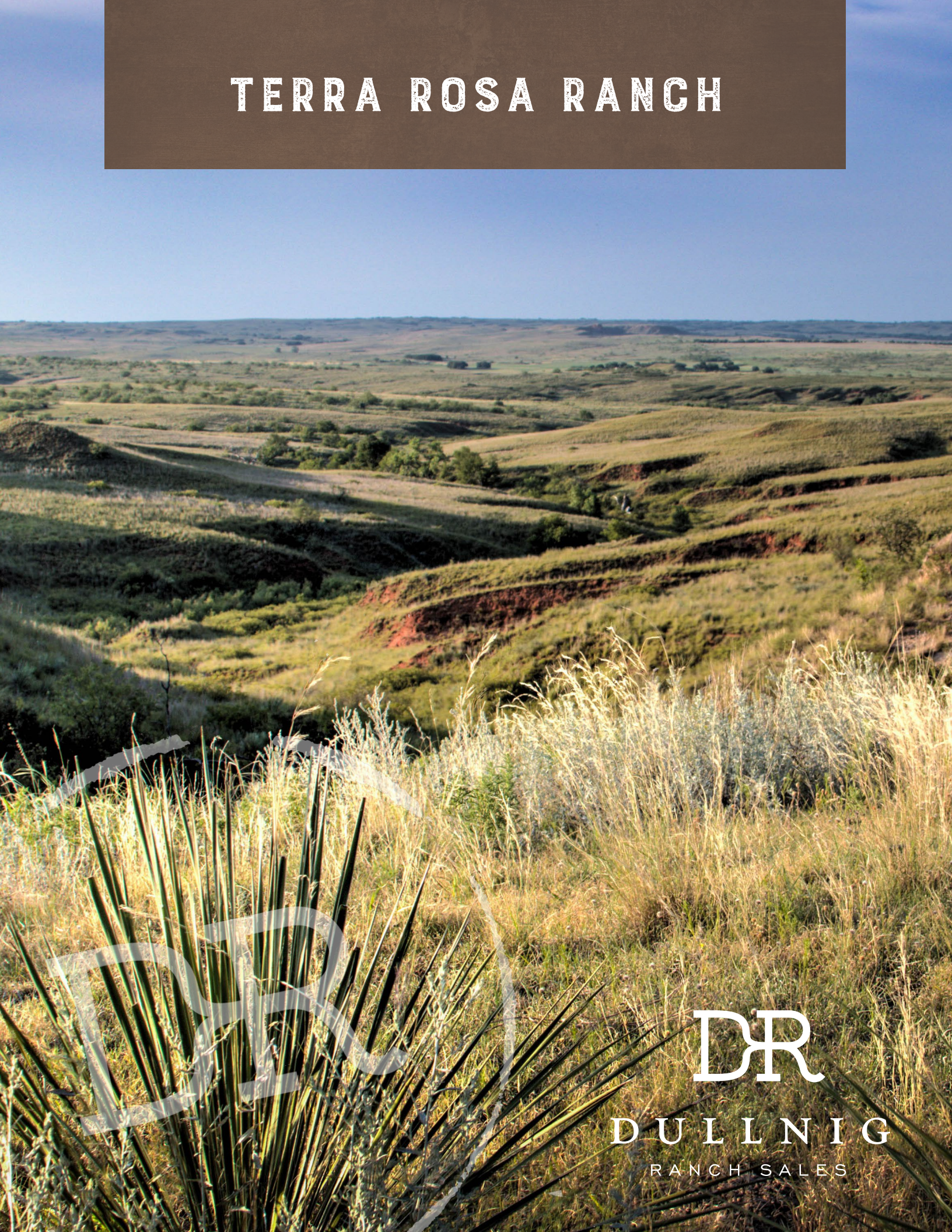


TERRA ROSA RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

Set upon an elevated red clay mesa with a hawk eye's view of the wild and untamed land below, Terra Rosa serves as the quintessential Texas Panhandle hunting ranch. Adventure across the 19,159± acres between the ridgelines and mesas of this expansive property as you keep an eye out for the native White-tail and mule deer that roam the ranch. Along with the robust wildlife, the ranch is purposefully outfitted for avid hunters and outdoorsmen. Additionally, there are food plots, wheat fields, windmills, and solar wells strategically placed across the property, providing ample supplies of food and water for the wildlife.

IMPROVEMENTS

The headquarters site accommodations include a 1,800 square foot lodge, a bunk house, and hired hand housing; there is also a horse barn, holding pens, several storage buildings and a barn with a walk-in meat cooler, making this a well-equipped property for ranching and hunting operations. Many improvements have been made across the ranch including fencing that spans around the property, cross fencing, and several wells, food plots, troughs and other items added to enhance the habitat for wildlife. Bonus recreational improvements include a pigeon shoot, skeet trap, and competitive rifle and pistol range. There are 25 windmills, 5 solar wells, and 2 submersible wells on the property. In addition to these improvements for wildlife, there is a high fenced breeding facility with 12 sets of high fence traps, a high fenced snake & chute for working wildlife, and 93± miles of fence.



19,159± Acres

Collingsworth & Donley Counties



19,159± Acres
Collingsworth & Donley Counties

WATER

There are numerous windmills distributed throughout the ranch, some with solar pumps and storage tanks. In total, there are 25 windmills, 5 solar wells, and 2 submersible wells. Additionally, there are natural creek beds and ponds scattered around the ranch, providing a multitude and abundant sources of water for variety of wildlife and livestock. The ranch also offers approximately 2.2± miles of frontage to the Salt Fork Red River. Five named creeks run through different parts of the ranch: Richardson, Wills, Gyp, Little Gyp, and McCormick Creeks. These creeks offer water during wet times and help provide water to the ponds and lakes on property.



