OX Canyon Ranch
TBD FM 104
Paducah, TX 79248

$13,973,354
7,274± Acres
Cottle County







CAMPBELL
FARM & RANCH

MORE INFO ONLINE:

https://cfrland.com/

SUMMARY

Address
TBD FM 104

City, State Zip
Paducah, TX 79248

County
Cottle County

Type
Ranches, Hunting Land, Recreational Land, Undeveloped Land, Residential Property

Latitude / Longitude
34.126708 / -100.199859

Taxes (Annually)
$5,041

Dwelling Square Feet
854

Bedrooms / Bathrooms
2 / 1

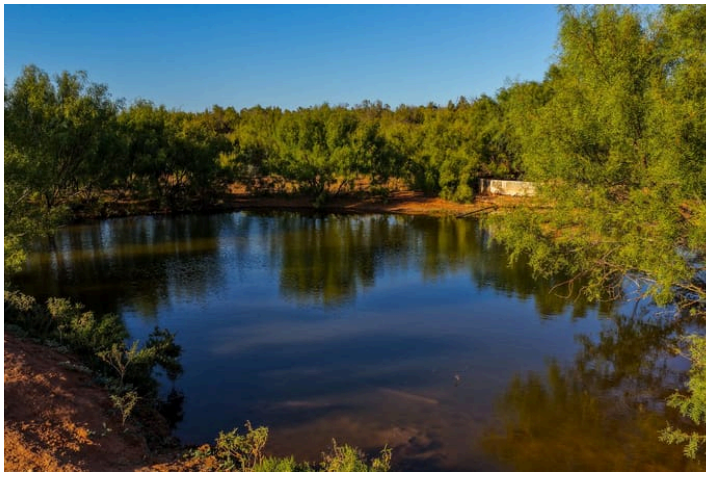
Acreage
7,274

Price
$13,973,354

Property Website
cfrland.com







PROPERTY DESCRIPTION

OX Canyon Ranch spans 7,274+/- acres in Northwest Texas and has remained in the same family for more than 80 years. Once part of the historic OX Ranch, established around 1880, the acreage carries a cattle ranching legacy that spans generations. The land has no oil or gas wells, and the sale includes the owned mineral estate to help protect the surface.

Scenic bluffs rise above deep canyons and wooded draws. From the highest overlooks, views extend more than 20 miles, reaching as far as the Childress water tower on the horizon. Seasonal Owl Creek meanders for more than four miles through the southwestern acreage. Large cottonwoods and chinaberry thickets fill its deep valleys, while mature mesquite and dense underbrush provide cover for whitetail deer and abundant hogs. Farther north, mule deer frequent the rugged canyons and secluded draws. Jackson Creek begins on higher ground to the east and runs 1.5 miles north, creating a wet-weather travel corridor for wildlife. Numerous stock ponds and six solar-powered wells supply water for cattle and game.

A current lease keeps OX Canyon Ranch in operation as a working cattle ranch. Cross-fencing divides the acreage into 11 pastures, each with its own water source, and approximately 60 miles of interior roads provide access throughout. Native pasture covers the entire acreage, with no cultivated cropland, and provides forage for cattle and habitat for game.

Headquarters sits in the south-central portion, where an older ranch house and a manufactured home currently serve as hunting cabins. A meter south of the property supplies rural water while a generator powers headquarters. Electrical service is available within a mile of the ranch. Several smaller traps sit beside the large barn and pipe working pens. On the east side, a second set of pipe working pens and traps provides another place to handle cattle.

The hunters own the manufactured home, along with the existing blinds and feeders, which are negotiable separately from the sale. No wind turbines are visible from the ranch, leaving the canyon views open to the horizon.

-- RANCHING & HUNTING IMPROVEMENTS --

- Ranch House ~ Aged; hunting cabin - two bedroom, one bath
- Manufactured Home ~ Utilized as a hunting cabin - two bedroom, two bath; negotiable separately from land sale
- Interior roads ~ 60 miles of ranch roads recently built
- Fences ~ Barbed wire, metal t-posts, cedar posts, cedar staves; good to poor condition
- Rural Water ~ King-Cottle Water Supply, meter located south of property
- Water Wells ~ Six solar-powered water wells; water storage tank at each well
- Barn ~ 2,500 sq ft metal barn with roll-up door and divided storage areas
- Working Pens ~ Two sets with pipe construction in good condition
- Cattle Guards ~ Four in good condition
- Blinds and Feeders ~ Negotiable separately from land sale

-- WATER, COVER & TERRAIN --

- Surface water ~ Thirteen ponds and tanks, all currently holding water: 2.1 ac, 2.01 ac, 1.49 ac, .98 ac, .67 ac, .58 ac, .53 ac, .47 ac, .42 ac, .31 ac, .18 ac, .17 ac, .14 ac
- Land ~ Mix of grazing lands, bluffs, canyons, draws, badlands
- Elevation ~ 280 ft elevation change; from 1,640 ft to 1,920 ft
- Tree cover ~ Cedar, mesquite, hackberry, chinaberry, cottonwood
- Underbrush ~ Tasajillo, prickly pear, yucca
- Native grasses ~ Bluestem, buffalo grass, and other native grasses
- Grazing Lease ~ Currently under lease until 06/2027
- Soils ~ Miles fsl, Vernon cl, Tillman scl, Bukreek l, Woodward l, Woodward & Quinlan l, CO & Yomont, Frankirk l, Knoco-Badland complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, mule deer, javelina, turkey, hogs, dove, quail, varmint
- Habitat ~ Native grasses, wooded draws, secluded areas, abundant natural cover, and reliable water sources.
- Hunting Lease ~ Currently under verbal lease until 05/2027 (grazing lease sublease)

-- MINERALS & WIND --

- Mineral rights ~ All owned mineral rights convey
- O&G production ~ No active production or lease
- Pipelines ~ Energy Transfer Co. crude oil pipeline on East side
- Wind & solar rights ~ 100% wind and solar rights convey
- Wind & solar production ~ No wind farms or solar farms in sight

-- ACCESS & DISTANCES --

- Access ~ In-set pipe gate with cattle guard on W side of FM 104
- Electricity ~ 1/2 mi North, 1 mile South, 1.1 mi East; South Plains Electric Cooperative
- Road Frontage ~ 1.1 mi FM 104; paved
- Nearby Towns ~ 10 mi NE of Paducah; 29 mi SE of Childress; 33 mi SW of Quanah; 35 mi NW of Crowell
- Major Cities ~ 111 mi NW of Wichita Falls; 125 mi NE of Lubbock
- Airports ~ 32 mi SW of Quanah Mun'l Airport; 35 mi SE of Childress Municipal; 110 mi NW of Wichita Falls Reg'l; 122 mi NE of Lubbock Int'l

-- EASEMENTS --

- Crude Oil Pipeline ~ Energy Transfer Co.; eastern portion; Since 1927
- Electric transmission lines ~ AEP; western portion

-- OTHER --

- Survey ~ Sellers have ordered; completion is expected soon.

AGENT & BROKER COMMENTS: The OX Canyon Ranch must be experienced to fully appreciate its vast scale, rugged beauty, and breathtaking views. Its dramatic canyon landscapes and remarkable sense of seclusion make this an exceptional opportunity to own a piece of Northwest Texas ranch country. Contact us to schedule a private tour and experience this remarkable ranch firsthand!

Listing Agents -- Kathy Bailes (940)-256-4958 and Boone Campbell (940)-282-5500


73 F 28-46 inHg
OXCANYON
10/25/2026


89 F 28-37 inHg
OXCANYON
10/24/2026









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