

Cliff and Rachel Campbell Ranch

2,425.63± acres | \$4,245,000 | Childress, Texas | Childress County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

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Cliff and Rachel Campbell Ranch

We are proud to offer the Cliff and Rachel Campbell Ranch, a legacy Texas Panhandle property that has remained under the same family ownership for well over a century.

The ranch encompasses approximately 2,425 acres, including just under 2,200 acres of native pasture and roughly 240 acres of cultivated farmland. It is fully fenced and cross-fenced into four primary pastures, along with several traps.

The property features a desirable blend of hackberry, black walnut, mesquite, and scattered cedar. Native grasses flourish across the ranch, providing a solid turf for livestock and wildlife. Rock outcroppings are found along several draws and low-lying areas, adding character to the landscape.

Elevations generally range from 1,750 to 1,900 feet. The cultivated acreage consists primarily of clay-loam soils, while the native pasture is generally composed of Talpa soils. Rolling-to-sloping topography provides attractive relief and excellent cover for livestock and wildlife.



Location

The ranch is conveniently located along U.S. Highway 83, approximately 18 miles north of Childress and 12 miles south of Wellington.

Amarillo • 98 miles
Wichita Falls • 120 miles
Lubbock • 160 miles







Ranch History

The Cliff and Rachel Campbell Ranch has remained in the same family since the 1890s, a remarkable legacy spanning nearly 130 years.







Water Features

The ranch is considered adequately watered for livestock and wildlife. Two wells equipped with solar-powered pumps supply drinking troughs. Two additional wells are present but are not currently operational.

Two former irrigation wells are located within the cultivated acreage. Although these wells are no longer in use and are not currently operational, nearby well reports indicate groundwater at depths of approximately 150 to 250 feet, with reported production ranging from 50 to 450 gallons per minute.

Domestic water for the ranch house is supplied by a rural waterline by Red River Water Authority.



Hunting • Wildlife • Recreation

This area of the Texas Panhandle is distinctive for supporting huntable populations of both whitetail and mule deer. The region is known to produce quality bucks, with strong genetics reported for both species.

The ranch has been well managed for quality over quantity for approximately 20 years. Some great bucks have been harvested on the ranch.

Wild turkey and quail are common, while seasonal dove migrations provide additional hunting opportunities. The ranch's varied terrain, native cover, cultivated fields, and available water create an appealing recreational property and productive wildlife habitat.

While we can't say it's common to see exotics in this area, the broker did video and photograph two bull elk on the ranch!















Improvements

Improvements include an older rock ranch house that has previously served as lodging for hunters.

Electric is furnished by Greenbelt Electric Cooperative.



Minerals • Energy Resources

The Campbell family owns the majority of the mineral estate associated with the property. Twenty-five percent of the seller-owned minerals will convey with the sale. The oil, gas, and mineral interests are not currently subject to a lease.

There are no seller reservations for wind, solar, or other renewable-energy rights.

One 345-kV transmission line and one 138-kV transmission line cross approximately one mile of the eastern portion of the property.



Price

The Cliff and Rachel Campbell Ranch is realistically offered at \$1,750 per acre, for an approximate total price of \$4,245,000.

Annual property taxes are approximately \$3,200.

