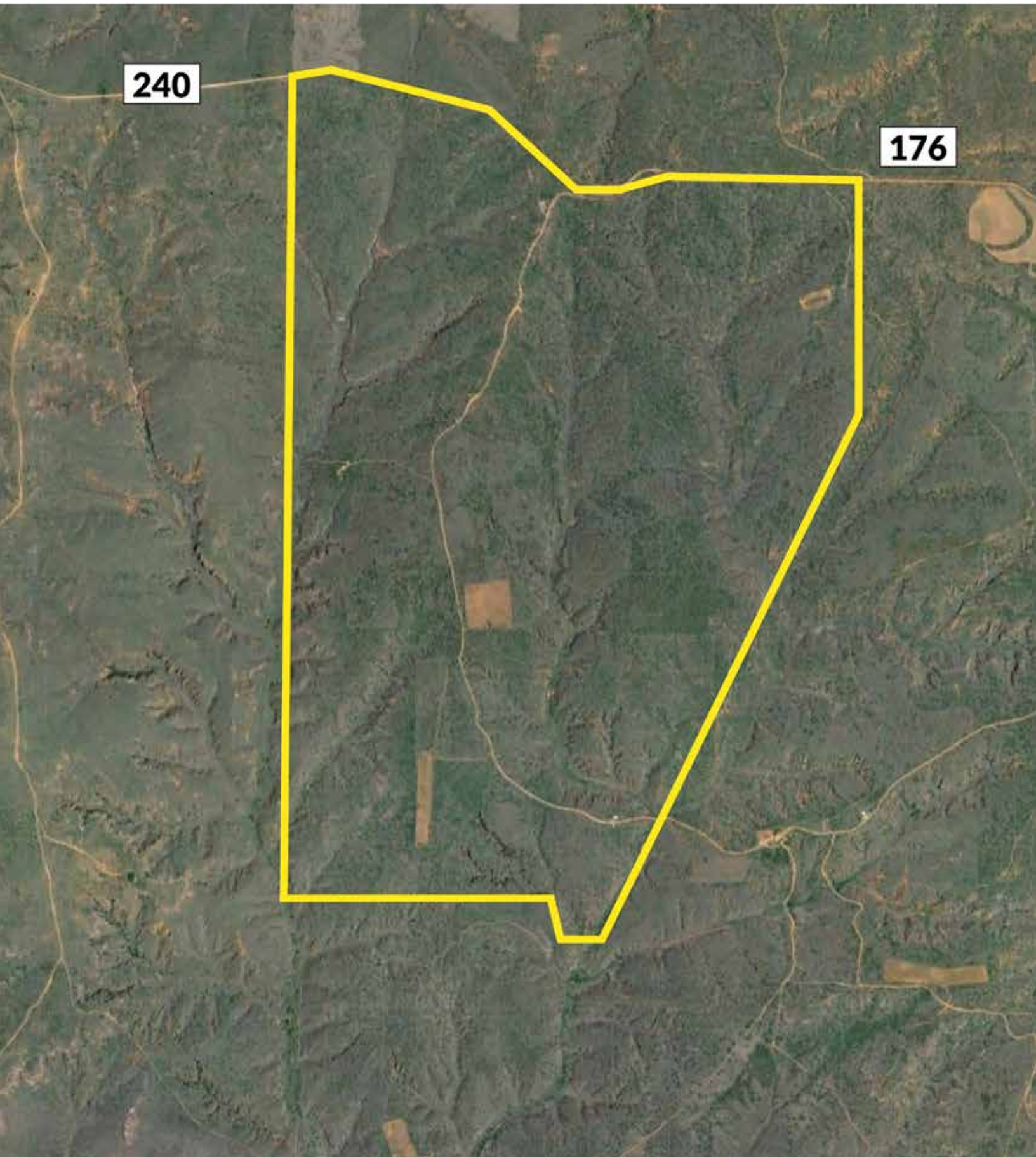


# 1,254 Acre Hunting Ranch

Motley & Cottle County near Paducah & Matador, TX

\$1,500,000





Property location and map with additional information available [here](#)



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## Property Description

1,254 beautiful acres of rolling hills, and native grass pastures. Scattered to dense trees litter the many canyons throughout the property. Deep draws sit among the rolling hills providing rich color and varying topography. Located near the Matador Wildlife Preserve this property is perfect for hunting. Wildlife featured on the property includes quail, white tail and mule deer. Improvements on the property include single wide, metal shop, 3 water troughs, 1 being a windmill and the others a community water line, and 3 fenced food plots.