19,159± Acres
Collingsworth & Donley Counties



WILDLIFE

Terra Rosa Ranch is known for its prime hunting spots. The typical game native to the Eastern Texas Panhandle flock to the ranch, including White-tail and mule deer, quail, pheasant, wild turkeys, and more. To note, there is a 25-acre breeding facility once used for elk, but recently converted for breeding deer that could be easily adapted for a multitude of species.

VEGETATION/TERRAIN

The ranch is characterized by its ridgelines and high cliffs, with rolling prairie and broken rangeland. The wild and native grasses coupled with its canyon-like topography create a bustling hub for a variety of wildlife.



19,159± Acres
Collingsworth & Donley Counties

MINERALS

Negotiable.

ANNUAL TAXES

Approximately \$30,000

WATER CONSERVATION DISTRICT:

The property falls within two separate conservation districts. The part of the ranch that lies in Collingsworth County is in the Mesquite Groundwater Conservation District //link to <http://www.mesquitegcd.org/>. The other portion of the ranch in Donley County falls within the Panhandle Groundwater Conservation District //link to <https://pgcd.us/>.

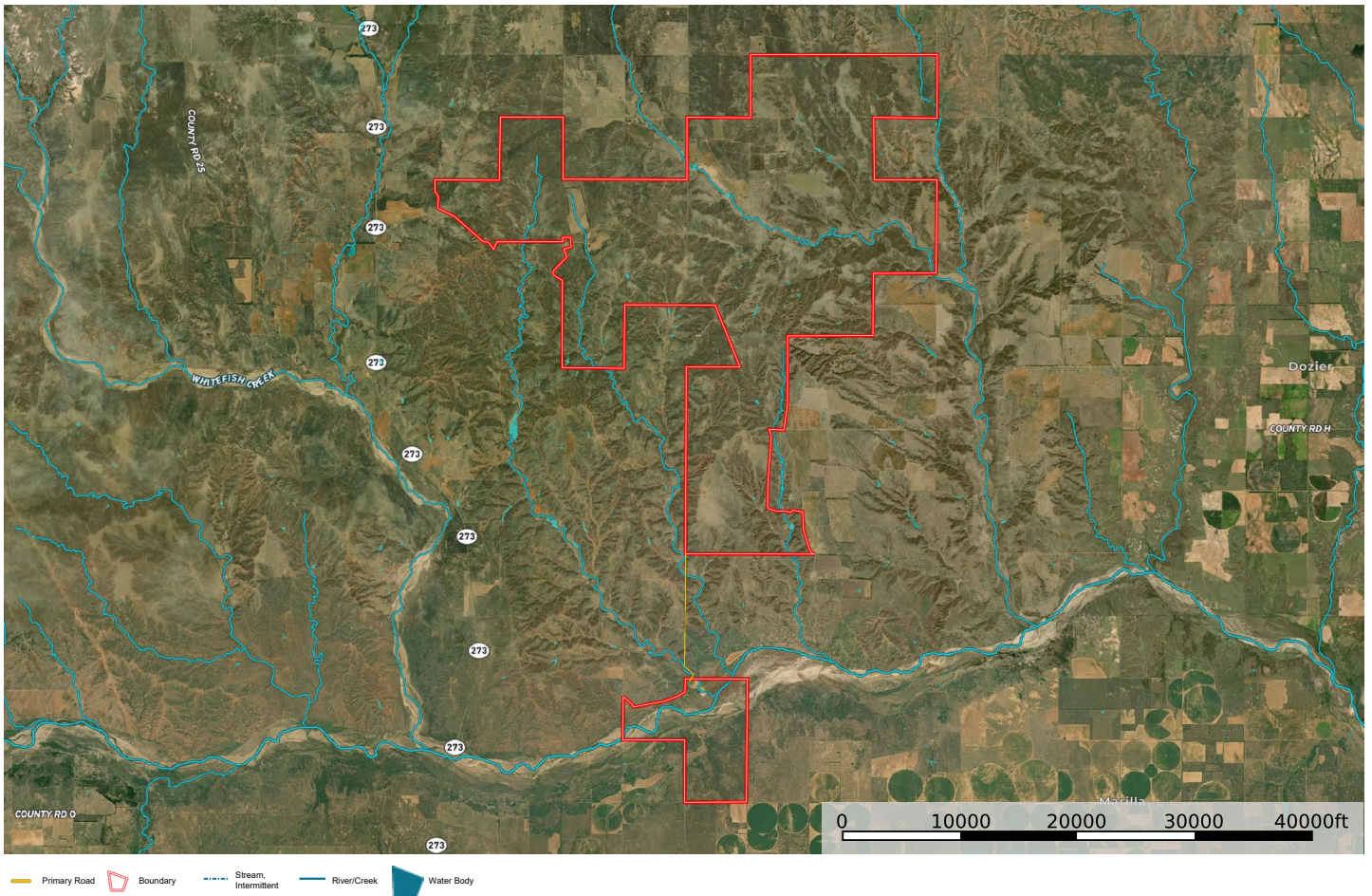


19,159± Acres

Collingsworth & Donley Counties

MAP

[Click here to view map](#)



19,159± Acres
Collingsworth & Donley Counties



19,159± ACRES COLLINGSWORTH & DONLEY COUNTIES FM 3143 MCLEAN, TX 79057

From McLean, Texas, take I-40 and exit to FM 3143. Go south on FM 3143 for about 15 minutes or 11.3 miles to reach the northernmost border of the ranch and to find the main access to the original lodging.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

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RANCH SALES

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