

The Cornerstone Ranch

649.19 Acres | Gray County, TX | \$945,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road

Cattle/Ranch

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Hunting - Upland Birds

Water Rights

Land Details

Address: TBD SH-273, McLean, Texas 79057,
USA

Closest Town: McLean, TX

Total Acres: 649.19

Deeded Acres: 0.00

Leased Acres: 0.00

Water Rights: Yes

Source of lot size: Survey

Foundations: Concrete Slab



Property Summary

Come and experience the beauty of The Cornerstone Ranch! This 649+/- acre property in Gray County, TX, offers pristine deer and quail habitat. Currently used for grazing and hunting, the property features spectacular topography with rolling hills and draws that provide seclusion and privacy. With ample ground cover, water, and forage for wildlife, it has all the necessary elements to make an exceptional hunting property!





Land

Nestled in the Red River Breaks area of Gray County, Texas. It covers an area of approximately 649 acres and is situated one mile north of McClellan Creek, three miles south of The North Fork of the Red River, and eight miles north of McLean, TX. The property has four wells, out of which two are electric, one is solar, and the other is a windmill. The land is mostly rolling with several draws throughout it. A shelter belt runs from the center to the north fence on the eastern side of the property. The property has native grasses and brush throughout, providing excellent cover and forage for wildlife. The prominent soil types on the property are Springer Loamy Fine Sand and Tivoli Fine Sand, with the remaining soil being Likes Loamy Fine Sand, Likes Complex, and Miles Fine Sandy Loam.

Improvements

A concrete slab on the east side of the property, equipped with an electric well, power, and an old septic, provides ample amenities for your needs. Cattle pens are conveniently located adjacent to the concrete slab on the south side, and a small corral is on the west side of the property. Electricity is also on the north side of the property to provide power to the electric well located near the north fence line. This well has 3 tanks and a small overflow pond. The solar well is near the west fence line with one tank, and the windmill is near the south fence. The property has barbwire fencing around the perimeter and has fencing on the interior for rotational grazing.





Recreation

Wildlife is abundant on this property, including deer, quail, dove, predators, and the occasional turkey. Native vegetation includes native brush, forbs, grass, and some trees throughout the property. This vegetation provides remarkable cover and forage for the native wildlife. A sound road system is already in place throughout the ranch, providing easy access in the property. Food plots could be put on the west side of the property, where a large draw provides relatively flat land with good vantage points for hunting. Food, water, and cover are the main ingredients for wildlife, and this property checks all three boxes!

Agriculture

Currently, the land is primarily used for grazing cattle, and the terrain will make cultivation difficult, although a small portion of the northeast side could be used for this purpose.





Water/Mineral Rights & Natural Resources

Water rights will be conveyed with the sale. The property is in the Panhandle Groundwater Conservation District. The current landowner does not own the mineral rights.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

