



**SANDHILL ★ RANCH  
ESTELLINE TEXAS**

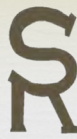
**EXTRAORDINARY 6,895.23 ACRE RANCH SITUATED ALONG THE RED RIVER IN THE  
TEXAS PANHANDLE**

6,895.23 Acres

\$11,550,000 / \$1,550 Per Acre

Estelline, Texas

Hall County



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## THE SANDHILL IS TRULY A ONE OF A KIND PROPERTY IN THE TEXAS PANHANDLE



The 6,895+ acre ranch boasts 4.5 miles of river frontage along the Prairie Dog Town Fork of the Red River. Located near the town of Estelline in Hall County, Texas.

This sportsman's paradise provides unrivaled free range mule deer, whitetail, quail, turkey, dove, and hog hunting. The unique terrain is great for horseback riding & off-roading. Features a great lodge that sleeps 29!

The ranch's ability to support tremendous cattle and farming operations provides the opportunity for income production as well.

The magnitude of water and power infrastructure throughout the ranch is simply incredible and would cost a small fortune to replicate. This is one of the biggest differentiating factors between this ranch and others.

The terrain varies between mesquite & yucca dotted sand hills, river flats, mesquite thickets, bare sand dunes, grass lands, coastal flats, pastures, and crop land.

Situated just 200 miles from the DFW area and 100 miles from Amarillo.



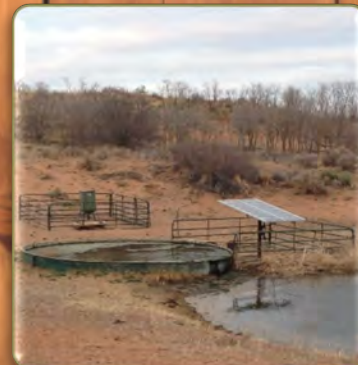
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# INCREDIBLE INFRASTRUCTURE

The infrastructure on this ranch is amongst it's greatest features. It is situated atop the Seymour water aquifer and the quantity of water wells make it possible to irrigate more land, run more cattle and hold more wildlife than is possible on any comparable properties in the region. Several electric water wells are plumbed to supply water to troughs and tanks placed throughout. In total, approximately 6 miles of underground water lines traverse the ranch!

The roughly 5.25 miles of power running throughout the ranch is equally amazing. In addition to powering many of the water wells, the possibility for future developments and improvements are virtually limitless.

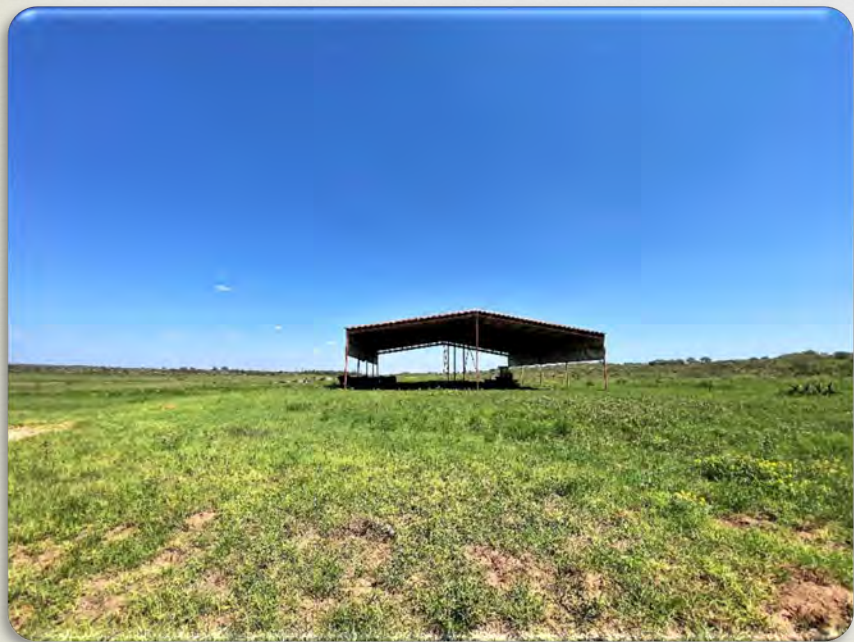
The power and water infrastructure alone make this offering a bargain.



