

Listing Summary

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<b>Listing #201505833</b>	<b>Hwy 83,Paducah, TX 79248</b>	<b>Active</b> (08/21/15) <b>DOM:</b> 171
<b>\$500,000 (LP)</b>	<b>Acres:</b> 265.0800	<b>Lot Sz:</b> 11546885
<b>Price/Acre:</b> 1886.22	<b>Zone:</b> Other	
<b>Price/Acre:</b> 1,886.22		

Remarks

Great hunting ranch--whitetail deer, few mule deer, quail, dove, wild hogs, turkeys. Could be used for cattle ranch. Wonderful weekend place for families, low maintenance--hunting, fishing, 4 wheeling. airplane runway nearby (approx. 5 miles). roughly 2 hours from lubbock and amarillo. Adjacent property possibly available. New modular home 3/2 completely furnished with w/d, HVAC, covered back patio, fenced backyard with sprinkler system. Hunting equipment included: 4 fiberglass enclosed tower blinds with 10'stands, 1 ground level buried blind, 2 open bow stands, 4 1000# outback brand spinner type feeders, 2 protein plots with 2 - 1000#protein feeders and hog proof fencing, 1 outback brand quail feeder. Equip shed has game cleaning area. nice pond near house with dedicated well (hasn't been stocked yet). 2 domestic wells. South Pease River is on the north boundary.



[Pictures \(47\)](#)



<b>Private Remarks</b>	4 more legal descriptions in addition to the 1 in legal description field : 47 Blk B A.Forsythe 95.3 acres, 3 D.D. Swearingen 9.79 acres, BLK G GC and SF Isaac Vance 66.15 acres, JG Dulaney 49.51 acres (total 265.08 ac)		
<b>Showing Instructions</b>	Contact ListingAgent		
<b>Showing Instr Cmts</b>	call bruce bridges 806-647-6520		
<b>Directions to Property</b>	from paducah texas, go approx. 14 miles north on Hwy 83, entrance to property is on the west side of the road. (or approx. 16 miles south of childress)		
<b>Legal Description</b>	48 Blk B A.Forsythe 44.33 acres (1st of 5, see private remarks for other 4)		
<b>Agent</b>	Bruce B Bridges (ID: 784022301) Primary:806-647-6520		
<b>Office</b>	Triangle Realty, LLC (ID:855) Phone: 806-367-8334, FAX: 806-322-1687		
<b>Property Type</b>	Farm and Ranch	<b>Property Subtype(s)</b>	Ranch
<b>Entry Date</b>	08/21/15	<b>Listing Date</b>	08/18/15
<b>Status</b>	<b>Active</b> (08/21/15)		
<b>DOM</b>	171		
<b>Original Price</b>	530,000	<b>Expiration Date</b>	02/17/16
<b>Commission</b>	<b>Buyer Agent Comp</b>	<b>Variable Rate Commis</b>	
	2.5%	No	
<b>Listing Type</b>	Excl. Right to Sell		

Listing Details

<b>Zone</b>	Other		
<b>Sub Zone</b>			
<b>County</b>	Cottle	<b>Tax ID #</b>	TAX ID NOT FOUND
<b>School District</b>	Paducah ISD ()		

**Above Ground SqFt** 0.00  
**Lot Sq Ft (approx)** 11546885  
**Price / Acre** 1,886.22  
**Owner Name** client of office  
**Call or Text** Call, Text  
**Will Divide** No  
**Occupied** No  
**# of Buildings** 2  
**# Wells** 2

**Lot Acres (approx)** 265.0800  
**Owner Phone**

**Grazing Acreage** 225.08  
**Cultivated Acreage** 40  
**Minerals Available** Yes  
**Est. Annual Taxes** \$1724.46  
**Survey Date** 08/05/06  
**Broker License #** 602175  
**Licensed Supervisor** J.T. Haynes  
**LicSupervisor Lic#** 0

**Internet** Yes  
**VOW** Yes  
**Display Address on VOW** Yes  
**Allow AVM** Yes  
**Allow Comments** Yes

**Features**

**Possible Uses** Livestock, Ranch  
**ConstructionExterior** Aluminum Siding, Wood Frame  
**Roof** Composition  
**Restrooms** 2 Baths  
**Utilities Available** Private Water, Septic Tank  
**Site Improvements** Fenced  
**Improvements** Fencing, Game Feeders, Gates, House, Hunting Blinds, Manufactured Home, Shop, Submersible Pump  
**Rural Property** No City Taxes, Septic System  
**Road Frontage** US Highway  
**Minerals** Partially Included  
**Game** Deer, Dove, Hogs, Quail, Turkey  
**Topography** Rolling

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

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U.S. Patent 6,910,045

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