

MIDWEST LAND GROUP PRESENTS



CALLAHAN COUNTY, TX

480 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

ONCE-IN-A-MULTI-GENERATION WEST TEXAS RANCH WITH MINERAL RIGHTS & EXCEPTIONAL RECREATION

Welcome to a rare and remarkable opportunity to own a multi-generational West Texas ranch where all mineral rights convey with the sale, including 22.5% of all oil and gas royalties—a valuable and increasingly uncommon asset.

This expansive property offers a rich blend of natural beauty, recreational opportunities, and agricultural potential. At the front of the ranch, you'll find a stunning 5+/- acre lake, known as Wylie Lake, fully stocked with big bass, catfish, and crappie. Two additional well-maintained tanks provide even more options for fishing and water access. Deep Creek winds gracefully through the center of the property, adding to the beauty and providing a serene setting perfect for evening fishing or simply enjoying the iconic West Texas sunsets.

For the avid sportsman, this land is a dream come true. It is loaded with native wildlife, including whitetail deer,

turkey, quail, dove, and hogs, making it an ideal hunting retreat. A well-developed trail system weaves throughout the property, offering easy access for ATVs, horseback riding, or hiking. Several high-quality outbuildings are already in place, offering flexible options for storage, ranch operations, or future improvements.

In addition to its recreational appeal, approximately 97 acres of the land are well-suited for cultivation, offering further income potential through farming or leasing. Whether you're looking to build a legacy property, create a private getaway, or invest in a rare combination of land, water, and mineral rights, this ranch is a true gem in the heart of West Texas.

Don't miss your chance to own this one-of-a-kind property where investment opportunity meets unforgettable natural beauty.

PROPERTY FEATURES

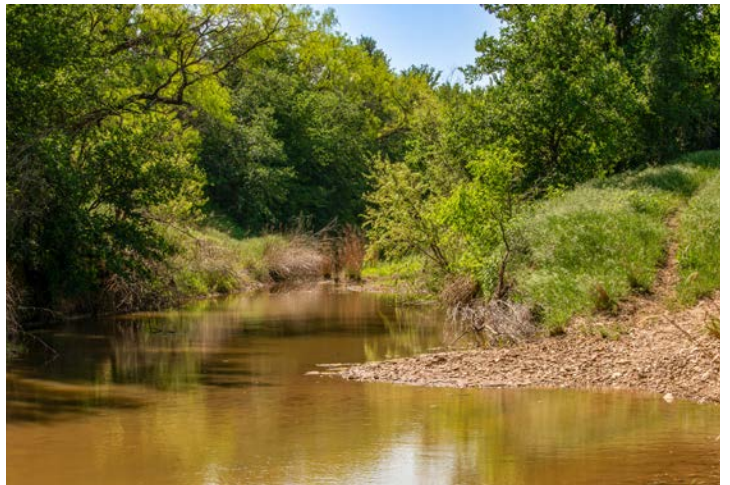
PRICE: **\$2,691,000** | COUNTY: **CALLAHAN** | STATE: **TEXAS** | ACRES: **480**

- 100% of mineral rights convey with sale
- 22.5% of oil and gas royalties
- Whitetail deer
- Turkey
- Quail
- Dove
- Deep Creek
- Wylie Lake provides fishing for big bass
- 3 outbuildings
- 20 miles to Cisco
- 48 miles to Abilene