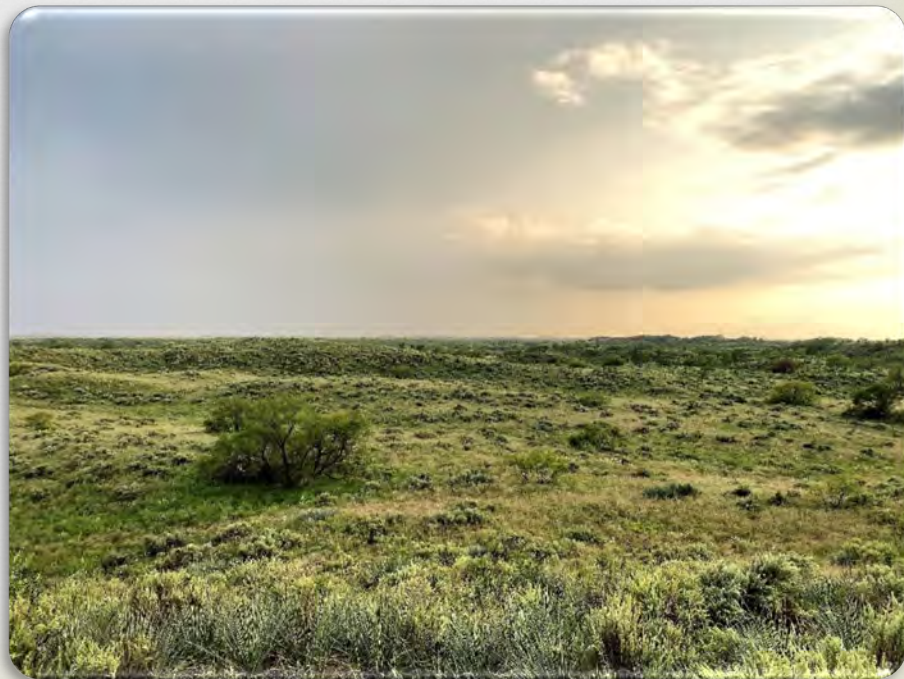


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# LODGE



Approximate 5,500 Ft<sup>2</sup>

Sleeps 29

8 Full Baths

6 Private King En Suites

2 Bunk Rooms

Den

Commercial Kitchen

2<sup>nd</sup> Story Observation Deck

Custom Grain Silo Pavilion

75'x30' Covered Parking





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# OTHER IMPROVEMENTS

## WATER

- Ranch is situated atop the Seymour Aquifer
- 9+ Surface Water Tanks & Ponds
- 17 Water Wells (Wind, Solar, & Electric)
- Numerous Troughs & Tubs Fed by Water Wells

## Ranch Manager/ Guest House

Approximate 2,100 Ft<sup>2</sup>

3 Bed/ 2 Bath

2 Living Areas

Recently Remodeled

## POWER

Several miles of Above & Underground Powerlines Traverse the Ranch to Run Several of the Water Wells and Cattle Chutes Throughout.

## WORKSHOP/ BARN

- Approximate 7,600 Ft<sup>2</sup>
- Managers Office
- 2 Bath/ 2 Shower Restroom
- Extensive Corrals, Working Pens, & Chutes

## FENCING

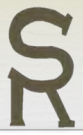
- 19 Miles of Perimeter Fence
- 16+ Miles of Interior/ Cross Fence
- 2.5 mile Cattle Alley from Working Pens in Bottom Pasture to Headquarters Pens
- Numerous Corrals & Pens Throughout Ranch

## OUTBUILDINGS

- 8,000 Ft<sup>2</sup> Hay Barn
- 1,800 Ft<sup>2</sup> Equipment Barn

## DOG KENNELS

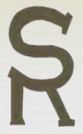
9 Covered Pens with Water



# RECREATIONAL OASIS

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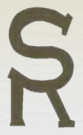




