

# Cross Creek Ranch

90± acres | \$675,000 | Moran, Texas | Callahan County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chasmiddleton.com • (806) 763.5331



# Cross Creek Ranch

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## Property Description

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Cross Creek Ranch is a beautiful 90± acre property located in the northern part of Callahan County just west of Moran, Texas, and 12 miles south of Albany, Texas. The little ranch is right in the middle of big deer country with large neighbors on all sides. Hogs, dove, and some turkeys can also provide hunting opportunities in the spring and fall. Quail are also available and in good years the bird hunting is great. The ranch has never been commercially hunted or leased out.



The property has county road frontage on CR 319 along the entire western border. There is an entry gate at the far NE side of the ranch on the county road. The county road is very well maintained and a water line runs along the western boundary with a water meter available.

The ranch has been operated as a cow/calf operation for the last 100 years. Very few cattle have been on the property and the grass is in great shape. Deep Creek, a large all-weather creek, runs along the eastern boundary. Huge Oak trees are scattered throughout the property and along the creek beds along with Mesquite trees on the rolling hills.

The owner has brought electricity to the property and secured the availability of a water meter. The owner is also going to put up a new 5-strand barb wire fence along the southern and northern boundaries. If a new owner wanted to add to the 90 acres, additional land is available on the north boundary.







## Water Features

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The ranch is considered to be well watered. Deep Creek runs along the eastern boundary providing water for the wildlife and livestock.

A city water meter is also available.

## Hunting • Wildlife • Recreation

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Hunting on the should be great as there has never been any pressure on the wildlife. Deer, dove, hogs, turkeys, and quail frequent the ranch.

Fishing along the creek is good as well when water holes are available.

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## Improvements

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There are no existing improvements on the property.

## Price

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\$675,000 • \$7,500 per acre

## Remarks

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If you are looking for a small property with a country setting, you need to come to see this place. You can add improvements as desired and create your own personal getaway. Restaurants, grocery stores, gas stations, and many quaint small towns are only a few miles away.

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Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.







Albany

Albany Municipal Airport

Moran

**CROSS CREEK RANCH**



Baird

Jayell

Putnam

Pueblo

Acampo

180

180

283

180

180

180

COUNTY RD 120I

COUNTY RD 147

283

COUNTY RD 122

6

COUNTY RD 144

FM 601

Sedwick

COUNTY RD 122

283

FARM TO MARKET RD 2312

6

FM 576

FARM TO MARKET RD 576

COUNTY RD 125

283

FM 576

COUNTY RD 192

6

283

283

COUNTY RD 312

FM 880

120 SERVICE RD

COUNTY RD 324

COUNTY RD 317

20

20

20

20





COUNTY RD 319

COUNTY RD 319

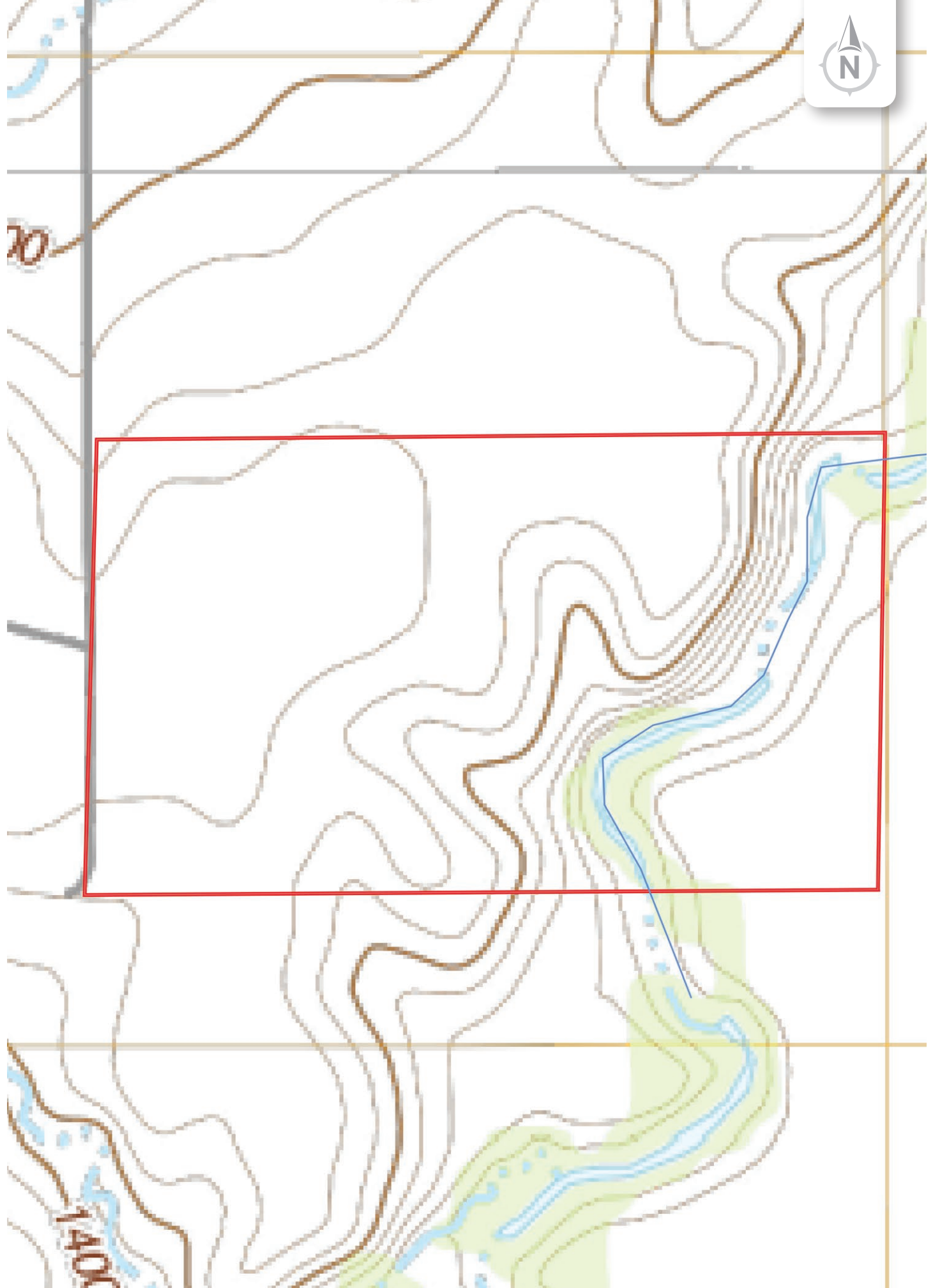
COUNTY RD 319

COUNTY RD 319



32.4956, -99.2172





70

1400



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Scan QR Code for more details on the Cross Creek Ranch.

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