

Standing Creek Ranch

1,051± acres

| \$4,300,000

| Wichita Falls, Texas

| Clay County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

Standing Creek Ranch

1,051± acres located in Clay County, Texas, 15 miles northwest of Henrietta, Texas. Beautiful native pasture with rolling hill and scattered trees. The ranch has been utilized as a cattle ranch along with recreational hunting. The current owner has meticulously taken care of the grass turf, running only 25 cows with constant rotation in order to maximize grass coverage and minimize supplemental feeding.



Location

The ranch sits about 10 miles northeast of Wichita Falls, Texas, with convenient access to Highway 287/82 located just seven miles to the south. The town of Dean, Texas lies approximately one and a half miles south of the property. The ranch features roughly two miles of frontage along FM 2393 on its western boundary and about one mile of frontage on Gaines Road to the north.

Beyond the recreational opportunities available on the ranch itself, Lake Arrowhead is only a twenty-minute drive away, while Lake Bridgeport is about an hour away, offering a wide range of water sports and outdoor activities.







Water Features

Standing Creek Ranch is very well watered for this area. The property has seven ponds with the largest being approximately five acres when full. A seasonal creek runs between ponds and a co-op water line, Dean Dale Special Utility, is located at the southwest corner of the property.





Wildlife • Recreation

The ranch is currently under a MLD permit with superb deer hunting. Quail, turkey, hogs, and migratory birds can all be found on the property along with great fishing in all the ponds.









Improvements

The ranch has minimal improvements with three small portable structures that provide sleeping quarters along with a place to relax during the day.

Electricity is located at the cabins. A few owned feeders and blinds will remain on the property with an acceptable offer.









Price

\$4,300,000 • \$4,091 per acre

Remarks

If you are looking for a great hunting place with a ranching option, the Standing Creek Ranch is worth a look. There are also two 345 KV line on the northwest corner that may give it some additional options. Low maintenance, ready to hunt and fish, along with potential development options, this property is very competitively priced. Come take a look.

For more information or to schedule a tour,
contact Layne Walker at (214) 244-6484 or Charlie Middleton at (806) 786-0313.





