

Buffalo Wallow Ranch

513.34± acres | \$1,256,850 | McCaulley, Texas | Fisher County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Buffalo Wallow Ranch

Property Description

We are proud to have the exclusive listing on the 513.34± acre Buffalo Wallow Ranch in Fisher County, Texas. This property is located 6 miles east of Roby, Texas where Highway 180 and FM 57 intersect. This cattle and hunting ranch sits on the north side of Highway 180.

The topography of the Buffalo Wallow Ranch is level to slightly rolling with an abundance of tall and short grass. Mixed in with the grasses you will find mesquite, shin oak, hackberry, and some oak trees. Great cover for deer and quail.

The ranch is fenced with several cross fences.





Water Features

There is currently no water well on the property but in years past the seller did run a well that was ½ gallon per minute. Currently, the ranch is watered by rural water that comes from Sylvester-McCauley Water Supply Corporation. One location at the house and one runs to a cow trough on the north-central portion of the ranch. Also, two stock tanks keep the cows watered. The larger stock tank is roughly 6.2 acres at the current time.





Improvements

There is a double-wide trailer house on the ranch. This house appears to be in good shape. Approximately 2,400 square feet home that backs up to the 6-acre pond. Great views from the back porch.

There are three little tractor/equipment barns around the house as well. This is a turnkey deal.







Hunting • Wildlife • Recreation

Hunting on the Buffalo Wallow Ranch consists of White Tail deer, hogs, quail, dove, and ducks. The White Tail deer on this property are above average. The seller remembers bass fishing but thinks the pond has dried up since then.





Remarks • Price

Come see this deer hunter's dream. Right on the blacktop of Highway 180, you will find this place too good to be true. Great deer hunting, great views, reliable water, everything you need to create memories.

The ranch is priced at \$2,450 acre or \$1,256,850 total.

Please give Ben J. Kirkpatrick a call at 806-790-6644
for more information, or to schedule a tour.







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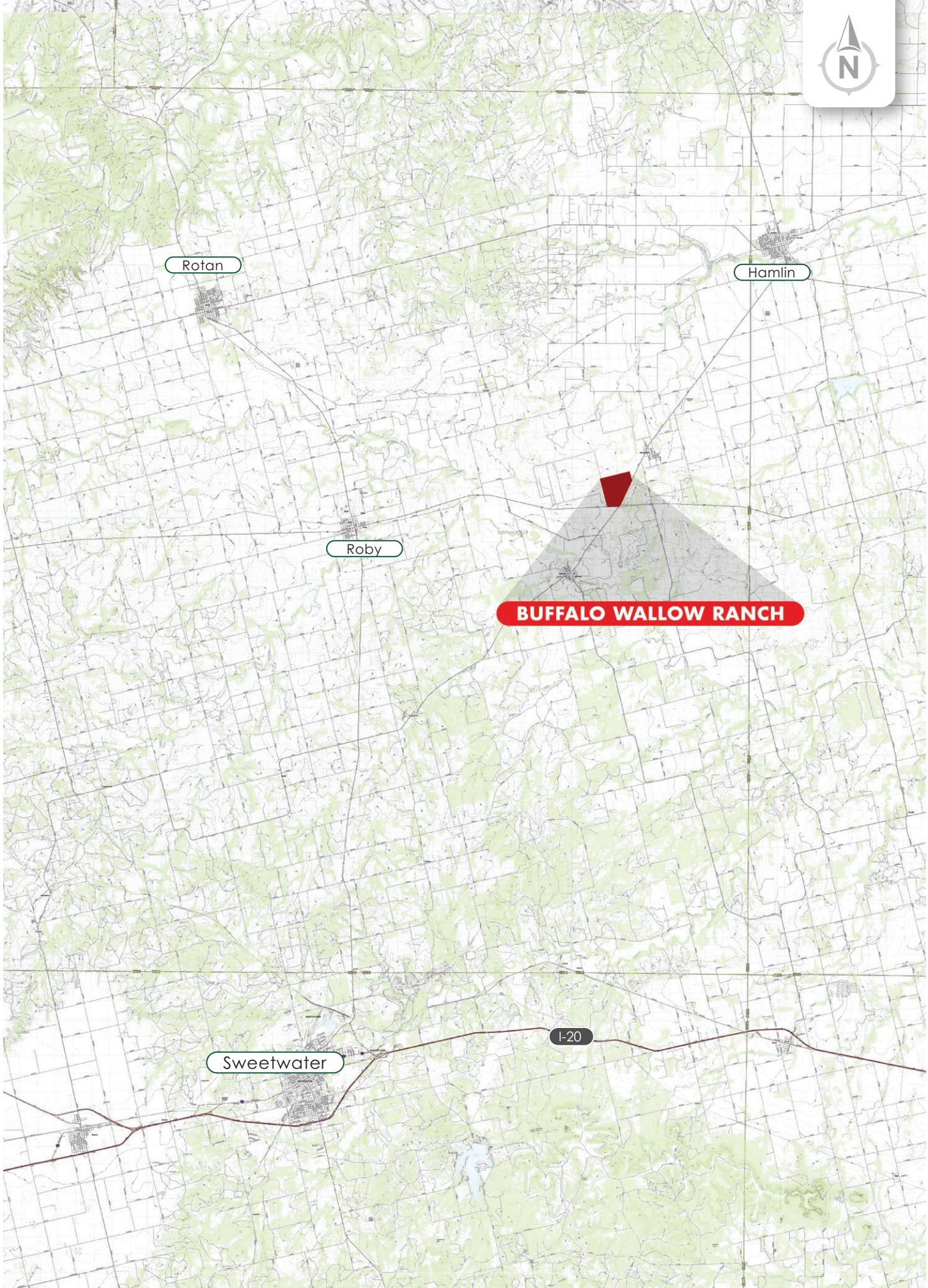
Hamlin

