

Chappell Creek Ranch

100± acres | \$495,000 | Gustine, Texas | Comanche County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Chappell Creek Ranch

Property Description

Chappell Creek Ranch is located in Comanche County approximately 4 miles southeast of Gustine, Texas. The property consists of approximately 100 acres with substantial frontage on C.R. 260. The property is also a very short distance west of F.M. 1702 and just south of Highway 36. Highway 36 has quick access either from F.M. 1702 or C.R. 272.

The topography across the ranch is rolling farmland and native pasture. The cultivated land was just recently planted in wheat. Chappell Creek runs through the ranch and separates it almost in the middle. There are two water wells on the property along with the creek and two ponds. The last couple of years the ranch has been utilized as a cow/calf operation but before that was an irrigated farm. There is currently underground piping that was used previously for small ground rolling sprinkler systems.

There are scattered Oak Trees through the middle of the ranch with the creek totally lined on both sides with hardwood trees. There are also some stands of Oak Trees on the perimeter of the property along some of the fence lines. There are numerous water sources for the cattle and wildlife.





Improvements

There are no major improvements on the ranch. There is an old set of pens that is in need of repair. Fences are in good condition with access off the county road through gated entrances on each end of the property.

Water Features

The ranch is considered to be very well watered with two water wells and Chappell Creek running completely through the ranch. There are also two ponds, one on each side of the creek for additional water. The current owner has never had the wells professionally tested but believes the larger irrigation well produces approximately 80 GPM with the smaller well producing about 15 GPM.















Minerals

Seller is not sure how many minerals they own, if any, but any owned minerals will be conveyed.

The hunting is good consisting of deer, hogs, and some turkeys.
Dove hunting should be good in season.

Price

\$495,000 • \$4,950 per acre



Remarks

If you are looking for a small place with irrigation potential, you need to take a look.
In addition, it has hunting and fishing opportunities along with a great location.

