

# Buffalo Wallow Ranch

513.34± acres | \$1,186,750 | 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

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Discover the untamed beauty of the Buffalo Wallow Ranch - 505± acres of versatile ranchland located just 6 miles east of Roby, Texas, where Highway 180 meets FM 57. Nestled along the north side of Highway 180, this ranch offers a perfect blend of cattle grazing, hunting, and scenic vistas.

## Topography

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The land features gently rolling to level terrain, blanketed with an impressive mix of tall and short grasses. Scattered mesquite, shin oak, hackberry, and oak trees provide excellent cover for wildlife, making it a haven for hunters and nature enthusiasts alike. The ranch is fully fenced with multiple cross-fenced sections.

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## Water Features

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While there's currently no operational water well, rural water from Sylvester-McCauley Water Supply Corporation serves the property, providing reliable water to both the house and a cow trough. Additionally, two stock tanks (including one approximately 6.2 acres) ensure ample water supply for livestock.

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## Improvements

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The property includes a charming double-wide trailer house that spans roughly 2,400 square feet. Located near the picturesque 6-acre pond, the home offers stunning views from the back porch. Three tractor/equipment barns near the house make this a turnkey opportunity.

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## Hunting • Wildlife • Recreation

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A dream destination for hunters, Buffalo Wallow Ranch boasts an abundance of Whitetail deer, hogs, quail, dove, and ducks. The Whitetail deer population here is considered above average. Although the pond may have dried up, it holds memories of bass fishing in the past.

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## Remarks • Price

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Priced at \$2,350 per acre, totaling \$1,186,750, Buffalo Wallow Ranch is an exceptional offering for ranchers, hunters, and those seeking a peaceful retreat. Easy access from Highway 180 adds convenience to this slice of Texas paradise.

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Contact Ben J. Kirkpatrick at (806) 790.6644 for more details or to arrange a tour of this extraordinary property.











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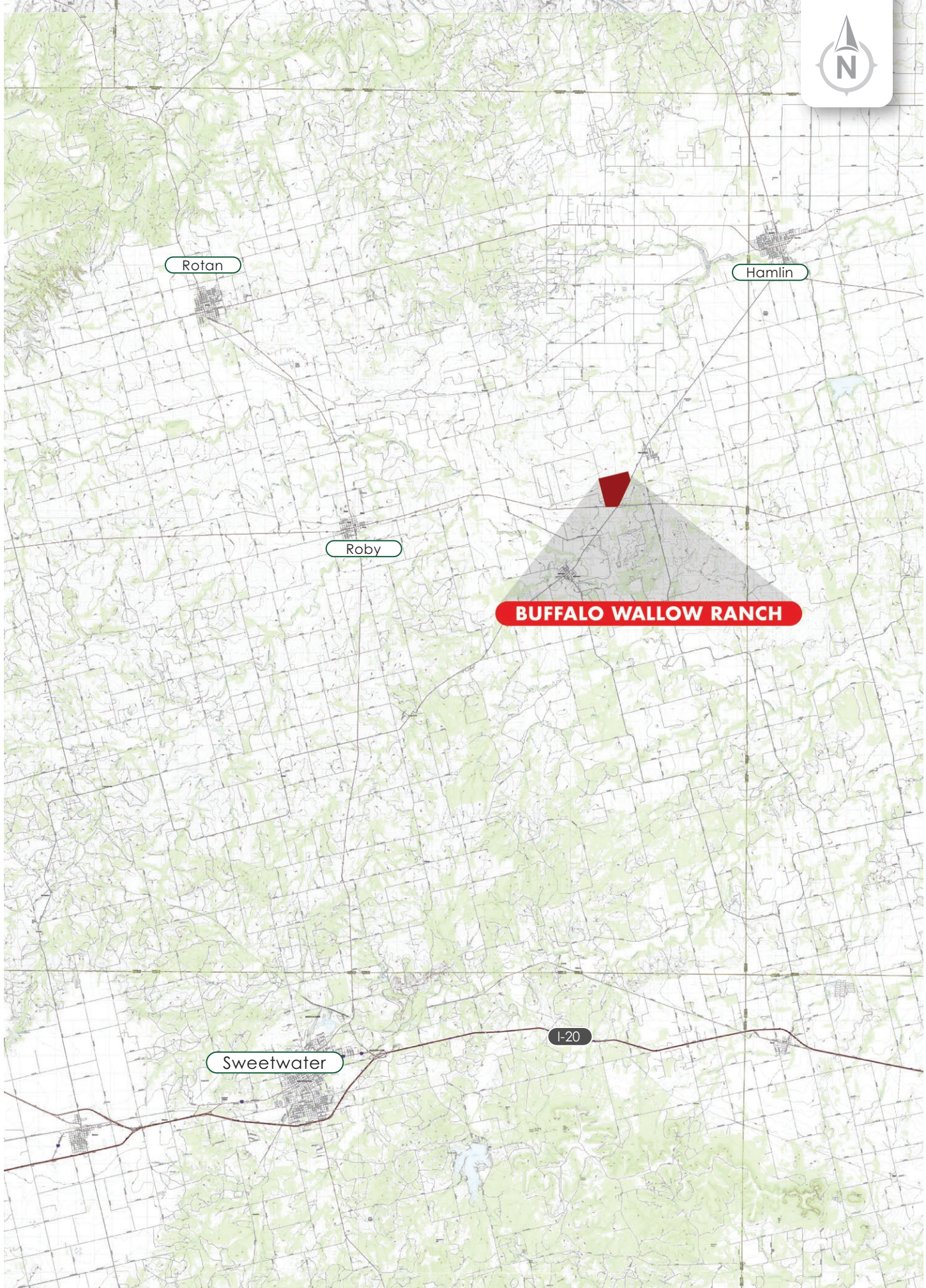
Hamlin

