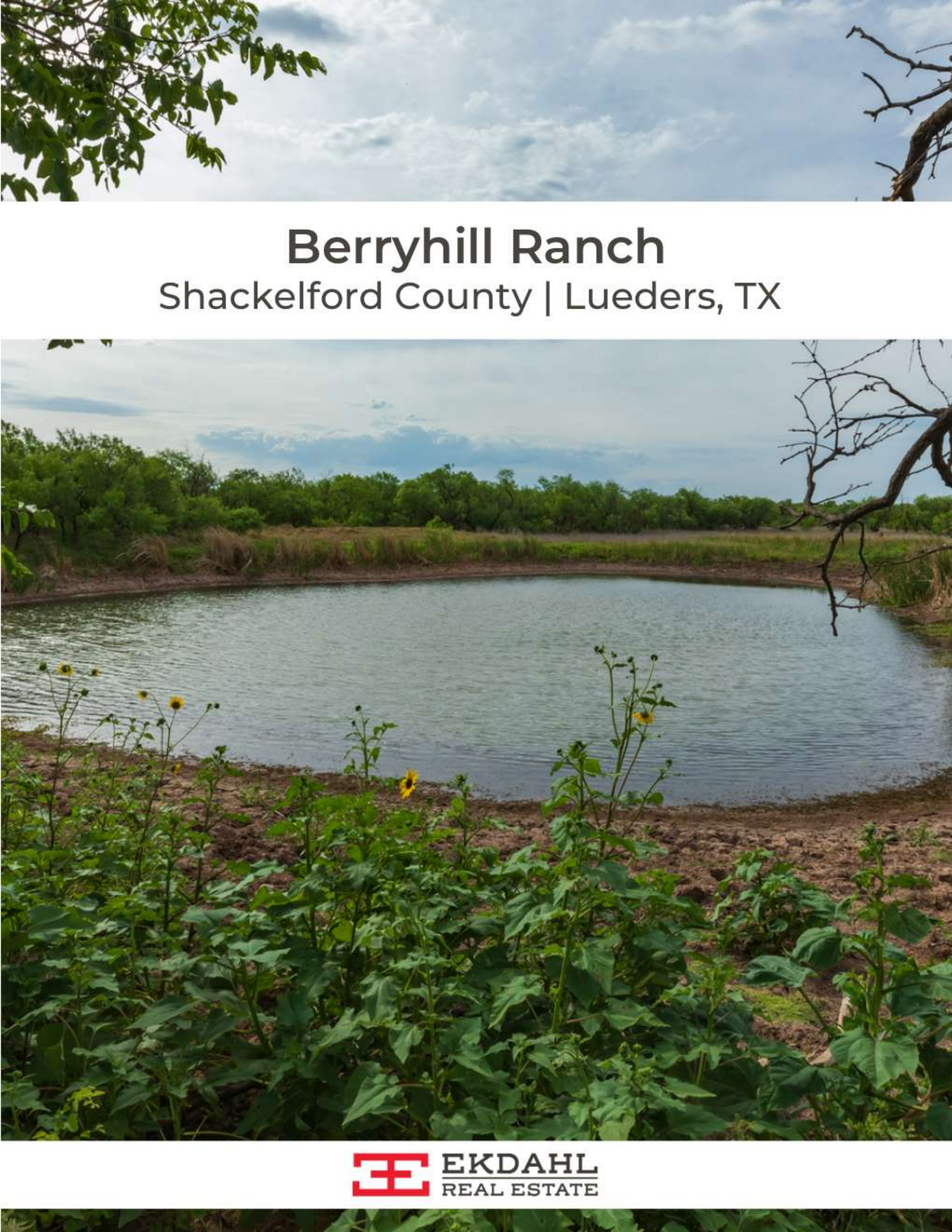


A scenic landscape photograph of Berryhill Ranch. In the foreground, there are green plants with yellow flowers. A calm body of water, possibly a pond or a slow-moving stream, occupies the middle ground. The background is filled with a dense line of green trees under a sky with scattered white clouds. The overall scene is peaceful and natural.

Berryhill Ranch

Shackelford County | Lueders, TX

Berryhill Ranch

The Berryhill Ranch begins where the blacktop ends. Your new getaway has great access, offers fantastic hunting and fishing, and is conveniently located right off the paved road.

The ranch offers year-round enjoyment with its two stocked ponds and great numbers of deer, turkey, and hogs. Wing shooters will love the dove hunting here as well.

Quality places that are more manageable are quickly disappearing. Come take a look at this jewel before it does as well.



