

# Whitetail Hunting Ranch

83 +/- ACRES

WILBARGER COUNTY, TX



This narrow tract of land has been owned by the present owner for over thirty years and has been tightly managed during the past decade to produce

**TROPHY  
WHITETAILS!**



Every time I've driven through the property, even in the summer heat, I've seen deer running across the pasture!

A monster 15 pointer was taken a couple of years ago, verifying the productivity of the management strategy.

There is minimal hunting pressure around the ranch as well, which allows you to be selective with your bucks.



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In addition to whitetails, the ranch also has feral hog and Rio Grande turkey.

Lots of surface water surrounds the property on the neighboring ranches; combined with the native sunflowers on the ranch, the **dove hunting** is **fantastic** in the Fall and can easily hold ten shotguns.



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The ranch has approximately 40% in dryland cultivation and 60% in native pasture, consisting of mesquite thickets and scattered hackberry trees.

The cultivation is all located on the south side and has been traditionally used in the past to grow winter wheat.

The ground is also capable of growing milo or alfalfa, and other fields in the area contain these crops.

These various grain and hay sources keep the deer well fed and healthy in this area, so their racks are able to develop and grow in mass.



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The native pasture is divided by a small ridge into two areas - the top pasture and the bottom pasture.

The top pasture has lots of mature trees and thick grass.

A large draw runs through the west side, where a water pond has been built to hold rainfall.



This pond is located just off of the wheat field and is well frequented by wildlife. The bottom pasture has a seasonal creek wash running through it and excellent brush cover too.



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The small ridge that divides the pastures would be an excellent place to put a cabin, or set up RV hook-ups. You can see across the whole bottom pasture from here, and there is a nice view of a large bluff to the north. Broad sunsets and bright Texas stars compliment the scenery.

Access to the ranch is from Highway 287 on the south side, where the wheat field starts. Utilities and rural water are located here, making this side of the ranch a great place to build a house. The field is flat and offers plenty of room to build barns and other structures too. The ranch has a tight five-line, barbed wire fence around its perimeter, with metal T-posts and piped corners. The land has been used to run stockers in the past, and would also be suitable for horses.



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**ASKING PRICE: \$1250/acre**

*(The owner will convey 50% of his owned mineral rights at closing, but makes no warranty as to the total amount of minerals owned)*



This tract of land offers the opportunity to hunt monster whitetails, enjoy nature, and relax in the country. For the money, it is hard to beat!

**LAND AGENT: Beau Byars, (940) 224-3183**

