

EZ DUZ IT @ Rough Creek

2,861± acres | \$5,772,000 | Rotan, Texas | Fisher County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

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EZ DUZ IT @ Rough Creek

Ez Duz it @ Rough Creek Ranch is an extraordinary 2,861 acres ranch in Fisher County, Texas. Combining scenic beauty, abundant seasonal water, excellent wildlife habitat, and a small wheat infrastructure. This rugged property offers a rare opportunity to own a truly hunting paradise ranch in west Texas.

The ranch is distinguished by its striking natural beauty, highlighted by expansive bluff canyons, 8–9 seasonal dirt tanks, and natural springs that emerge during the cooler months. These tanks are evenly distributed throughout the ranch to keep wildlife adequately watered.



Location

Ez Duz it @ Rough Creek is ideally situated northwest of Rotan, Texas, approximately 7.5 miles away as the crow flies, and is less than a two-hour drive from both Lubbock and Abilene.

The property is easily accessed via 611 North from community of Hobbs, turning east on CR 346. All non-paved roads are Caliche and well kept.







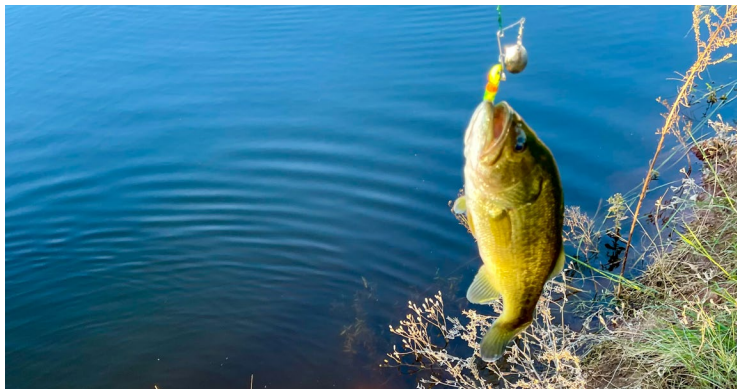
Recreation • Wildlife

Ez Duz it is equally impressive from a recreational standpoint. Hunting on the property is exceptional, with healthy populations of whitetail deer, mule deer, aoudad sheep, turkey, dove, ducks, and wild hogs on the low fence side. The ranch features 260 acres under high fence with water, wheat and plenty of cover for the over 200-inch whitetails and trophy black buck antelope.













Improvements

The headquarters is a very upscale place to call home. Two main houses sit side by side. The master suite side has game room downstairs and two bedroom suites on top with two king beds.

The other ranch house or the kitchen has 5 twin beds, 2 queen beds, and bunk room have 5 additional single beds. The family has slept as many as thirty guests at one time.









Livestock • Agriculture

The property has not been grazed by cattle for the past four years.

Price

\$5,772,000 • \$2,017 per acre

Remarks

Ez Duz It @ Rough Creek Ranch offers a rare opportunity to own a true West Texas paradise. Featuring striking natural beauty, abundant seasonal water, thriving wildlife habitat. Currently enjoyed for hunting, fishing, and leisure, it also serves as an ideal setting for entertaining, with endless potential for future use and enjoyment.

For more information or to schedule a tour,
contact Ben Kirkpatrick at (806) 790.6644

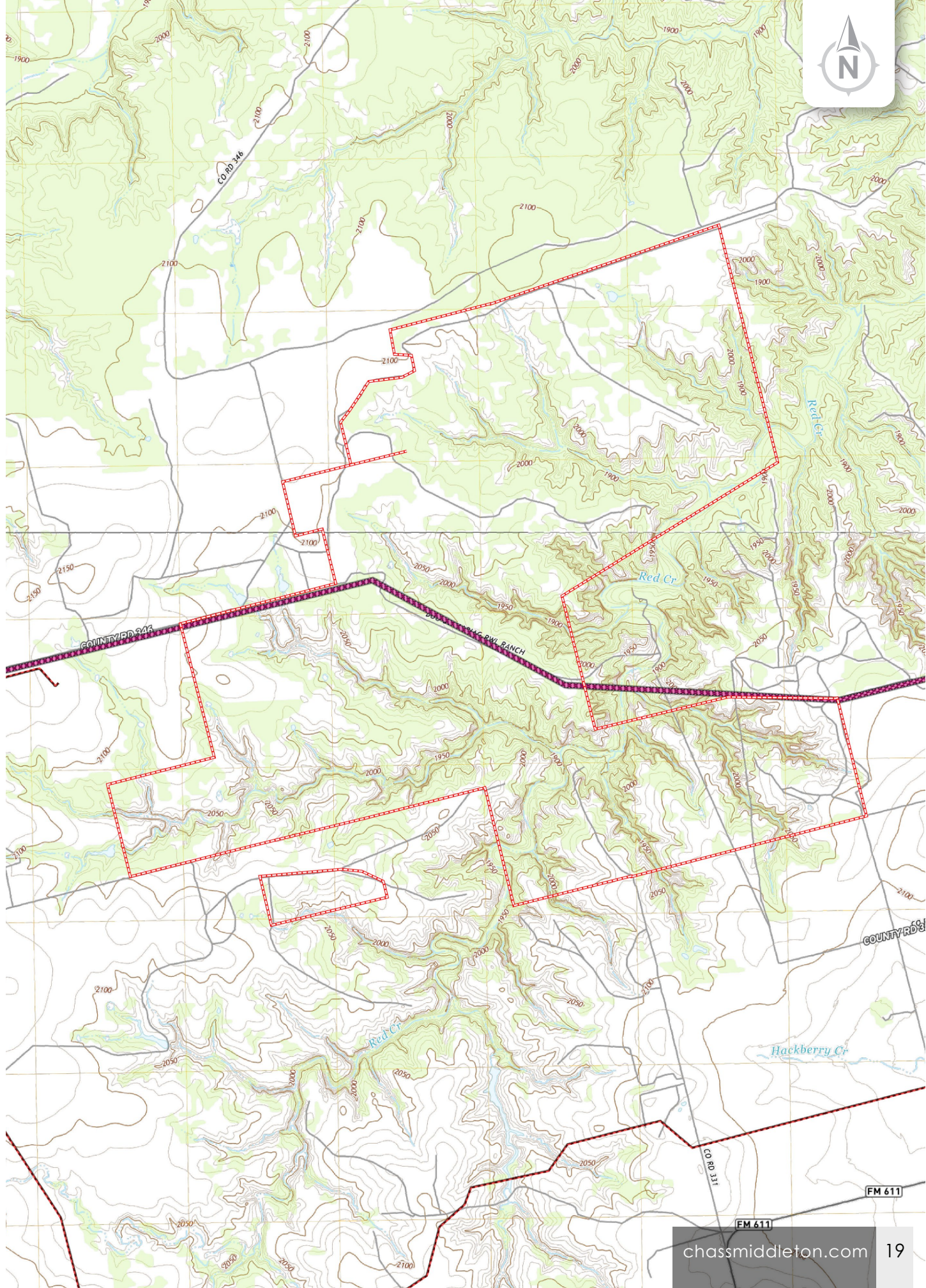




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32.8680, -100.5796



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