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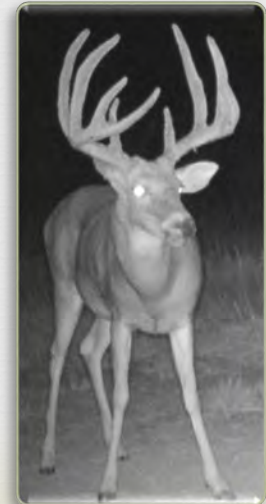
# MULE DEER





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# WHITETAIL



# QUAIL & DOVE

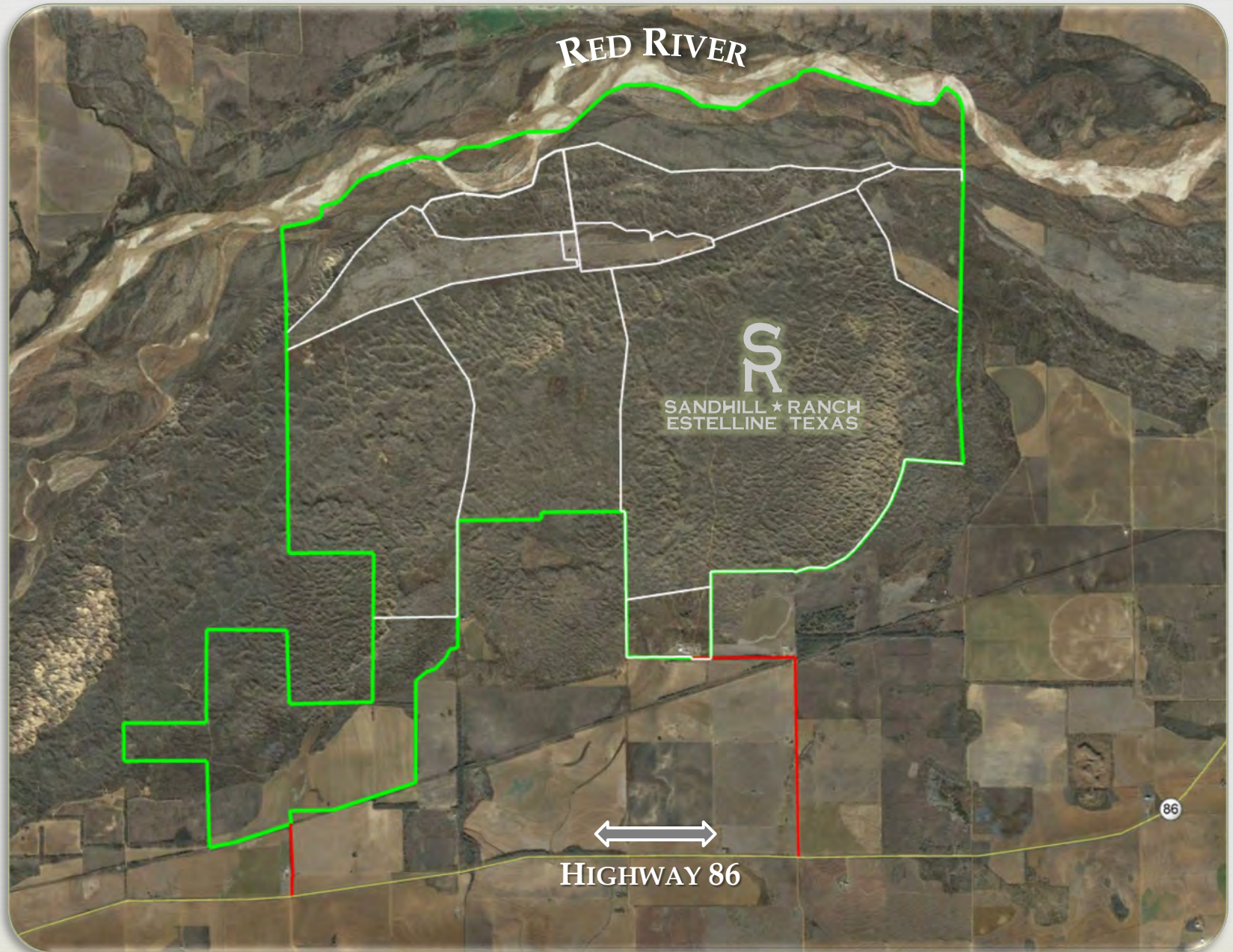
## TURKEY



## WILD HOGS

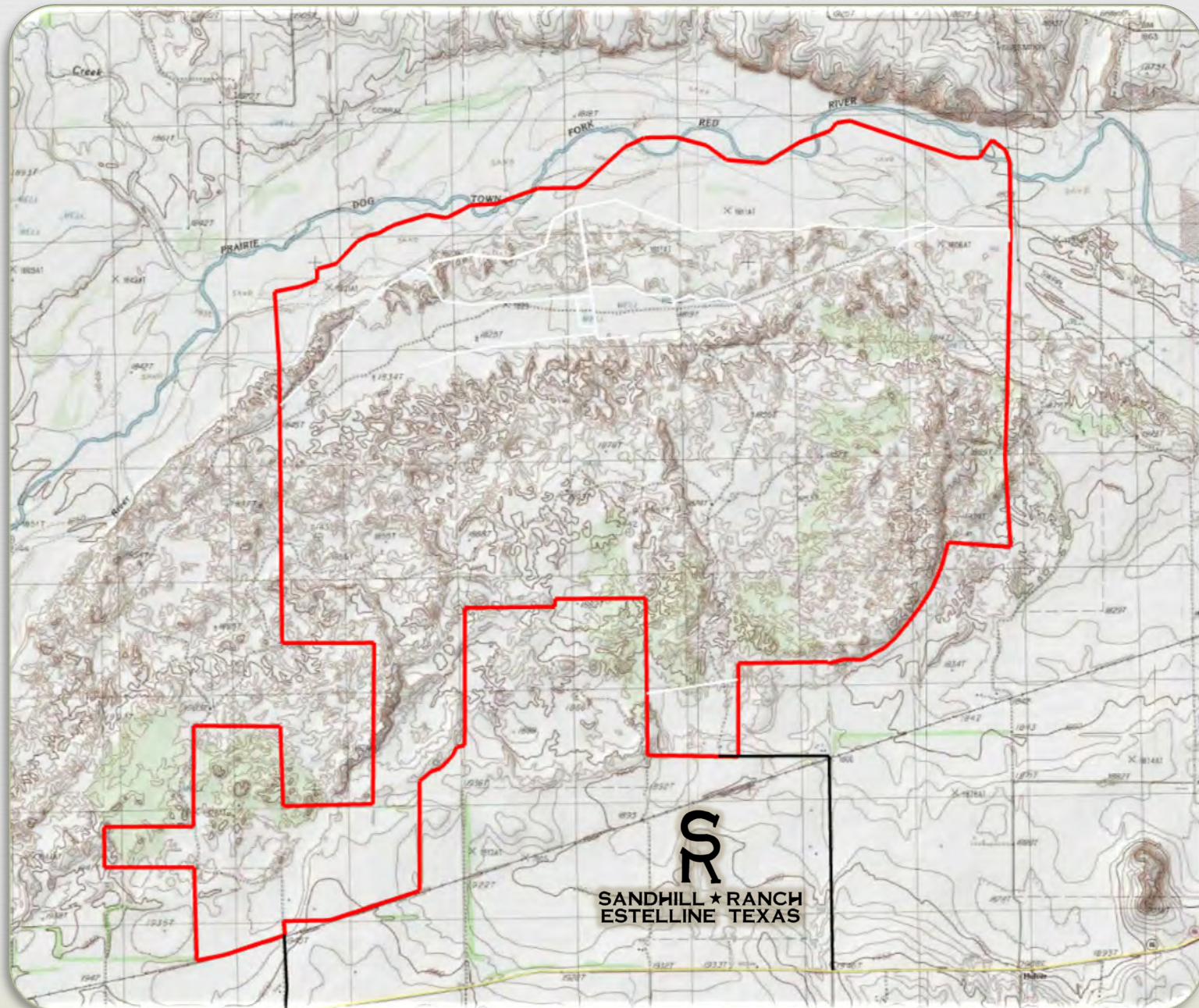


# SANDHILL RANCH AERIAL

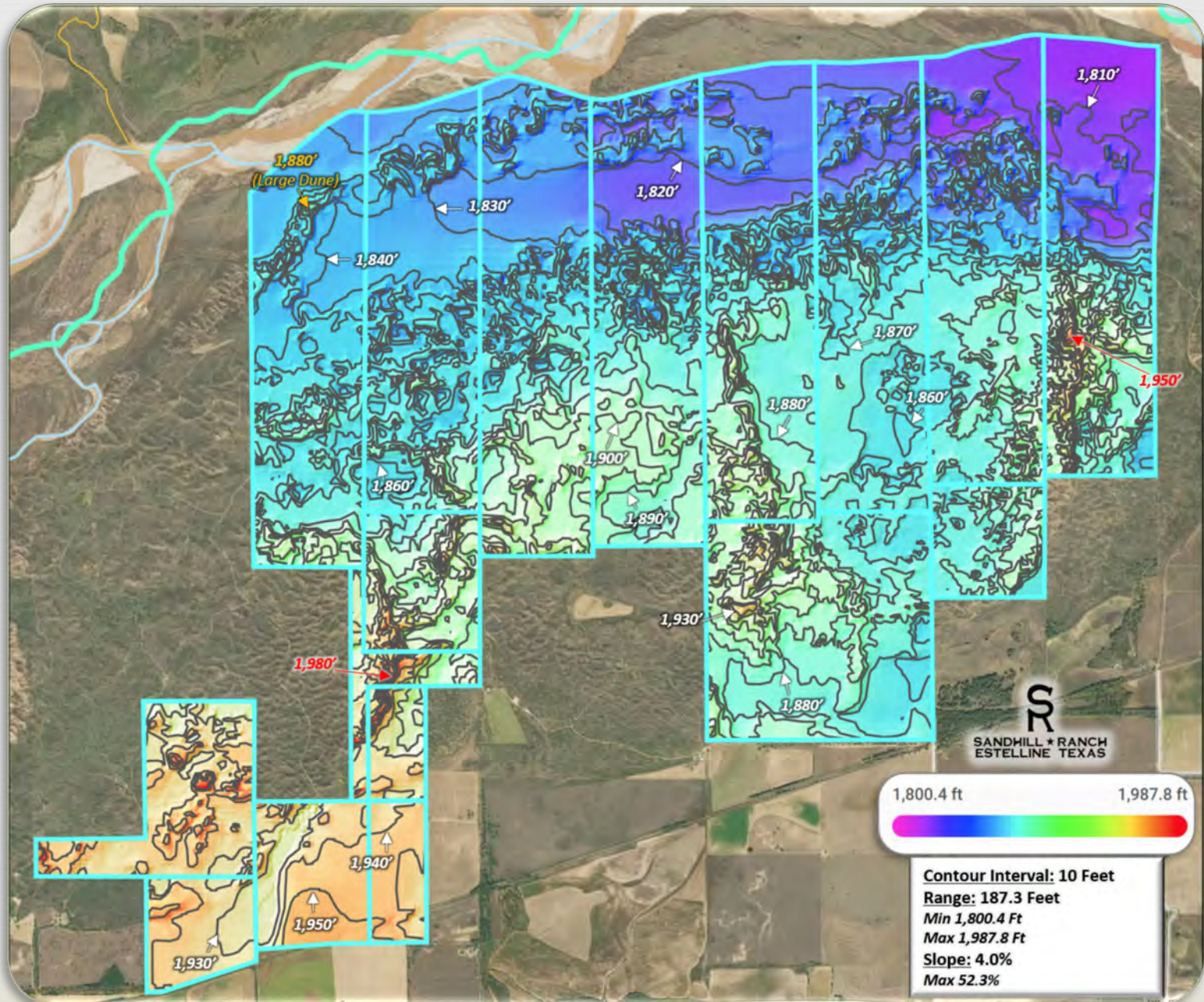




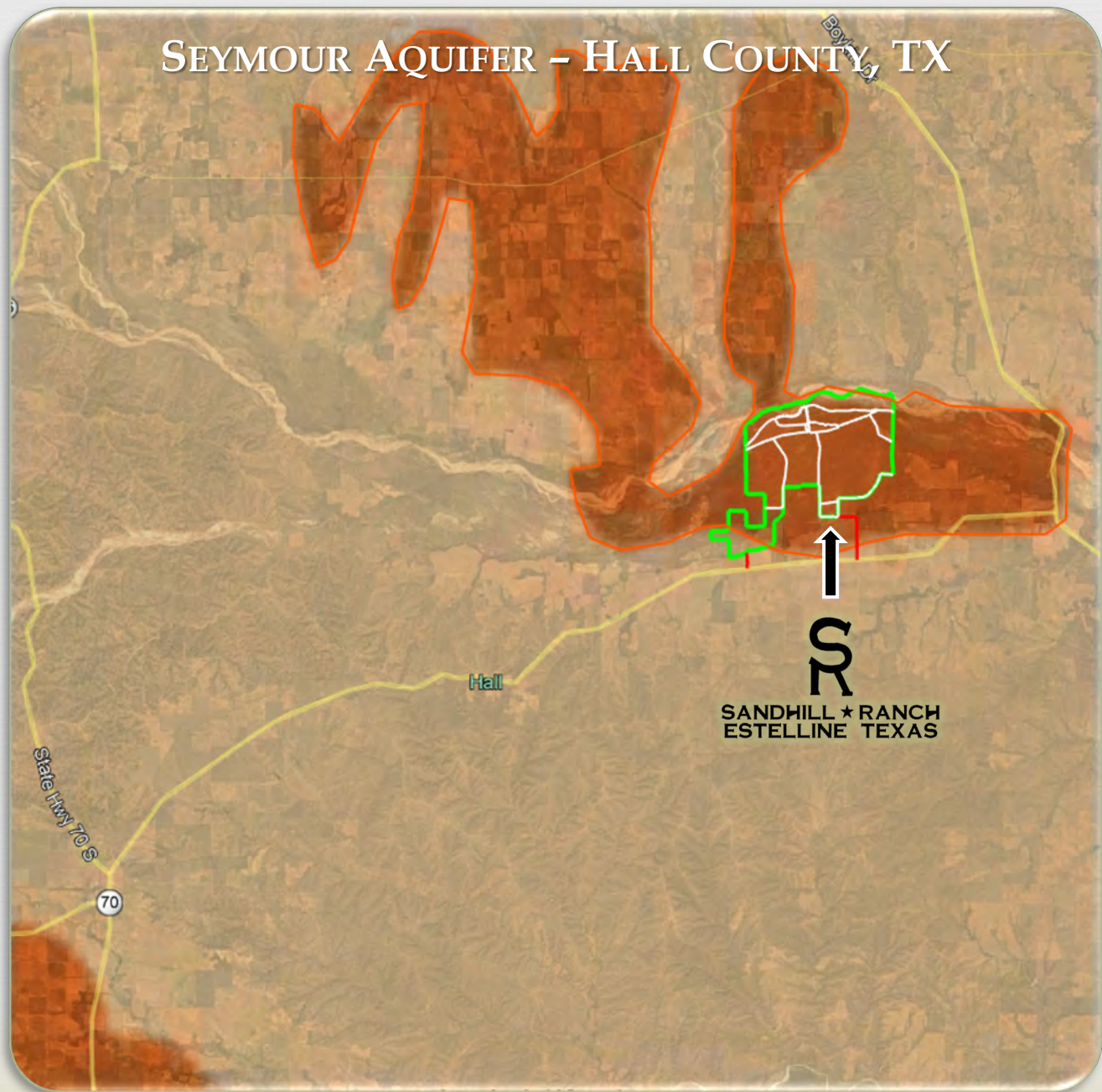
