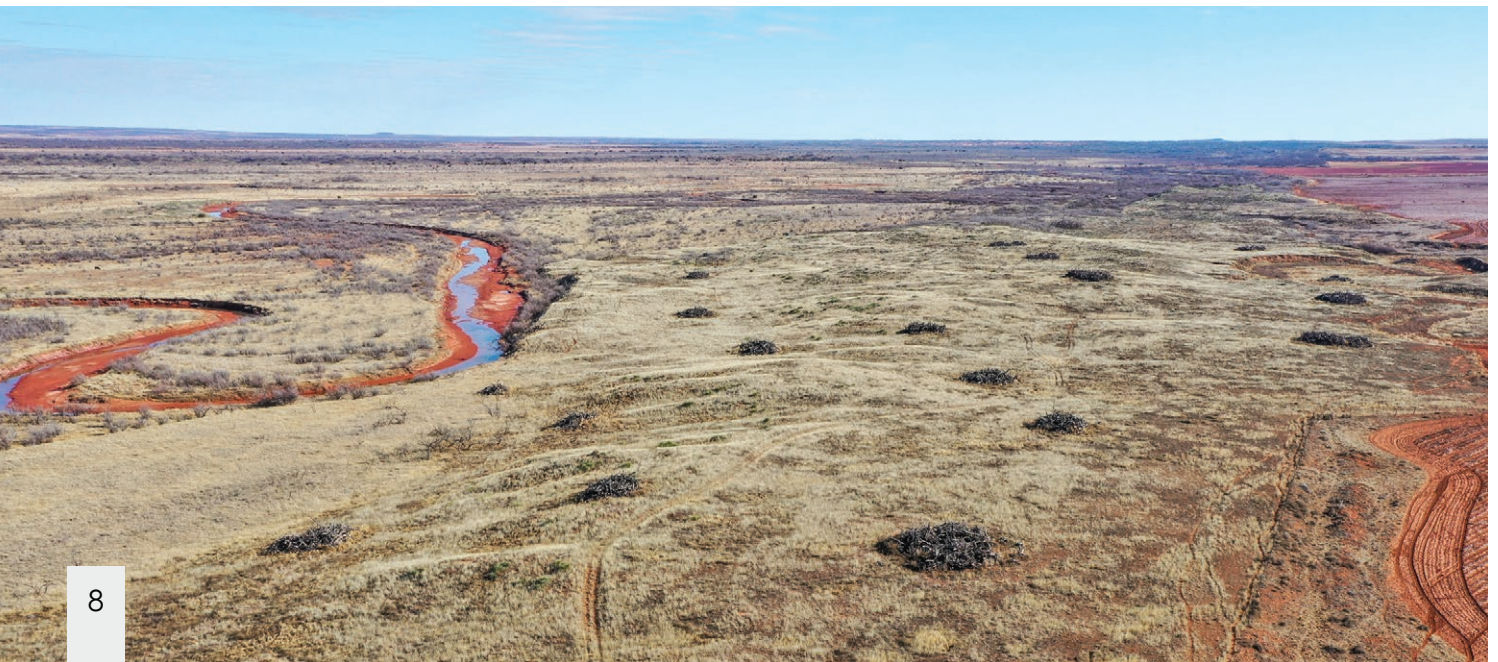






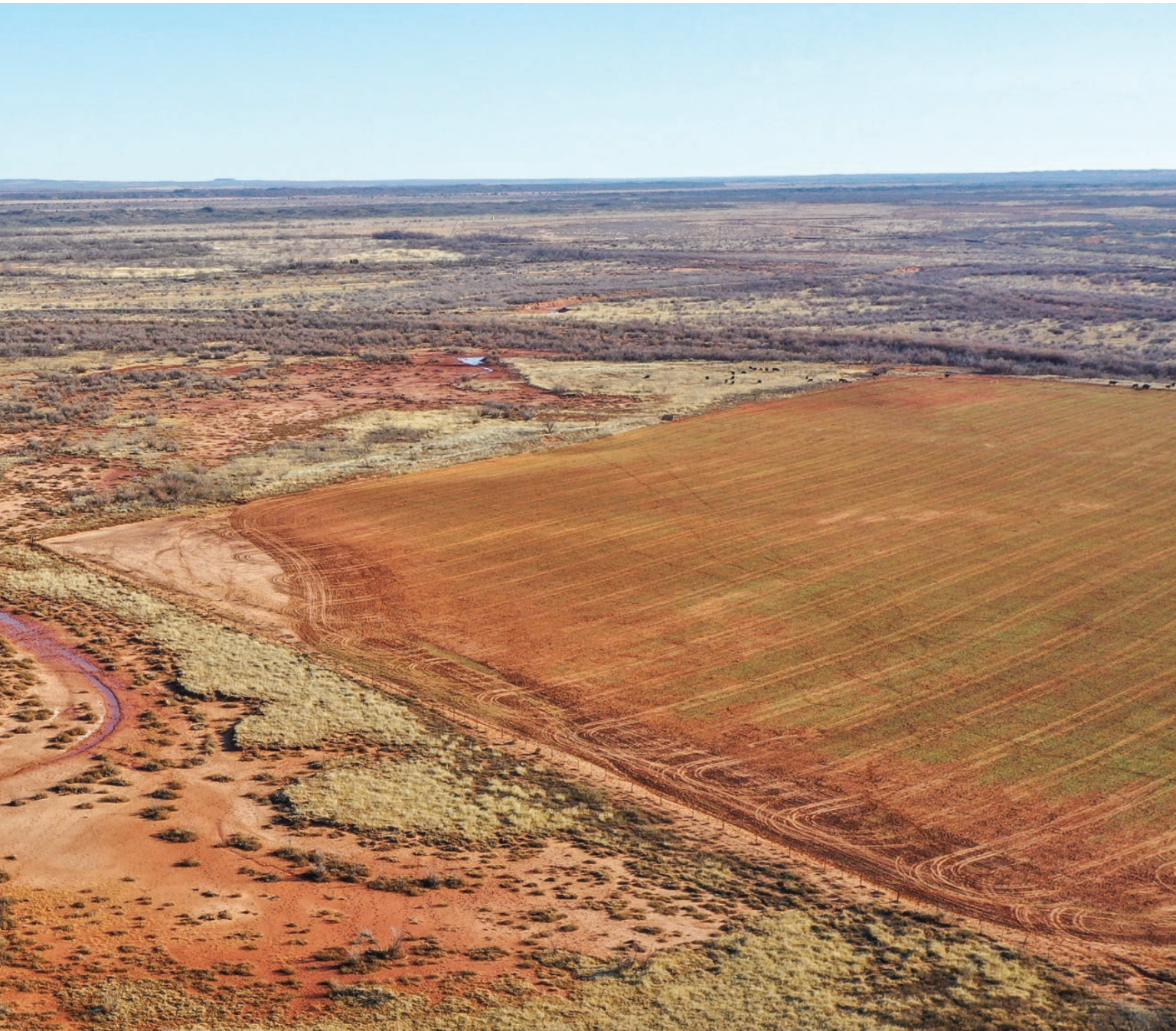
Water Features

The Hedrick-River Ranch is well watered. Seasonal holes of water are found in the extensive creek bottom areas. Other surface water features include earthen tanks. Livestock water is provided by two wells equipped with electric submersible pumps, as well as a rural water tap located at the southwest corner of the ranch.













Hunting • Wildlife • Recreation

The recreational opportunities of the Hedrick-River Ranch are excellent with a rare combination of mule deer and whitetail deer common to the property, as well as turkey, wild boar, quail, dove, and varmints.

Resources

This ranch is offered for sale with 25% of the seller's owned minerals, if any. All rights associated with alternative energy production, such as wind and solar, will also be conveyed.



Price • Remarks

The Hedrick-River Ranch represents some of the best and most diverse land Hall County has to offer. This ranch truly has all the parts with its varied terrain characteristics ranging from income-producing dry cropland to extensive native pasture river and creek bottoms. The sellers may consider a division of the property.