Roby

BUFFALO WALLOW RANCH

Sweetwater

I-20





32.7638, -100.2238

FM 57

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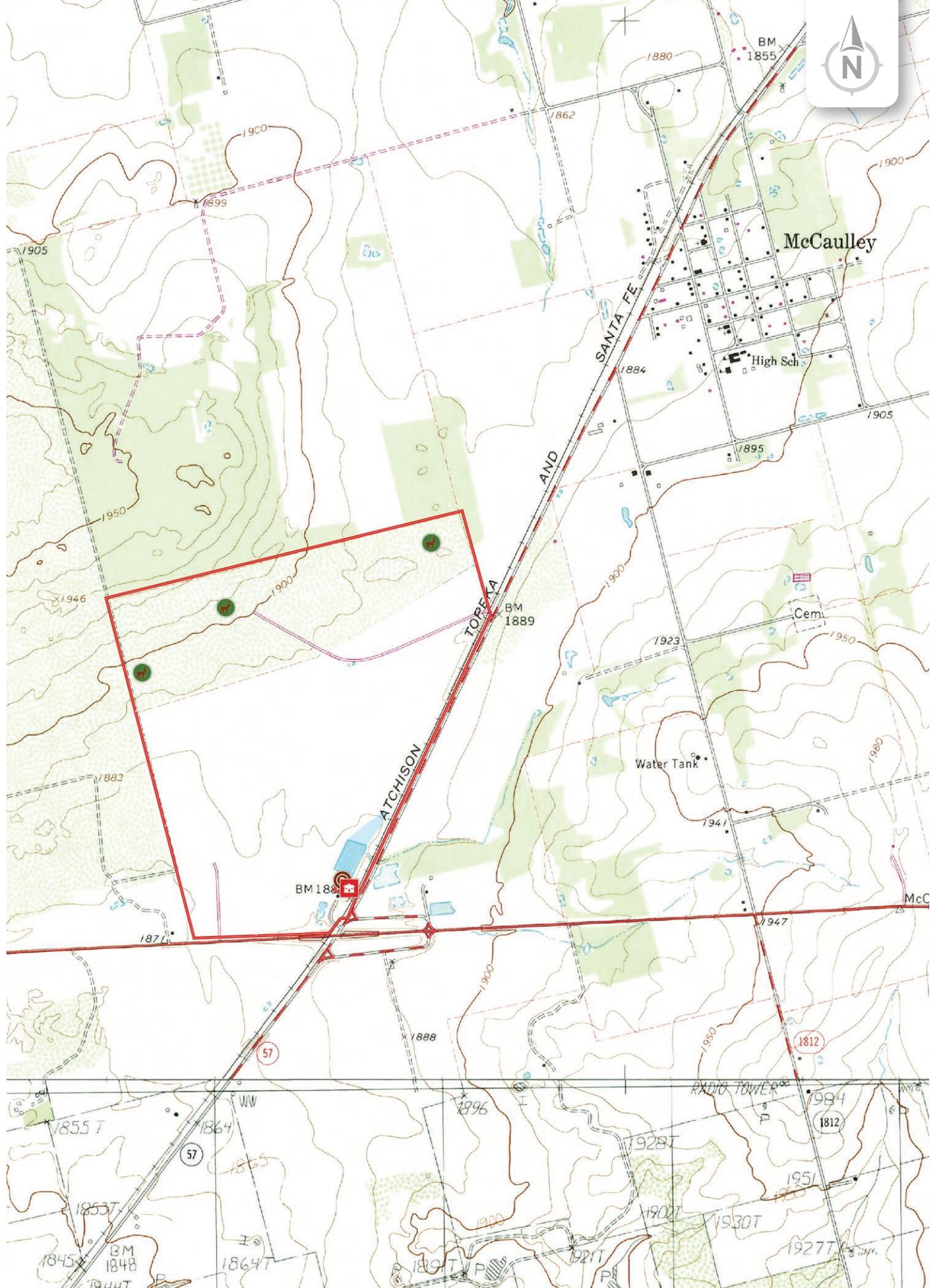
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