# SANDHILL RANCH TOPOGRAPHY



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# SANDHILL RANCH IS SITUATED ATOP THE SEYMOUR AQUIFER



SEYMOUR AQUIFER - HALL COUNTY, TX

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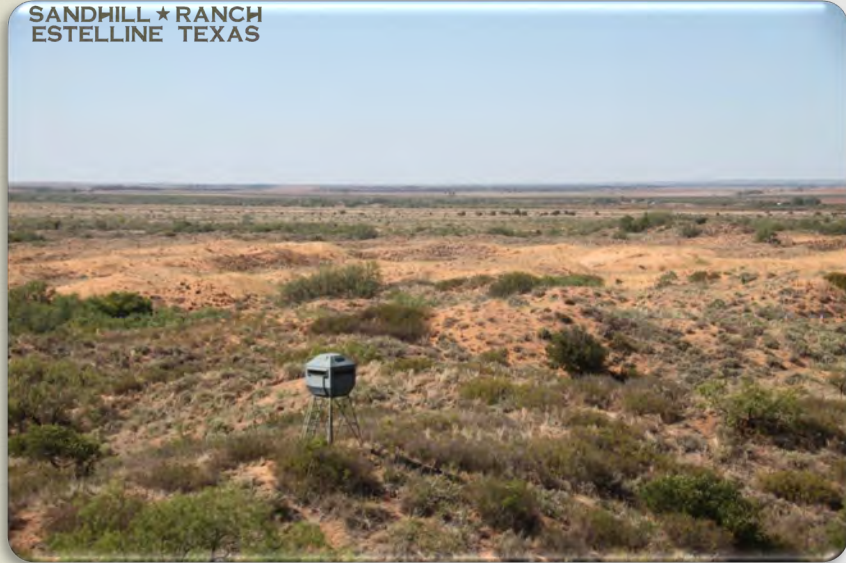
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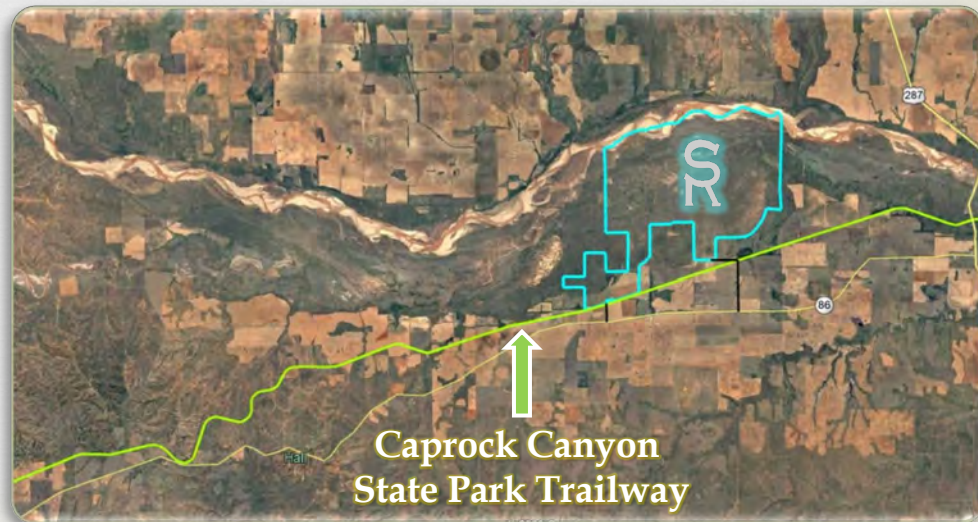
## Caprock Canyon State Park & Trailway

is a Texas state park located along the eastern edge of the Llano Estacado in Briscoe County, Texas, approximately 100 miles southeast of Amarillo. The state park is 15,314 acres in size, making it the third-largest state park in Texas.

**Trailway:** The Trailway is a hiking, biking, and equestrian rail trail that stretches from the west, at South Plains on top of the Caprock Escarpment, to the east at Estelline in the Red River Valley. It spans three counties (Floyd, Briscoe and Hall), crosses 46 bridges, and passes through Clarity Tunnel, one of the last active railroad tunnels in Texas.

Burlington Northern built this railroad as part of the Fort Worth and Denver South Plains Railway in the early 1920s. The railroad began regular freight and passenger service between Lubbock and Estelline in 1928. The rail line was used continually until 1989. With the help of the Rails-to-Trails Conservancy, TPWD acquired the 64.25-mile line in 1992. The Trailway opened in 1993. Access the Trailway from the park, at various road crossings, and near towns.

**The trailway portion of this Texas State Park runs across the Southern boundary of Sandhill Ranch, thus providing private access to the ranch owners and guests.**





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## Red River

The Red River bounds the entire Northern border of Sandhill Ranch, granting roughly 4.5 miles of river frontage. The river is most frequently dry in this area making it navigable by off road vehicle and horseback. This attribute makes hunting and recreation on the Sandhill feel virtually boundless.

