



WEST & SWOPE
RANCHES



COTTLE RANCH

Paducah, Texas | 324.41 ± ACRES

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THE RANCH

The Cottle Ranch is a recreational ranch surrounded by some of Texas' largest and historic ranches. Originally built around 1900 as part of the "Richards Colony" or "Dutch Colony", it was a working ranch used for farming and livestock. At the time, it was known to be one the top tracts of land in the area. Unfortunately, it was later abandoned and left vacant. The ranch traded hands in 2022 and was reestablished and rebuilt by ranch developer, Mason Schwarz.



Schwarz made significant modern-day improvements while keeping the original charm. The 324.41 acre ranch was designed for year-round entertainment, including world class hunting and lakeside activities, with minimal maintenance and maximal convenience as primary objectives in the redesign. The property has electricity and county water with an option for self-sufficient off-grid living. This ranch is the perfect place for both those looking for a permanent residence, or the show up-and-play then lock-and-leave lifestyle.





LOCATION

The Cottle Ranch is located in Cottle County some 20 miles north of Guthrie and 20 miles southeast of Paducah. Lubbock is 100 miles to the west; Amarillo lies 140 miles to the northwest. This ranch is accessed by paved frontage FM3102. Bordered on the south and east by the JJ Gibson Ranch with the historical 6666 just to its southwest. This 324.41 acre property is prime hunting country with low hunting pressure.

TERRAIN

The large rolling hills with large standing hardwoods stretch throughout the property. The highly productive soil types supports a rich diversity of shrub species that include shin oak, soapberry, hackberry, and mesquite, while the ground cover is dominated by a variety of grass species including sand dropseed, silver bluestem, blue grama, and a plethora of additional native species. Both shrub growth and ground cover provide excellent forage and browse for cattle production and wildlife species.

MINERALS AND WATER

Mineral rights are not included. All water, wind and solar rights will be conveyed in the sale.

WILDLIFE

Whitetail deer, Turkey, bobwhite quail and dove are the predominant species of native game inhabiting the Cottle Ranch. In addition, feral hogs, coyotes, bobcats, ducks, skunks and many other animals roam this magnificent property.

Matador Wildlife Management Area is a 28,183 acre ranch owned by Texas Parks and Wildlife Department for public use and activities including hunting, fishing, hiking, bird watching, camping, horseback riding, nature study and photography. From the Cottle Ranch, Matador WMA is only a 28 minute drive and less than 16 miles as a straight line.

DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

IMPROVEMENTS



The HOUSE - The rock house is a 1224+/- square foot home featuring 2 bedrooms and 1 bathroom; there are two additional rooms with options for supplemental sleeping if needed. The house has been carefully reconstructed and updated while preserving the original 1900's charm. The home contains modern day amenities such as a fridge and freezer, dishwasher, disposal, washer and dryer, oversized hot water heater, cell booster and more. Care has been taken to ensure low electric bills with the addition of insulation. The 100 year old home was perfectly oriented and designed to stay cool in the summers and warm in the winters. The new gas range, gas water heater and recently rebuilt and inspected fireplaces ensure comfortable use of the home should electrical power fail. New electricity and plumbing have been added throughout the home to ensure safety and comfort.

POWER - Electricity is provided by South Plains Electric. There are two meters, one for the house and one for the water well. Propane is provided by WTC. Gas and diesel tanks supplied by WTC.

WATER - Water supply for the property sources from one water meter provided by Cottle/King County Water Co-op. There is also a large underground rainwater collection holding tank.

The WATER WELL provides a 100+ gallon per minute of fresh well water. There is a new electric pump that supplies the lake with a spectacular water feature.

The LAKE was built in 2023 and is designed to hold water year round. The clay bottom lake is supplied by water flowing out from several large boulders. The perfect swimming area was created by bringing in washed pea gravel base material and spreading it out under the pavilion and into the water. Two additional ponds were created on the property in 2023.

LOOKOUT VIEW - There is a breathtaking 360 degree hilltop view perfect for stargazing. This hilltop view features a fire ring with surrounding seating in addition to a table and grilling area. Washed pea gravel and several large boulders are present throughout the site as an added landscape feature. The site overlooks a feeder making it a multipurpose hunting or wildlife viewing location.

SHOOTING RANGE - The property contains a 500 yard shooting range with multiple targets, including a vintage truck. There are a myriad of shooting positions, and with its incorporation of a deer blind, the range makes for a multipurpose hunting location. The site has washed pea gravel and large boulders adding to the landscape and functionality. This is a perfect place to sight your gun in, or spend the day shooting, sitting around the fire, grilling, hunting and much more.

BARN - The original large 100 year old barn currently provides excellent storage but would make an amazing additional living space.

STORM SHELTER - There is a large concrete room underground that could serve many different purposes.

AUTOMATIC GATE - Gate entry with remote and keypad provides owners the luxury of never opening a gate. Fences and gates are all in good working condition.

TAXES and OTHER NOTES - Currently under wildlife exemption; property taxes were under \$400 for 2023.

All blinds, feeders, furniture, appliances, kitchenware, decorations will go with the property.

The property is in the Opportunity Zone

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“A LEGACY OF LAND”

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