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





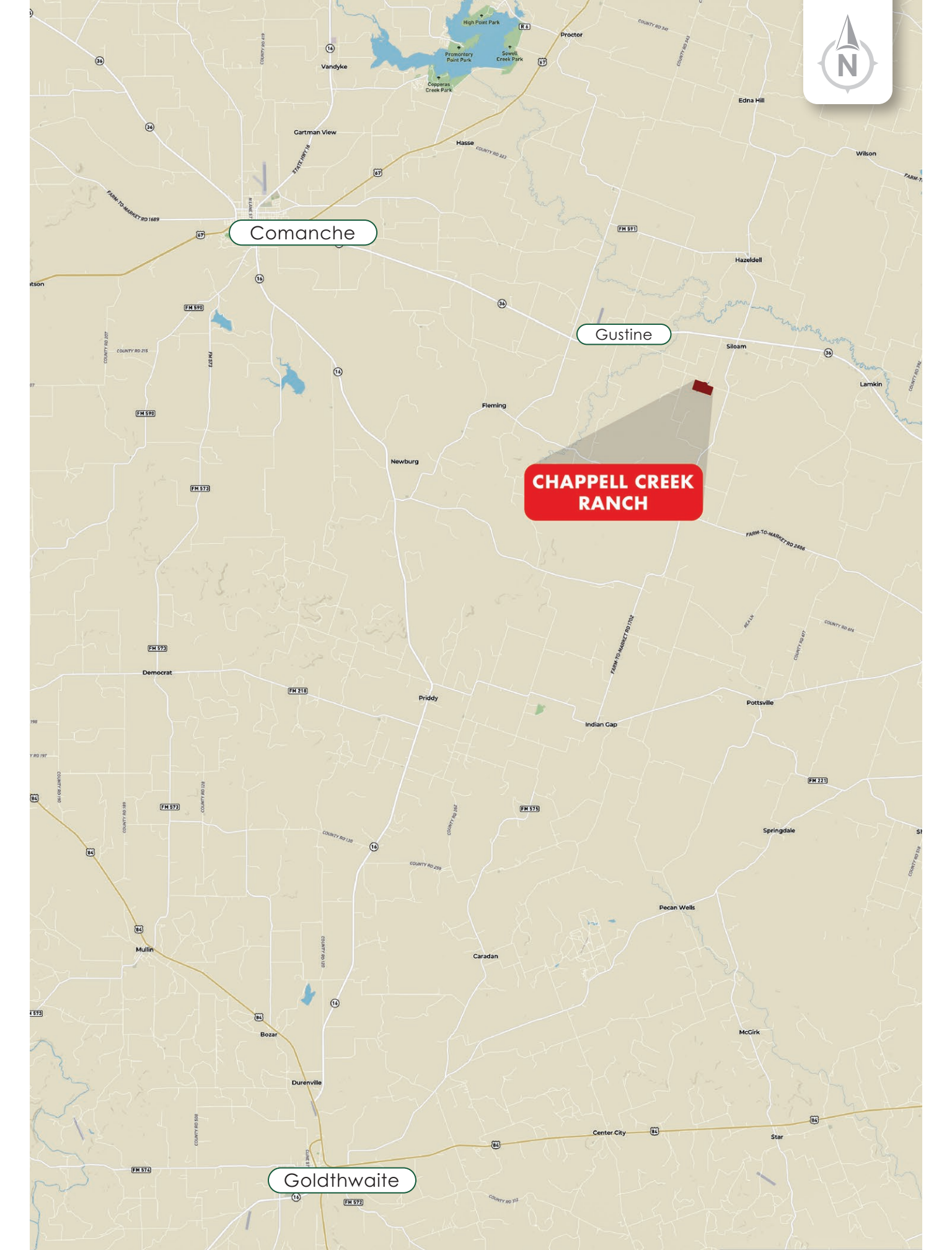


Comanche

Gustine

CHAPPELL CREEK RANCH

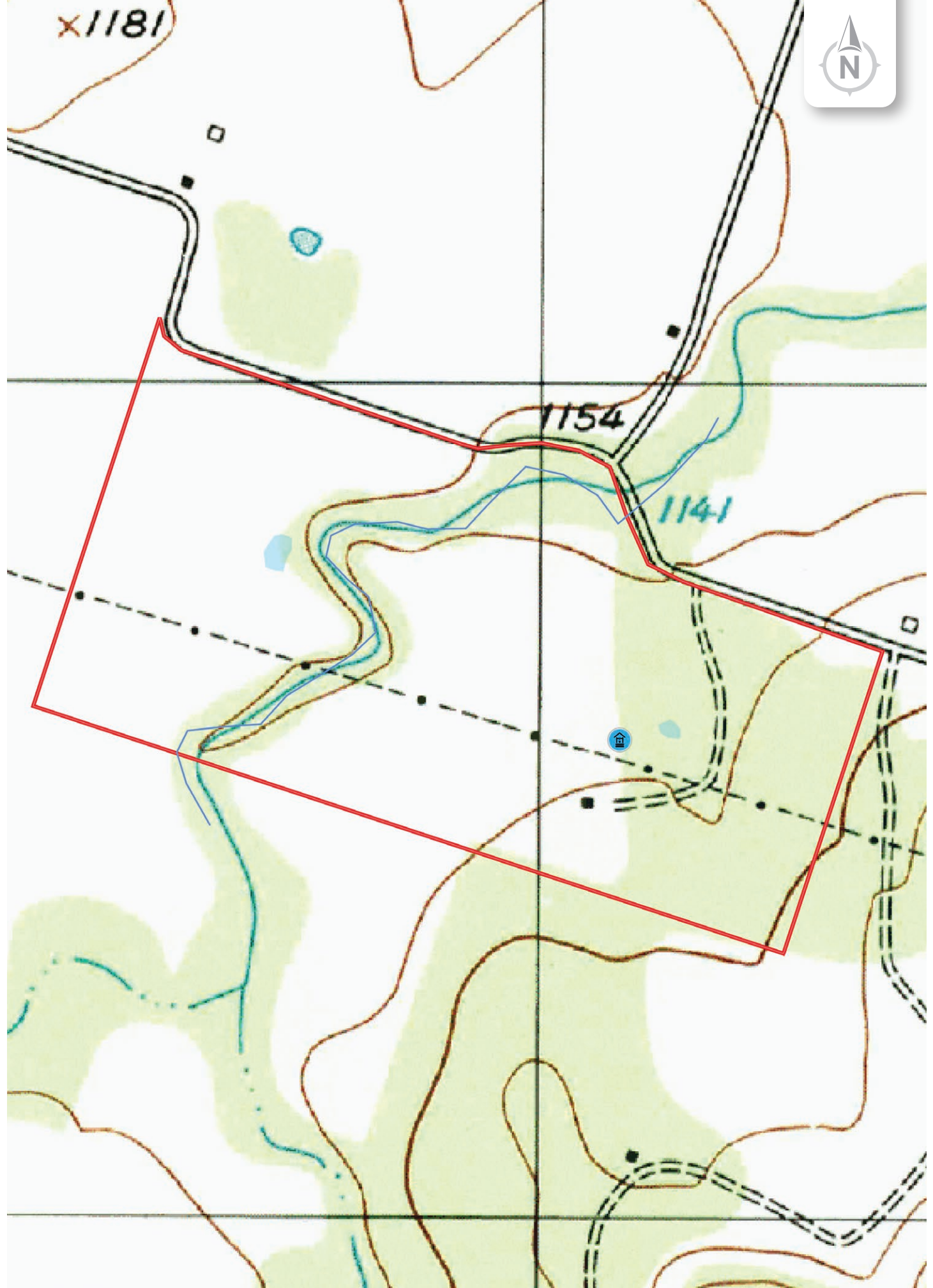
Goldthwaite





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

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