Roby

**BUFFALO WALLOW RANCH**

Sweetwater

I-20







32.7638, -100.2238

FM 57

FM 57

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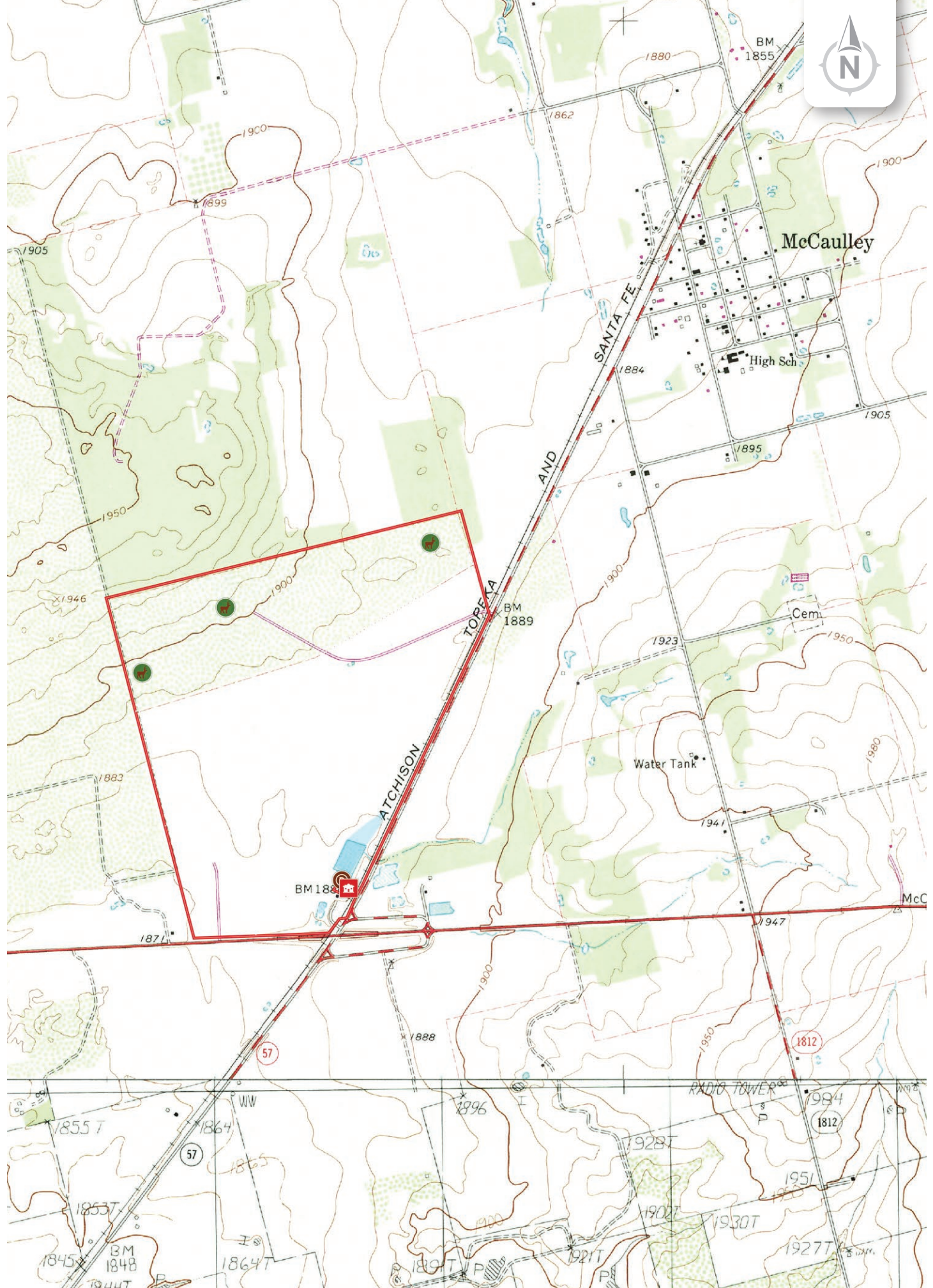
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Ben Kirkpatrick

Real Estate Sales Agent • TX

(806) 790.6644

ben@csmanson.com



(806) 763.5331

chasmiddleton.com



YouTube

