

SOLD



Carothers Prairie and Shinnery Oak Dunes

310 +/- Acres | Cochran County, TX



ADDRESS

0 County Road 260
Morton, TX 79346

LOCATION

Approximately 23.3 miles south of Morton on TX-214. Then head East of County Road 260 for 2.1 Miles. Turn right and follow the oilfield lease road to the gate and cattle guard.

PROPERTY SUMMARY

Located on the Yoakum and Cochran County line, this unique property is bordered by extremely large ranches to the south. The 14,000-acre Yoakum Dunes Wildlife Management Area, established as a habitat for Lesser-Prairie Chicken but also ground-nesting birds, Quail, and Mule Deer, is just a half mile North across the county road. This ranch contains the same flora as the WMA which is great for attracting and holding wildlife. The subtle roll of the dunes and shinnery oak makes for great deer browse and cover! The Prairie Sand Reed grass is abundant which makes for decent grazing plus seed production and cover for Quail! With water wells located on 3 immediate neighbors, drilling a water well should be an option for someone wanting permanent livestock or wildlife water. There's one interior fence and one boundary fence on the east side. The ranch is easily accessed from the highway by a well-maintained county road! There's a recorded easement to CR 260 through the NE neighbor that's curren

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