Broker Remarks

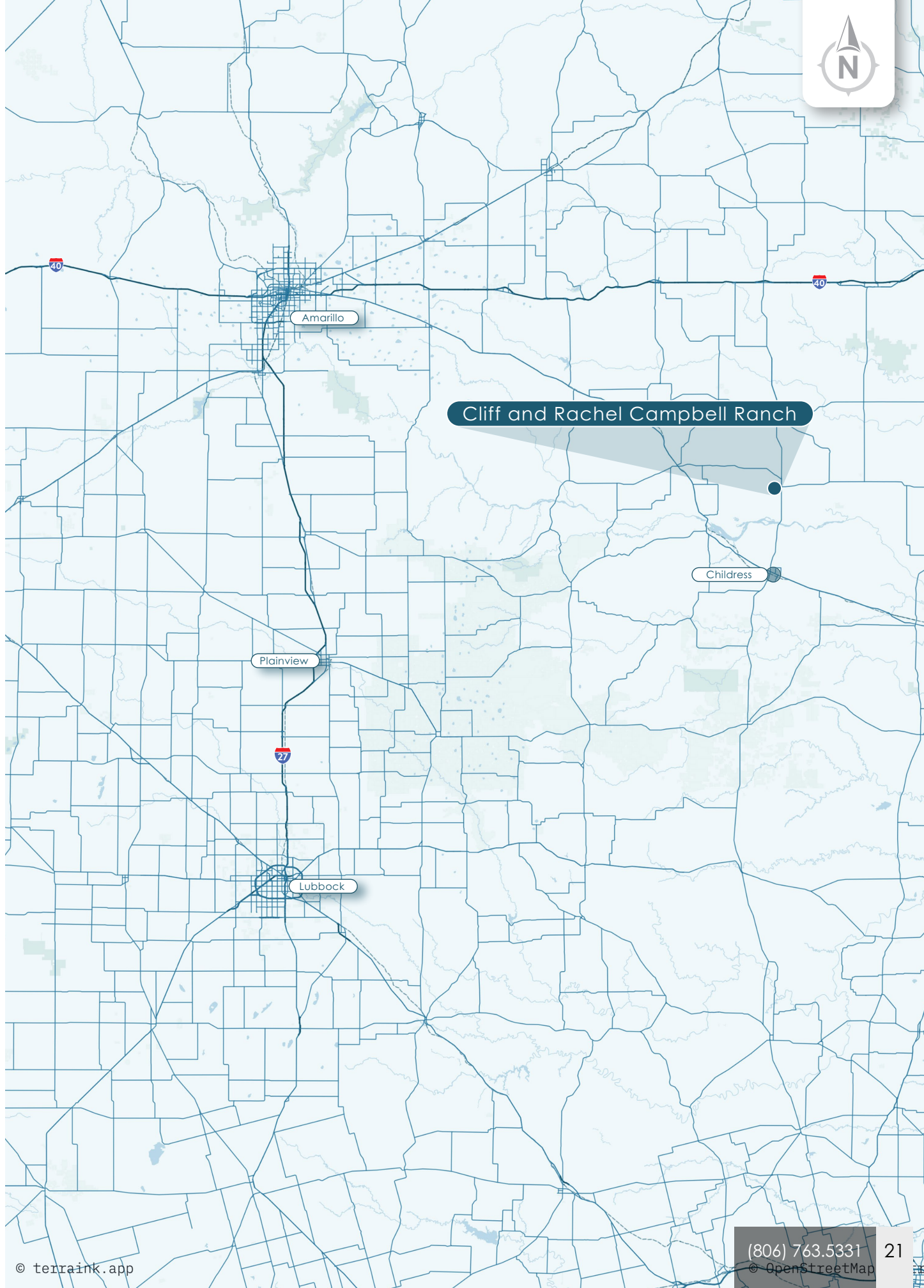
For buyers seeking a well-rounded Texas Panhandle ranch with productive grazing, cultivated acreage, excellent access, abundant wildlife, and meaningful recreational potential, the Cliff and Rachel Campbell Ranch deserves serious consideration.

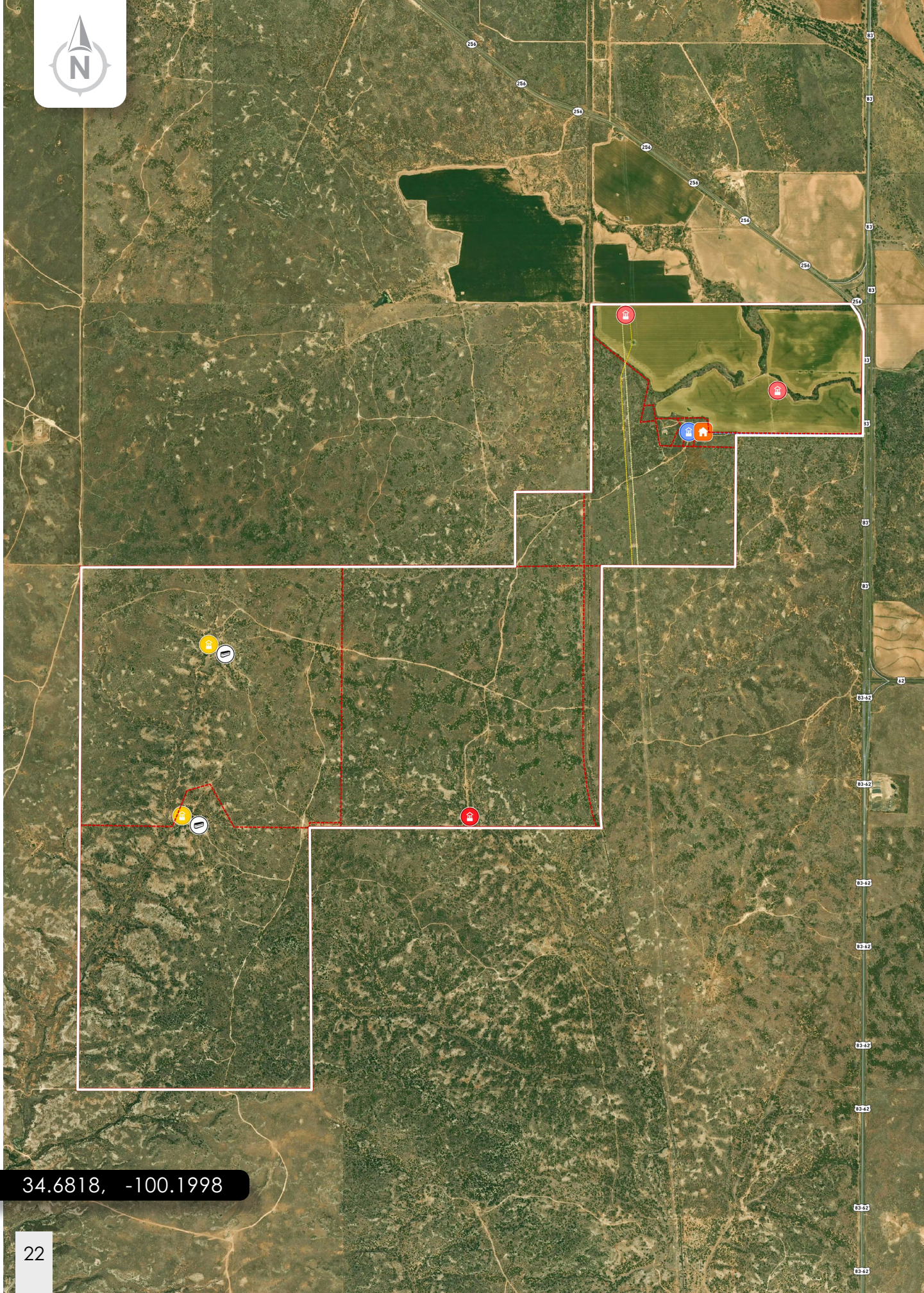
This is a rare opportunity to acquire a historic ranch that has remained under the stewardship of the same family for more than a century.

