

MCCULLUM CREEK RANCH

DONLEY COUNTY, TX





MCCULLUM CREEK RANCH

The 2,725.73 acre McCullum Creek Ranch is a ruggedly beautiful piece of Texas wildland. This graciously wooded ranch with large canyons and numerous creek bottoms offers a unique opportunity to own a diverse piece of easily accessible, private land. The live spring located on the property flows year-round into McCullum Creek, which is a live creek that runs through the ranch for approximately two (2) miles. Subsequently the ranch includes a diversity of habitat and vegetative life zones.





WATER

Water is abundant with springs and many live creeks. Water wells and various other creeks provide ample water for the various pastures throughout the ranch. McCullum Creek the most notable creek that traverses through the property.



LAND

The McCullum Creek Ranch encompasses approximately 2,725.73 deeded acres. It is a well-diversified operational ranch supporting big elevation changes, high meadow pastures, lower lush watered meadows, and live creeks.





WILDLIFE

The large topography produces a tremendous habitat for an abundance of wildlife including Mule Deer, Whitetail Deer, wild Aoudad Sheep (trophy quality), Quail, Hogs, Dove and Turkey. Due to the numerous large breaks and elevation changes, McCullum Creek Ranch is ideal for spot and stalk type hunting.





Located 45 miles Southeast of Amarillo and 10 miles West of Clarendon & the Clarendon Municipal Airport, McCullum Creek Ranch lies in the same canyon formation as Palo Duro Canyon. The ranch adjoins the historic JA Ranch (founded by John George Adair and Charles Goodnight.) With breathtaking views, as far as the eye can see, and numerous live creek bottoms, McCullum Creek Ranch is as well rounded of a recreational property as you will find on the market.

TOTAL ACRES: 2,725.73 ± | TOTAL PRICE: \$ 3,270,000.00

FOR MORE INFORMATION, CONTACT:



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Disclaimer: Seller makes full disclosure that they have common ownership in a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.