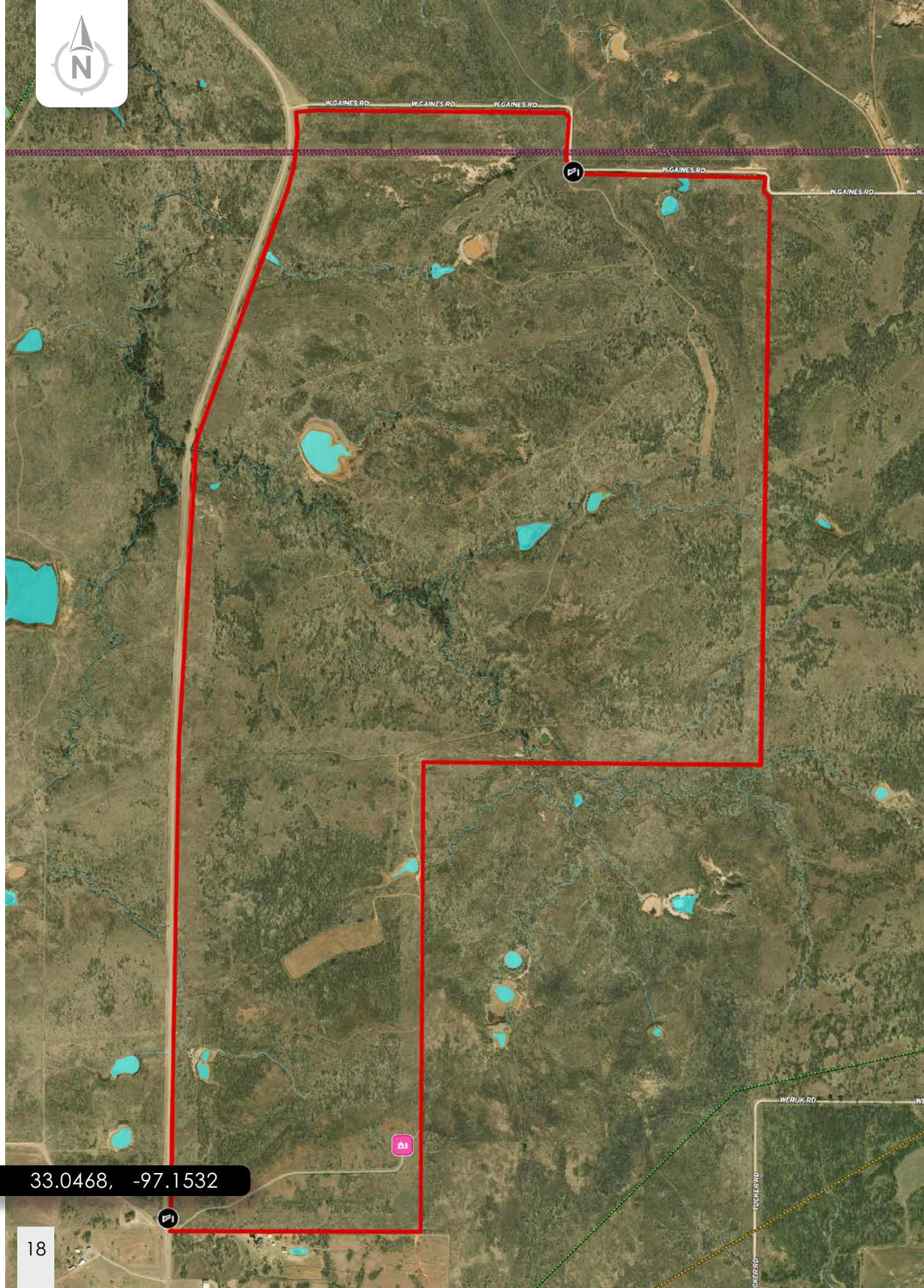
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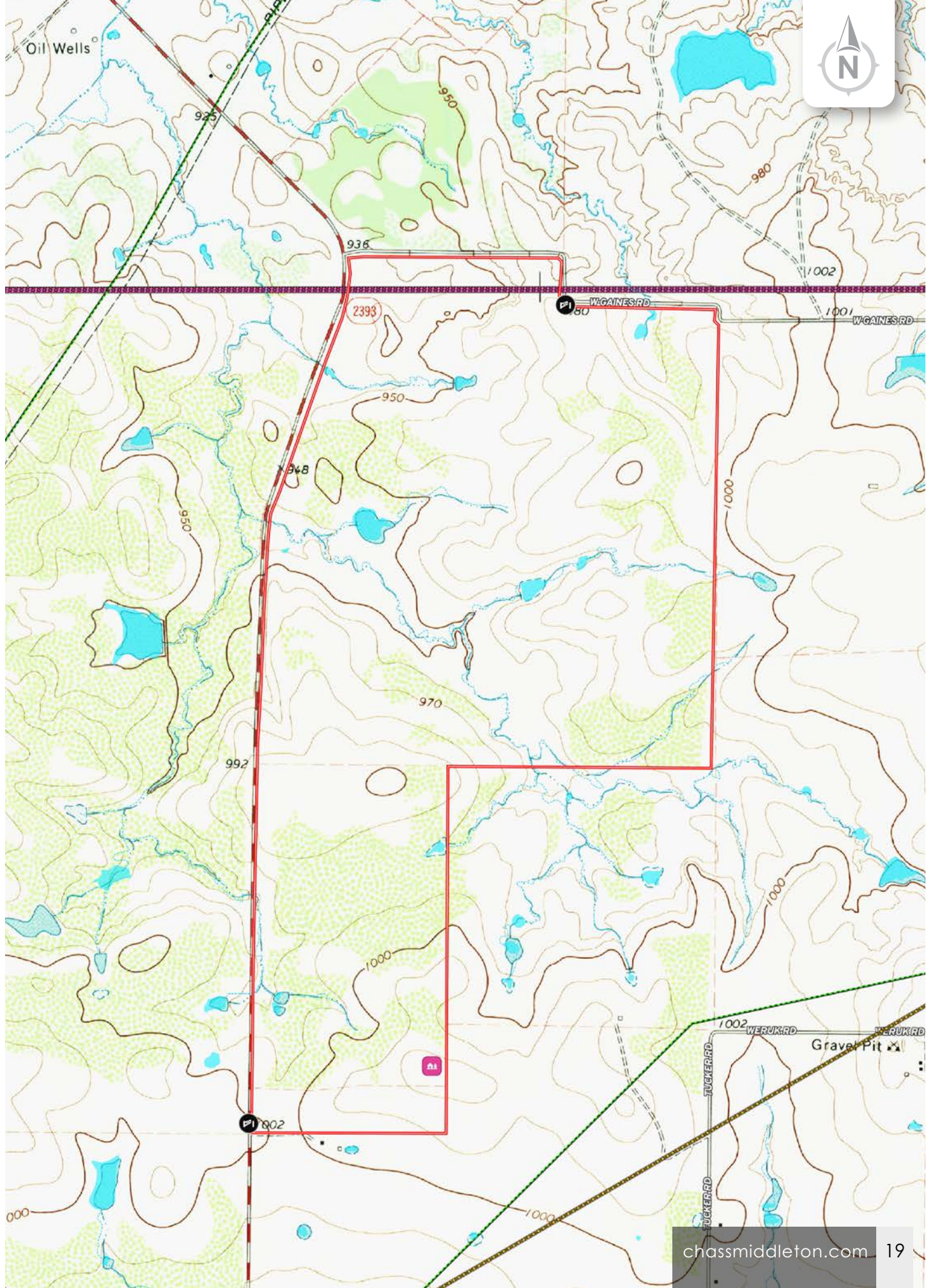
Standing Creek Ranch

Wichita Falls

Dallas

Fort Worth





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