For additional information or to schedule a private inspection of this unique property, please contact Charlie Middleton at 806-786-0313

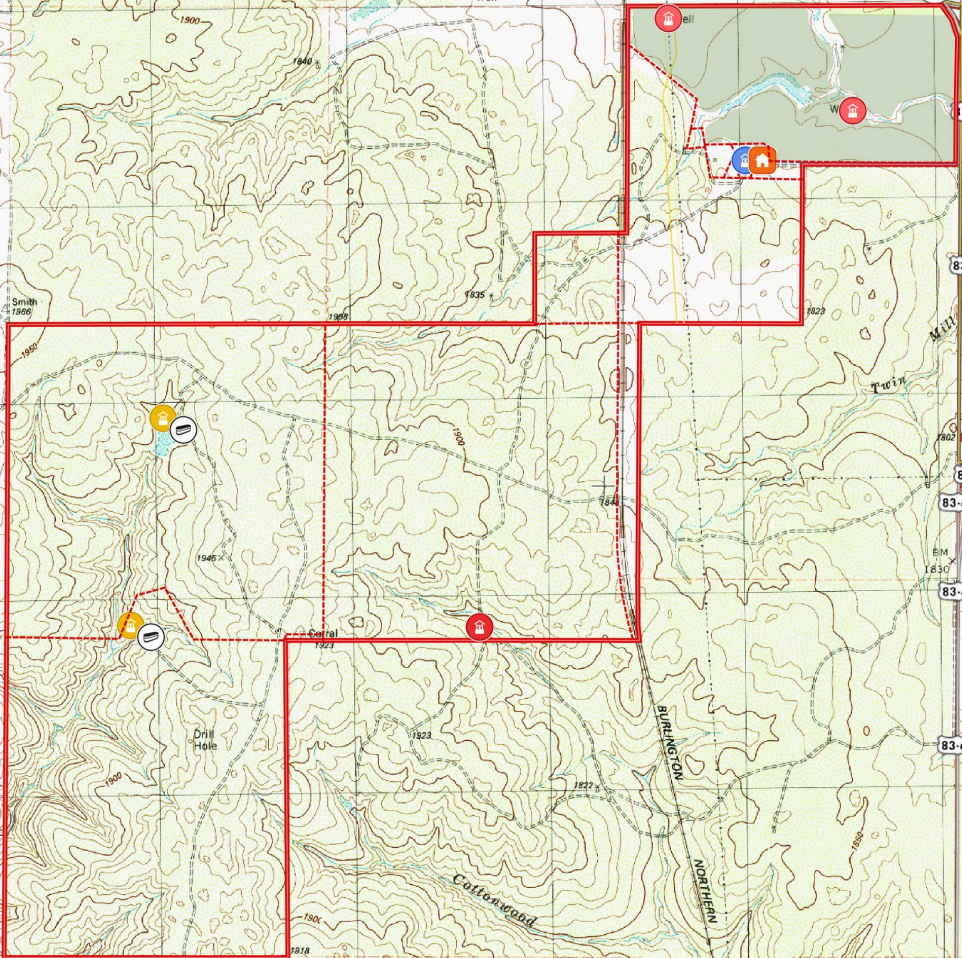








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