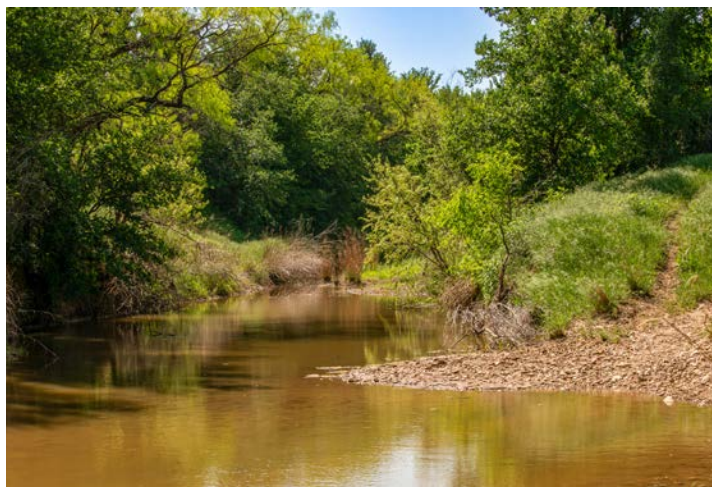
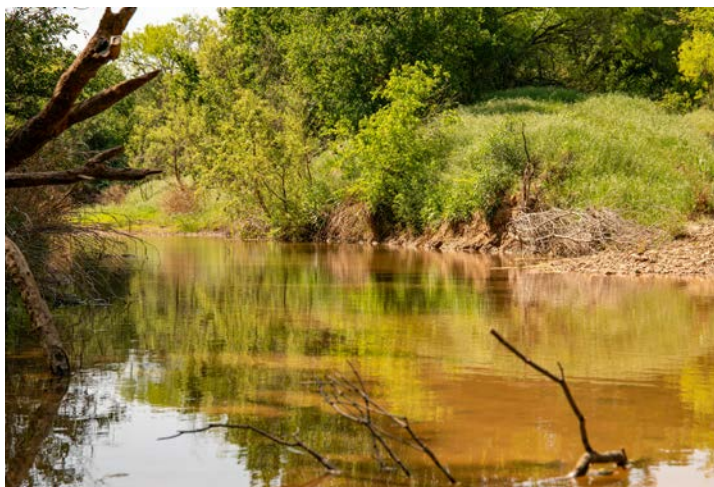
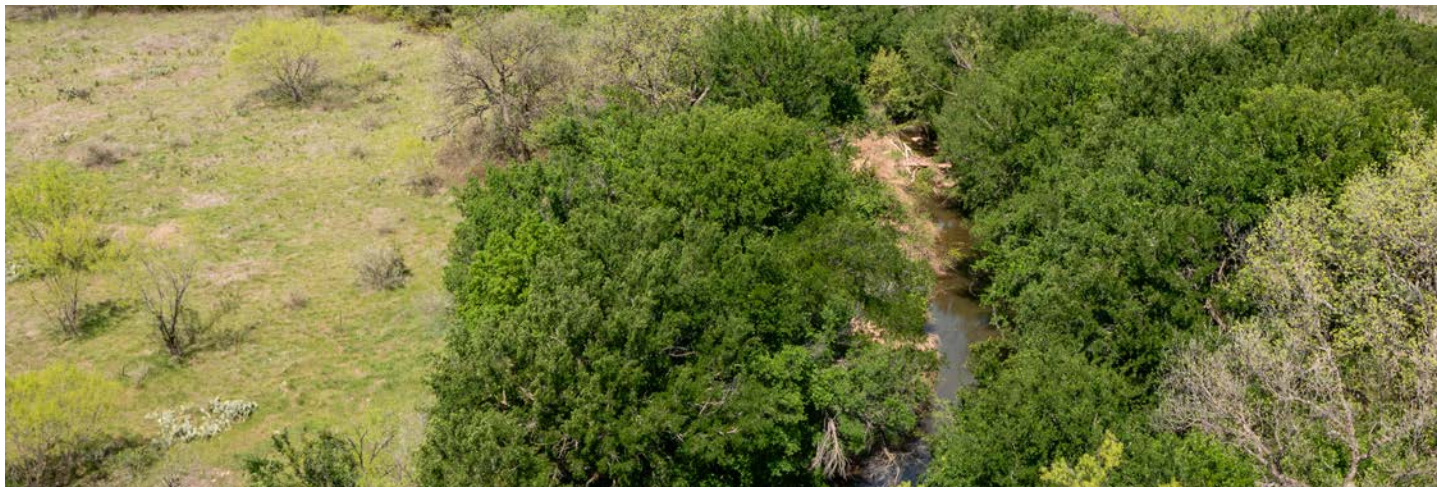
WYLIE LAKE