If you are looking for the perfect recreational and income-producing agricultural property, look no further than the Hedrick-River Ranch. This outstanding ranch is reasonably priced at \$1,325 per acre.

For more information or to schedule a showing, please contact Chad Dugger at (806) 773.4749.







Clarendon

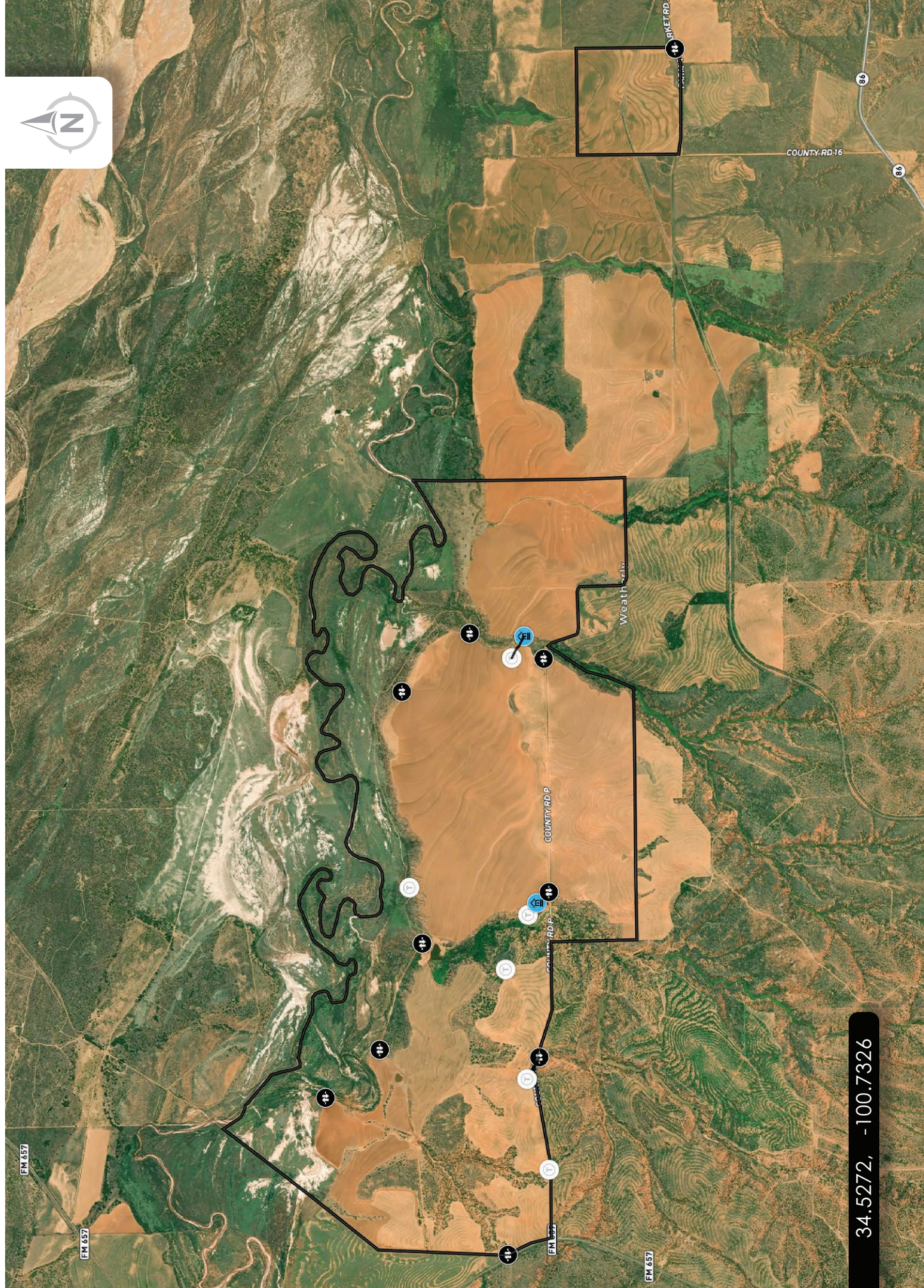
HEDRICK-RIVER RANCH

Silverton

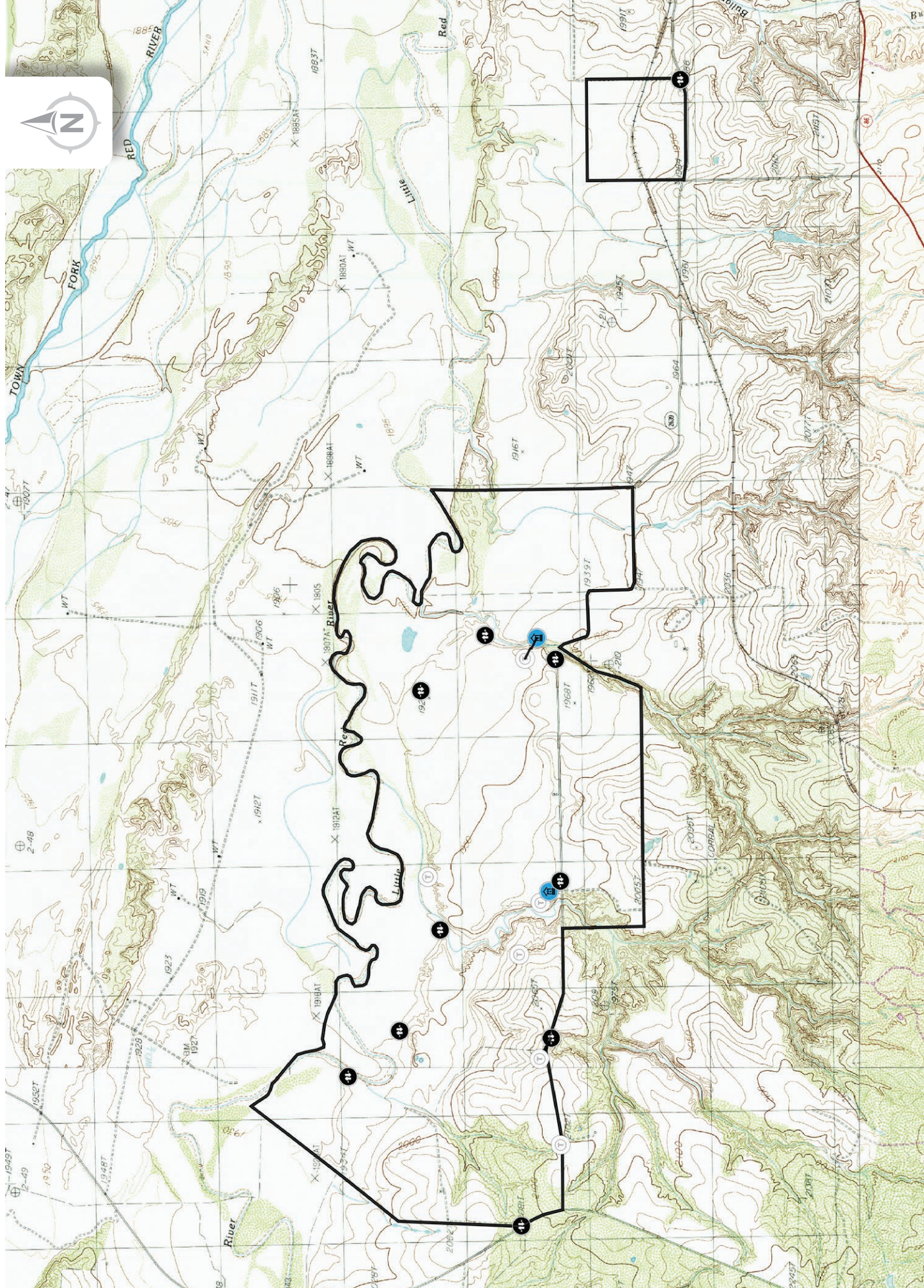
Caprock Canyons SP

Quitaque

Turkey



34.5272, -100.7326



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Scan QR Code for more details on the Hedrick-River Ranch.

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