## Utilities

Utilities for the property include a water well, and electric.

## Fencing

Perimeter is barbed wire fencing.

## Topography

Rolling hills, pasture, and draws

## Road Frontage

Over 1 mile of frontage on CR 176

Property location and additional pictures available at [www.northtexasrealestate.com](http://www.northtexasrealestate.com)

[www.NorthTexasRealEstate.com](http://www.NorthTexasRealEstate.com)



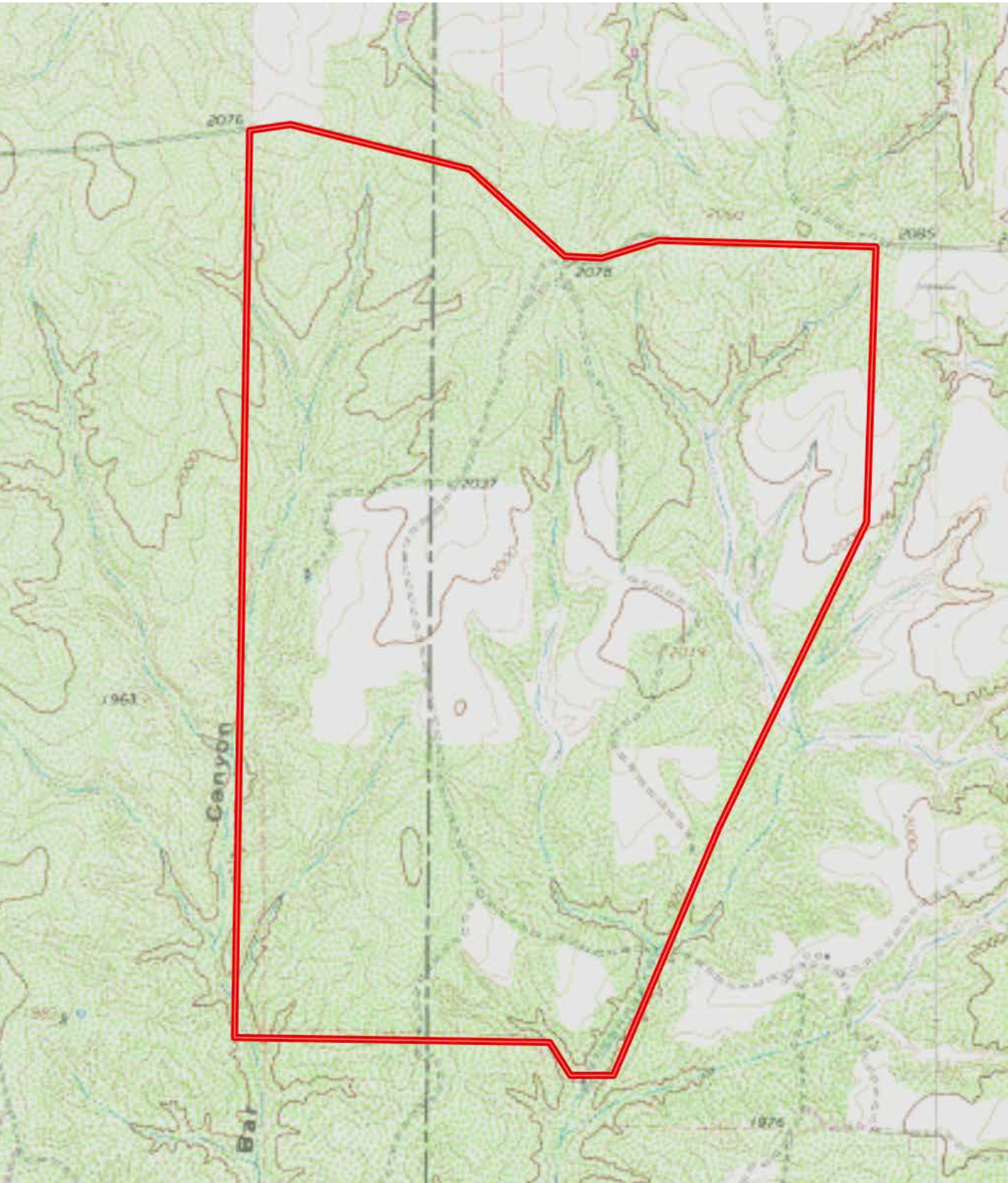


Single Wide

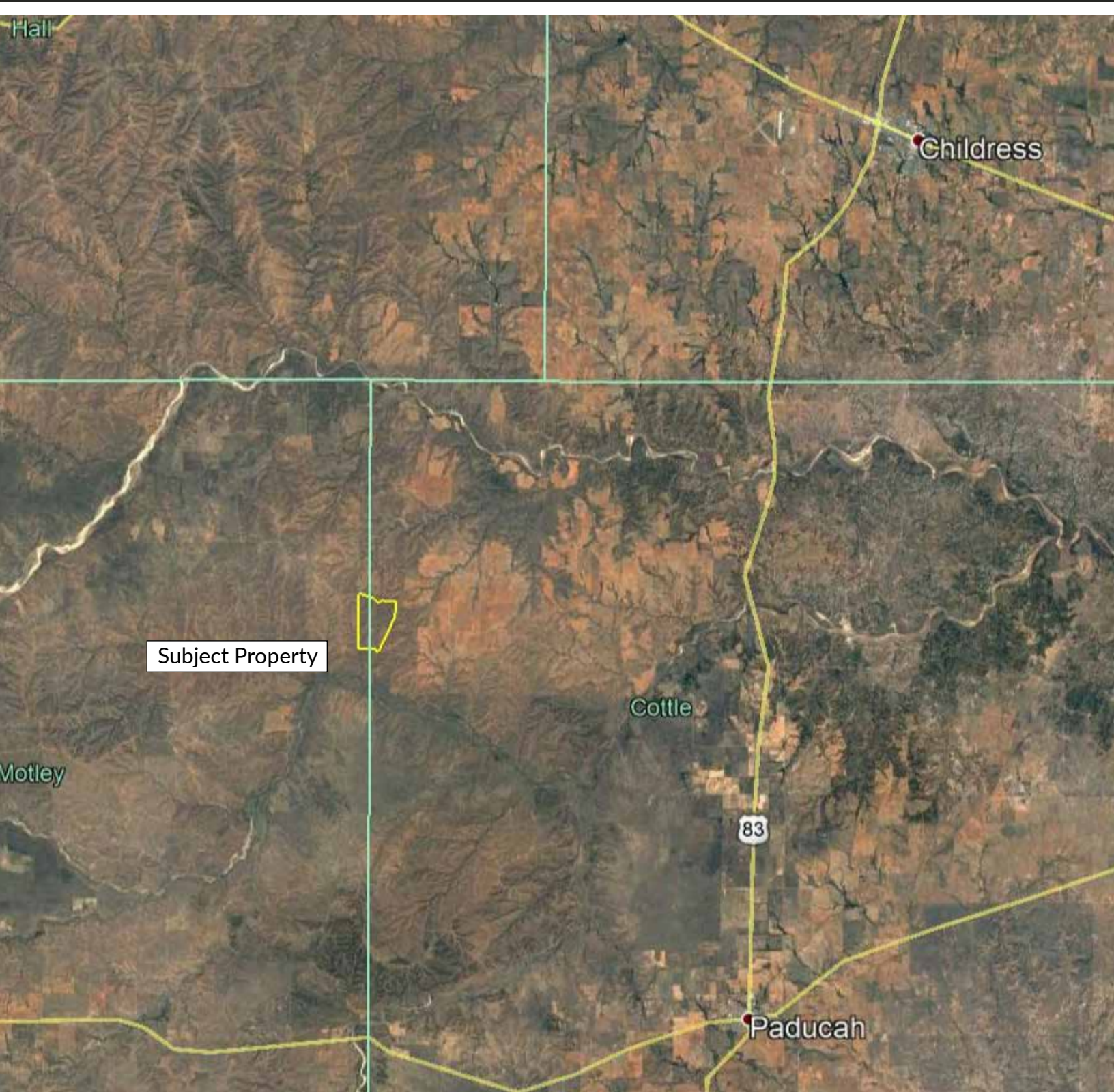
Metal Shop



# Topography Map



# Location Map



**From Childress:** Take US-62 South approximately 16 miles. Then head west onto Ranch Rd 1440. Turn left onto County Road 186. Turn left onto County Road 189. Turn right onto County Road 176, the gate to the property will be on the south side of the road.

**From Paducah:** Head north on US 83 N for approximately 15 miles. Then head west onto County Road 1440, follow for approximately 9 miles. Turn left onto County Road 186 and then left onto County Road 189. Turn right onto County Road 176, the gate to the property will be on the south side of the road.

Gary Eldred  
940.235.0843  
[gary@northtexasrealestate.com](mailto:gary@northtexasrealestate.com)

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Justin Newland  
940.594.9882  
[jnewland@northtexasrealestate.com](mailto:jnewland@northtexasrealestate.com)