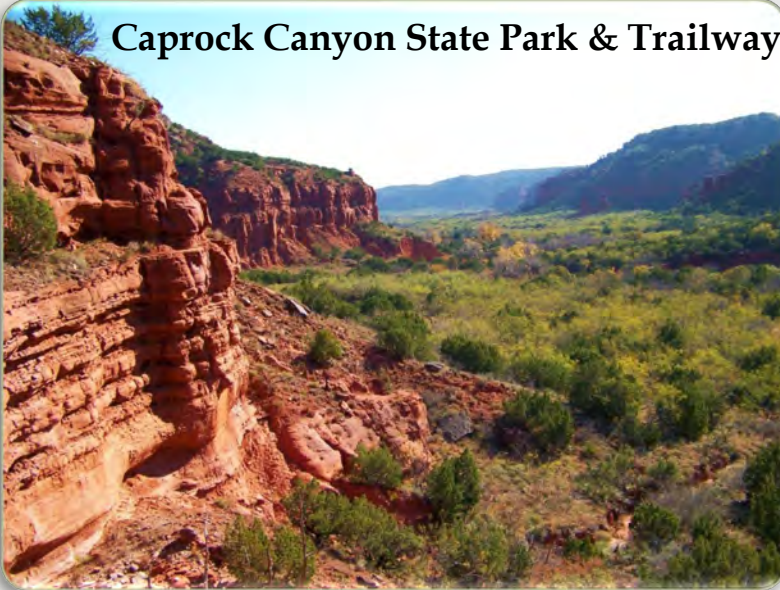




# NEARBY ATTRACTIONS & POI

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**Caprock Canyon State Park & Trailway**



**Palo Duro Canyon**



**Cadillac Ranch**



SANDHILL RANCH IS JUST:



• 200 MILES FROM THE DFW AREA

• 100 MILES FROM AMARILLO

• 20 MILES FROM THE CHILDRESS MUNICIPAL AIRPORT

# EQUIPMENT / ASSETS INCLUDED

**10 Hunting Blinds (Box Blinds)**

**11 Corn Feeders**

**7 Protein Feeders**

**Multiple Cattle Chutes, Pens, Feed Troughs, Etc.**

**4-Bin Overhead Feed Bins**

**AND MORE!**



# EQUIPMENT AVAILABLE **SEPARATELY**



- 2014 John Deere 7210R - 210HP Tractor
- 2014 John Deere HX15 Shredder
- 2014 Ford F-350 Crew Cab Dually Flat Bed 4x4 Gas
- 2000 Chevrolet 3500 Crew Cab 4x4 Custom Quail Rig
- 1993 John Deere 4555 Tractor
- 1973 John Deere 4630 Tractor
- 1995 Mahindra Tractor
- 1980 Case King Fork Lift
- 1975 International Dozer
- 1998 New Holland Swather
- 2003 Hobart Welder on Trailer
- 1998 Krause 22' Chisel Plow
- 1992 Bermuda King Grass Digger
- 1990 Bermuda King Grass Sprigger
- 1989 Crustbuster Plow
- 1983 Grain Drill
- 24' Great Plains Drill
- 1995 All Seasons Auger Trailer
- 2006 Kifco Water Reel
- 1991 Vermeer Hay Baler
- 2005 John Deere Buck ATV
- 2000 Shirley Trailer
- Stock Trailer
- Custom Sporting Clay Trailer
- Shop Tools & Equipment



**AND MORE!**

# SANDHILL RANCH

Sandhill Ranch has been owned and operated by the same family for more than 20 years. The property has been improved and well maintained to support private and commercial hunting as well as farming and ranching activities. It is with heavy heart that this family has decided to pass the opportunity to enjoy this phenomenal piece of Texas along to new owners.

6,895.23 Acres

Hall County

Estelline, Texas

**PRICE: \$10,688,000 / \$1,550 PER ACRE.**

MINERALS RESERVED



*OFFERED BY*

**THOMAS MERRITT**



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