

\$11,395,000 - 1241 County Road 24, Estelline

MLS® #21051027

\$11,395,000

0 Bedroom, 0.00 Bathroom,
Land on 6895.00 Acres

none, Estelline, TX

The Sandhill Ranch, located outside of Estelline, TX, covers 6,895 acres and features 4.5 miles of river frontage along the Prairie Dog Town Fork of the Red River. This place is truly a sportsman's paradise offering some of the best free range hunting for trophy mule deer, whitetail, quail, turkey, dove, and hogs. The terrain is perfect for horseback riding and off roading, and it comes with a lodge that sleeps 29 people, plus a 3 bedroom, 2 bath foreman's house. The terrain shifts dramatically across the property. You'll find some open sand dunes on the northwest side of the ranch near the river, but most of the ranch you will find hills that are covered in native grasses and good forage, ideal for both wildlife and cattle. The river flats and riverbed add another level of diversity that really makes this ranch stand out. The ranch is set up to handle major cattle, farming, and commercial hunting operations without missing a beat. Located 200 miles from the DFW Metroplex and 100 miles from Amarillo. 20 minutes away is the Childress Municipal Airport with a 5,949 ft runway. Sitting on top of the Seymour Aquifer, the ranch has 17 working water wells plus numerous surface tanks. The fencing is in great shape 19 miles of perimeter fence and over 16 miles of cross fencing. There's also a 2.5 mile cattle alley running from the headquarters to working pens in the bottom pasture. The foreman's or guest house has been recently remodeled and includes 3 bedrooms, 2 baths, and 2 living areas. A 7,600



SF workshop and barn comes with an office, 2 full bathrooms, tons of corrals and working pens, and a hydraulic chute. There’s even a dedicated dog kennel area with 9 covered runs, all plumbed with water. Additional outbuildings include an 8,000 SF hay barn and a 1,800 SF equipment shed. The ranch is loaded with strategically placed hunting blinds, corn and protein deer feeders, quail feeders, and turkey feeders to support incredible hunting year-round.

Built in 1984

Essential Information

MLS® #	21051027
Price	\$11,395,000
Bathrooms	0.00
Acres	6,895.00
Year Built	1984
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	1241 County Road 24
Subdivision	none
City	Estelline
County	Hall
State	TX
Zip Code	79201-7545

Amenities

Utilities	Electricity Available, Electricity Connected, Well
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	Acreage, Agricultural, Brush, Hilly, Cedar, Mesquite, Oak, Pasture, Tank/Pond, Water/Lake View, Waterfront
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School Information

District	Memphis ISD
Elementary	Austin
Middle	Memphis
High	Memphis

Additional Information

Zoning	n/a
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Listing Details

Listing Agent	Benjamin Clark
Listing Office	Keller Williams Realty

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