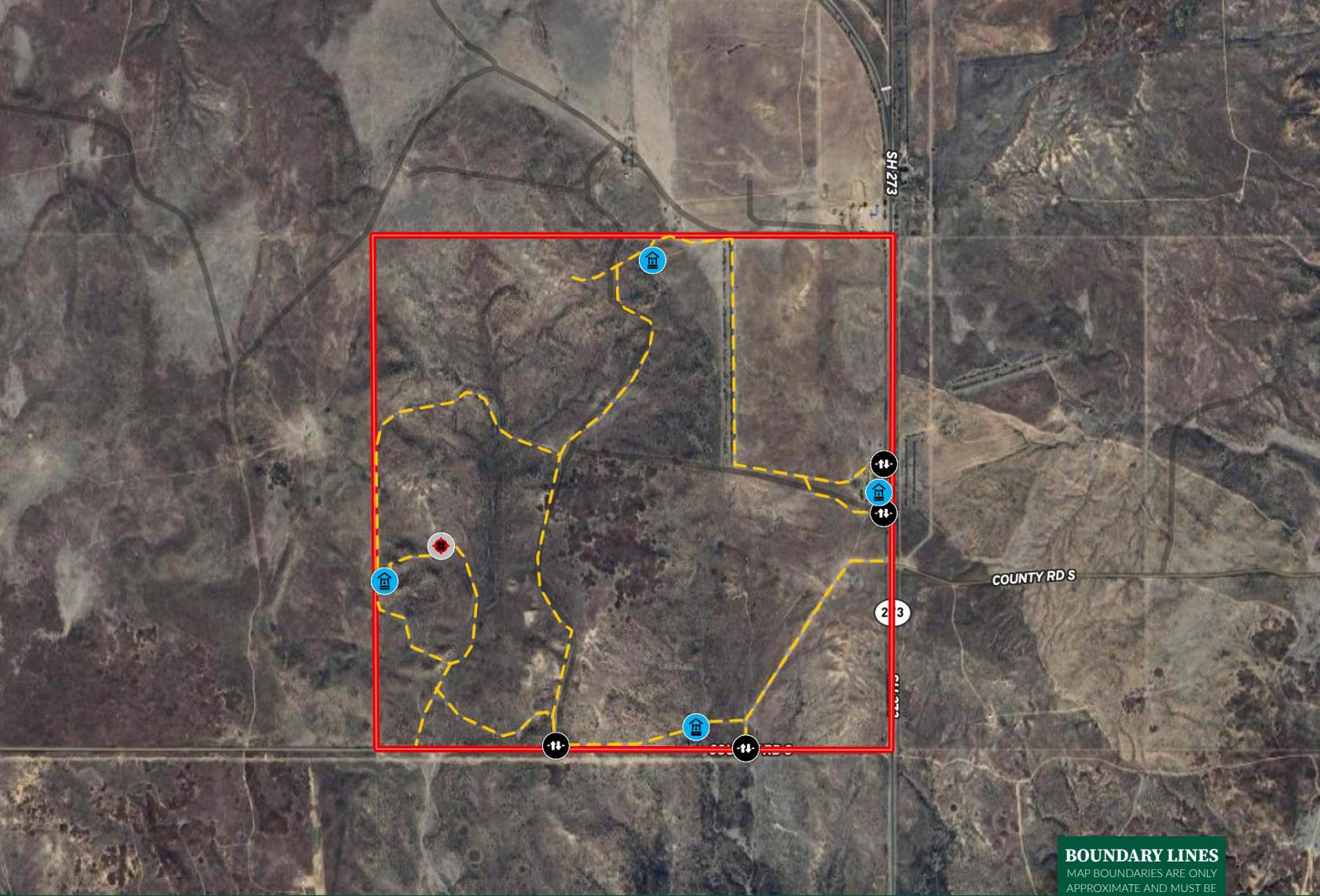


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

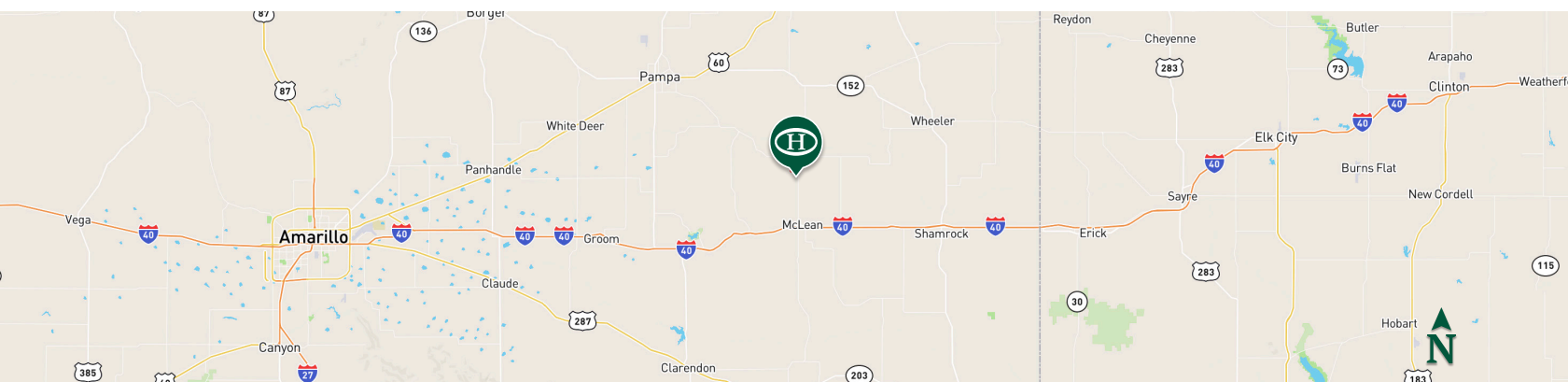
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials








 Boundary
  Gate
  Water Well



Michael Wilson

 REALTOR®, Licensed in TX
 MWilson@HaydenOutdoors.com
 806.679.7944


**HAYDEN
 OUTDOORS.**
REAL ESTATE

