OX Bull Ranch
TBD FM 104
Paducah, TX 79248

$840,685
383± Acres
Cottle County







SUMMARY

Address
TBD FM 104

City, State Zip
Paducah, TX 79248

County
Cottle County

Type
Ranches, Hunting Land, Recreational Land, Undeveloped Land, Farms

Latitude / Longitude
34.120137 / -100.150219

Taxes (Annually)
$265

Acreage
383

Price
$840,685

Property Website
cfrland.com







PROPERTY DESCRIPTION

The OX Bull Ranch offers 383 +/- acres of scenic ranchland with a history dating back to the original OX Ranch, established around 1880. Owned by the same family for more than 80 years, the ranch remains part of the area's rich cattle ranching heritage.

Located in northeastern Cottle County, approximately 10 miles northeast of Paducah, the ranch lies along the east side of FM 104. Rolling native pastureland gives way to rugged canyons and wooded draws, with elevated ridges offering scenic views of the surrounding countryside. Approximately 65 acres are cultivated and offer potential for crop production or livestock grazing. A cross-fence and gate separate the cultivated field from the rest of the ranch.

A solar-powered water well provides water for livestock, with a small, shallow stock tank nearby. A King-Cottle Water Supply rural water main is located approximately one-half mile north along CR 327. A rural water connection may be possible, subject to availability and approval by the water supplier. Established interior roads provide access throughout the ranch.

Currently used for cattle grazing, the OX Bull Ranch also offers excellent hunting opportunities. Its natural cover and varied terrain provide favorable habitat for wildlife. Existing hunting blinds and feeders belong to the hunters and may be negotiated separately with the purchase of the ranch.

Potential utility access and an established water well provide a foundation for a future homesite or hunting lodge at OX Bull Ranch. With its manageable acreage, scenic landscape, and rich ranching heritage, this property presents an appealing opportunity to own a piece of Texas historic Rolling Plains.

-- RANCHING & HUNTING IMPROVEMENTS --

- Interior roads ~ Good road system
- Fences ~ 5 strand barbed wire, perimeter; cross fences - good to fair condition
- Water Well ~ One solar-powered water well
- Rural Electric ~ South Plains Electric utility lines cross the eastern side, providing availability for an electric meter
- Blinds & Feeders ~ Negotiable separately from sale

-- WATER, COVER & TERRAIN --

- Surface Water ~ One small, shallow tank, seasonally dry
- Land ~ Mix of cropland, grazing lands, bluffs, canyons, draws, badlands
- Elevation ~ 80 ft change in elevation from 1770 ft to 1850 ft
- Tree cover ~ Cedar, mesquite, hackberry
- Underbrush ~ Tasajillo, prickly pear, yucca
- Native grasses ~ Bluestem, buffalo grass and other native grasses
- Grazing Lease ~ Currently under lease and being grazed
- Soils ~ Knoco-Badland complex, Vernon clay loam, Tillman silty clay loam, Colorado clay loam

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, mule deer, turkey, hogs, quail, dove, varmint
- Habitat ~ Native grasses, wooded draws, natural cover, and reliable water
- Hunting Lease ~ Currently under verbal lease (grazing lease sublease)

-- MINERALS & WIND --

- Mineral rights ~ All owned mineral rights convey
- O&G production ~ No active production or lease
- Wind & solar rights ~ 100% wind and solar rights convey
- Wind & solar production ~ No wind farms or solar farms in sight

-- ACCESS & DISTANCES --

- Access ~ Two wire gates on the east side of FM 104
- Road Frontage ~ .6 mi FM 104
- Nearby Towns ~ 10 mi NE of Paducah; 16 mi S of Childress; 27 mi NW of Crowell
- Major Cities ~ 95 mi NW of Wichita Falls; 98 mi NE of Lubbock
- Airports ~ 18 mi SE of Childress Municipal; 25 mi SW of Quanah Mun'l Airport; 95 mi NW of Wichita Falls Reg'l; 96 mi NE of Lubbock Int'

-- OTHER --

- South Plains Electric Cooperative Easement ~ Electric utility lines, east side
- Sellers have ordered a survey; completion is expected soon.

AGENT COMMENTS: The OX Bull Ranch offers an appealing combination of productive agricultural land and recreational uses. Whether for ranching, hunting, or building a country retreat, its varied terrain and natural surroundings create a peaceful, secluded setting to enjoy the outdoors.

Listing Agent -- Kathy Bailes (940)-256-4958








LISTING REPRESENTATIVE

For more information contact:



Representative
Kathy Bailes

Mobile
(940) 256-4958

Office
(940) 549-7700

Email
Kathy@cfrland.com

City / State / Zip
Throckmorton, TX 76483

NOTES

NOTES

DISCLAIMERS

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable, but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer review multiple offers, and accept backup offers.

Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
https://cfrland.com/