AGENT CONTACT

Rex Detamore

Broker | Ekdahl Real Estate

(325) 665-3744

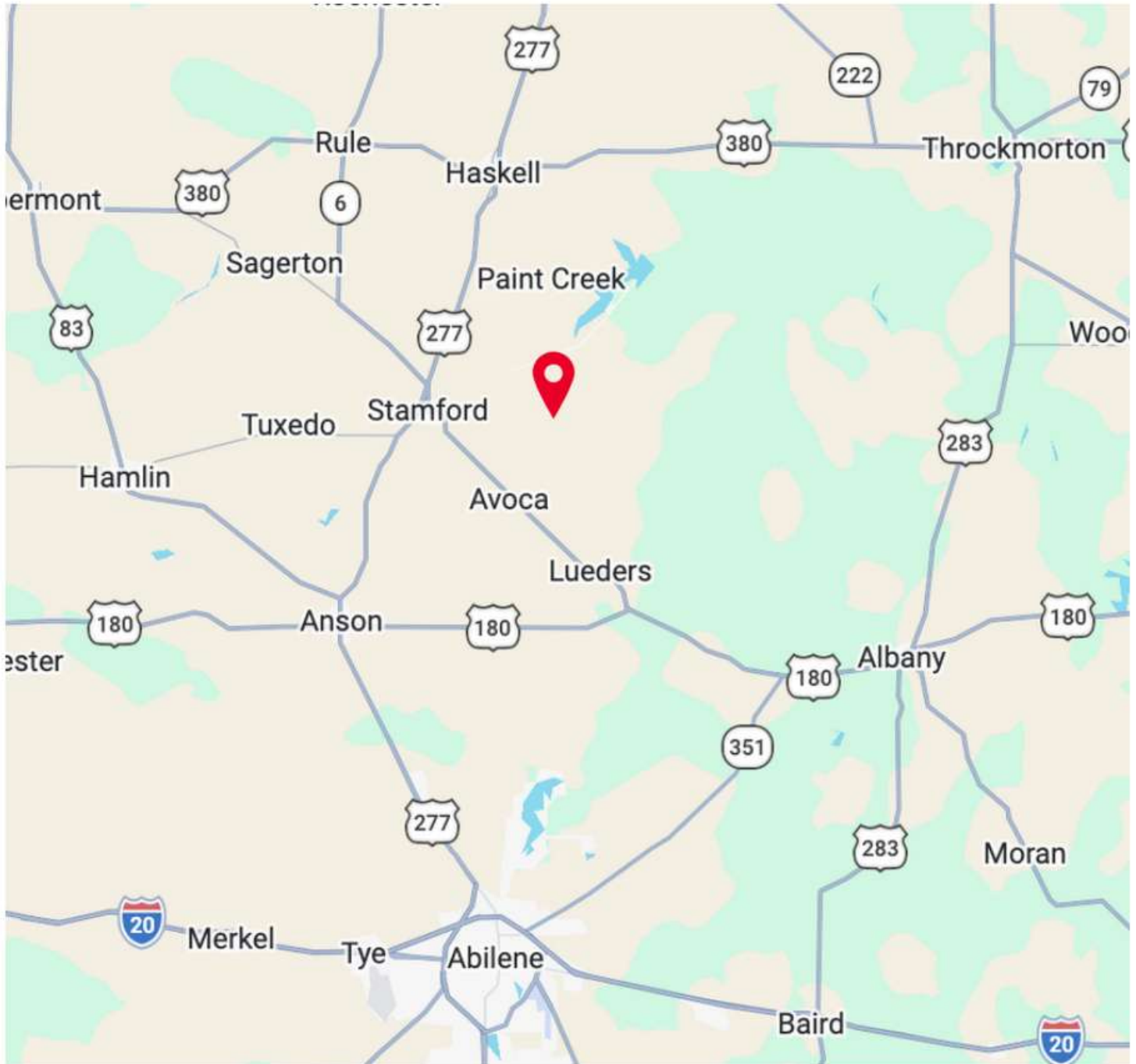
rea@ekdahlrealestate.net

LOCATION

The ranch is located 13 miles east of Stamford, 43 miles north of Abilene, 165 miles west of Ft Worth, or 160 miles SE of Lubbock.

Driving Directions:

