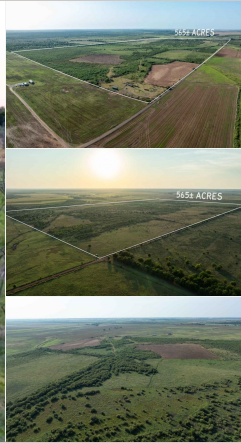




# Muy Poquito Ranch

# \$1,610,250



565.00 Acres  
Wilbarger County  
14200 County Road 107 North Vernon,  
Texas

## Contact the Agent

**John Willingham**  
214-417-5266  
[jw@claytonwaggoner.com](mailto:jw@claytonwaggoner.com)

### PROPERTY HIGHLIGHTS

#### Property Overview:

The Muy Poquito Ranch is a turnkey recreational opportunity awaiting the new owner. The deer hunting on the ranch is excellent! The ranch is located 1.4 miles from the Red River and features a great mix of cover and open land with plenty of forage for the deer. The size of the Muy Poquito is ideal and it is not often that a property of this size becomes available in this area. The ranch has just under a mile of frontage on County Road 107 N and 1.36 miles of frontage on County Road 109 N. Priced at \$2,850/acre.

#### Improvements:

The ranch includes an Ulrich Cabin that is in excellent shape and has 2 bedrooms and 1 bath, plus a loft that will sleep several more people. The cabin has a metal roof and a 6 x 14 foot covered porch. The majority of the fencing on the ranch is in good to excellent shape. The ranch has a good set of working cattle pens and an older but functional shed.

#### Hunting:

Deer, turkey, dove, pigs and varmints