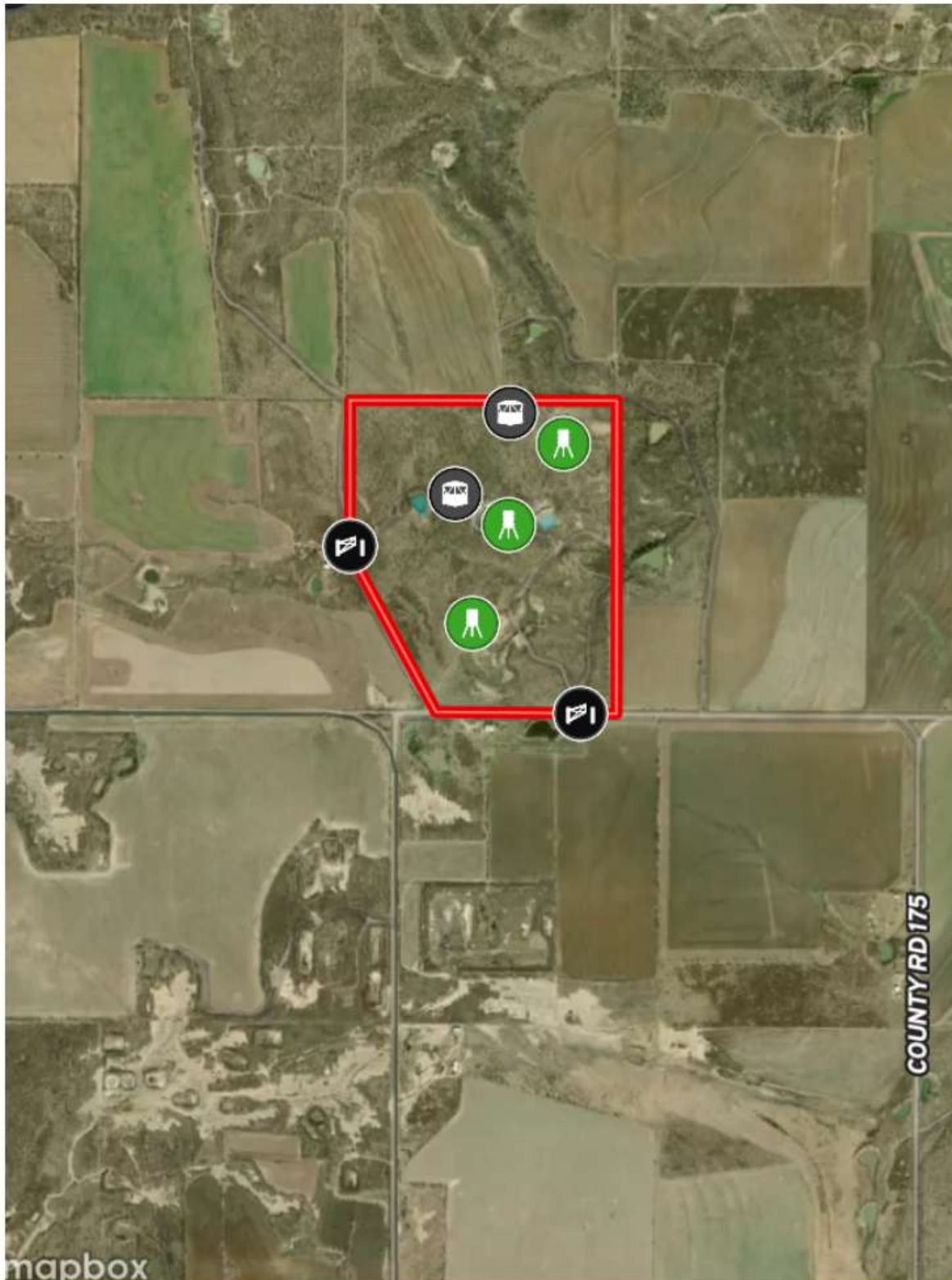
From Stamford, take FM 142 east until it turns into Shackelford CR 163. The ranch is located on the north side of the road.



PROPERTY MAP

INTERACTIVE MAP

SCAN HERE



ACREAGE

This ranch consists of 157.7± acres, entirely in mesquite pasture.

The ranch has some roll to it, with a couple of high points that offer nice views of the area. There are also good drainage areas that will hold water for a few weeks after a good rain.



WATER & COVER

Water is life in West Texas, and the Berryhill delivers. Two earthen ponds are fully stocked and ready for the kids—or the kid in you—to pull out largemouth bass, channel catfish, and perch. There is also a rural water meter in place.

The cover here is ideal. Thick, rich native mesquite dominates the pasture and is interspersed with hardy hackberry. It is heavy enough to hold game, yet open enough to navigate with ease. Below the canopy is a buffet of premier native browse, including elbow bush, sumac, lotebush, ephedra, and agarita, which keeps local wildlife well-fed and thriving.



FENCES & UTILITIES



Fences are five-strand barbed wire on metal and cedar posts. They are in good condition.

Electricity is in place and supplied by Big Country Electric Cooperative. Water is in place and supplied by Ericksdahl Water Supply.



HUNTING



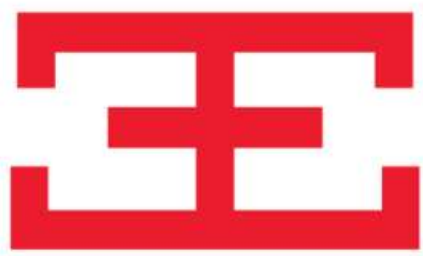
Hunting here is outstanding, with a variety of wildlife throughout the property. You will find whitetail deer, Rio Grande turkey, feral hogs, and bobwhite quail. Dove hunting here is also first-class. When you are not hunting, you can enjoy catching largemouth bass, catfish, or perch in the stock tanks. This property provides year-round enjoyment for the avid outdoorsman.



MINERALS

The seller believes they own a small portion of the minerals and will convey those minerals with an acceptable offer. There is no active production on the ranch.





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REX DETAMORE | (325) 665-3744