DIVERSE HABITAT



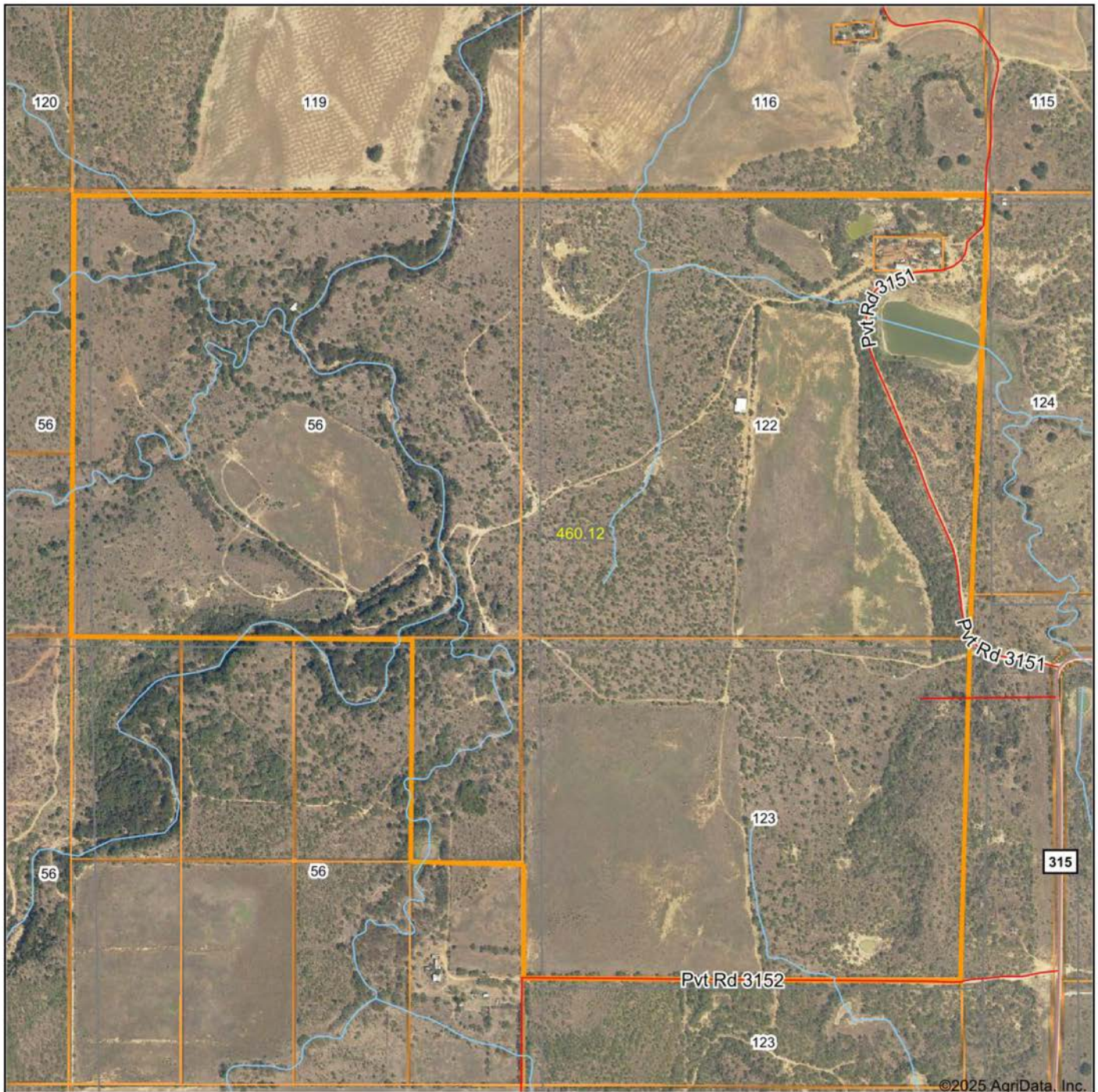
DEEP CREEK



HUNTING OPPORTUNITIES



AERIAL MAP



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Boundary Center: 32° 30' 5.63, -99° 12' 15.05

0ft 916ft 1832ft



Maps Provided By:



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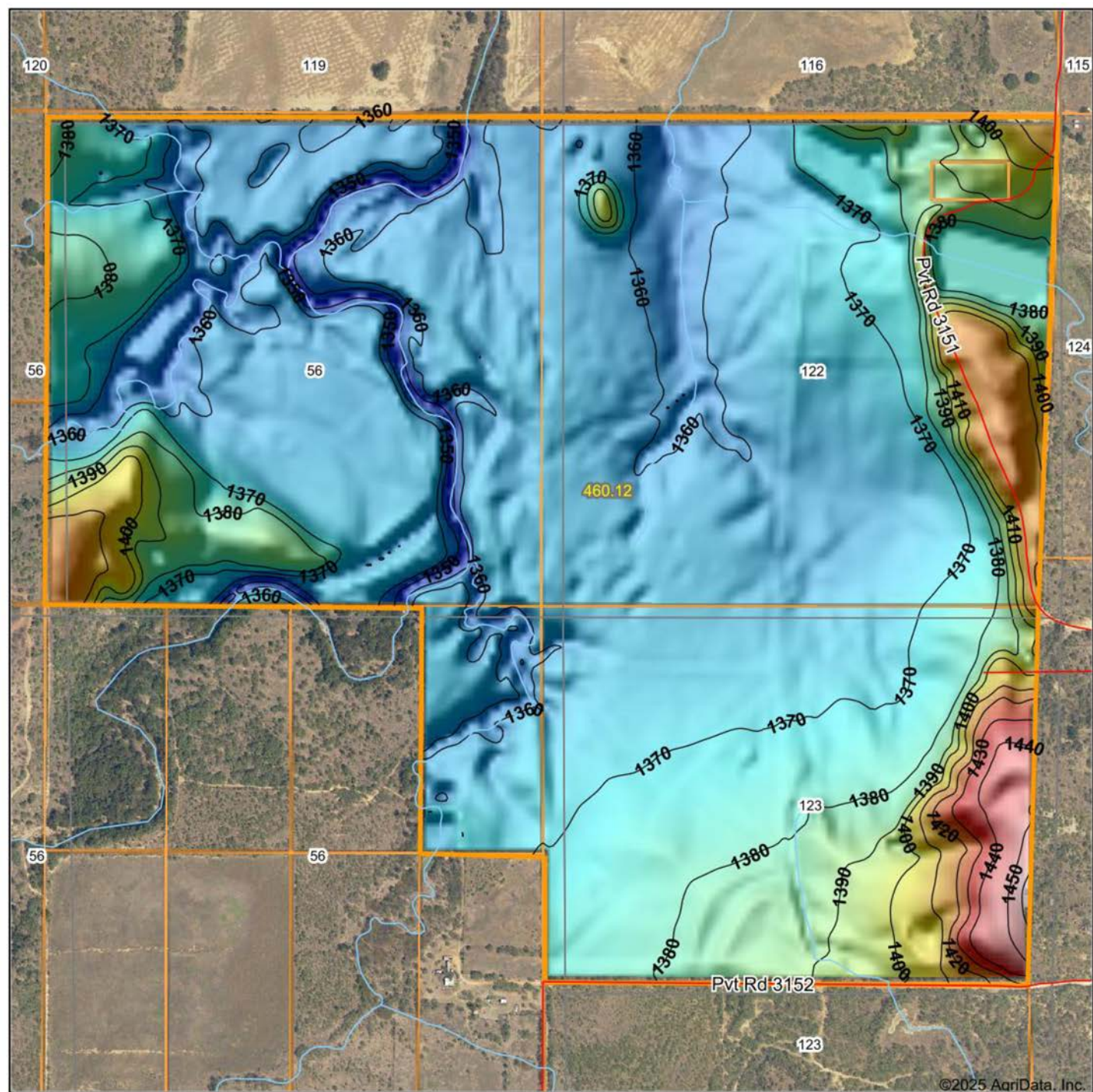
www.AgriDataInc.com

Callahan County
Texas

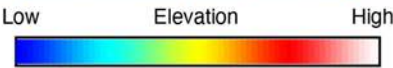


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HILLSHADE MAP



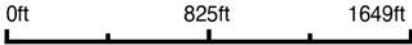
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Maps Provided By:



Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,338.6
Max: 1,464.0
Range: 125.4
Average: 1,372.5
Standard Deviation: 17.95 ft

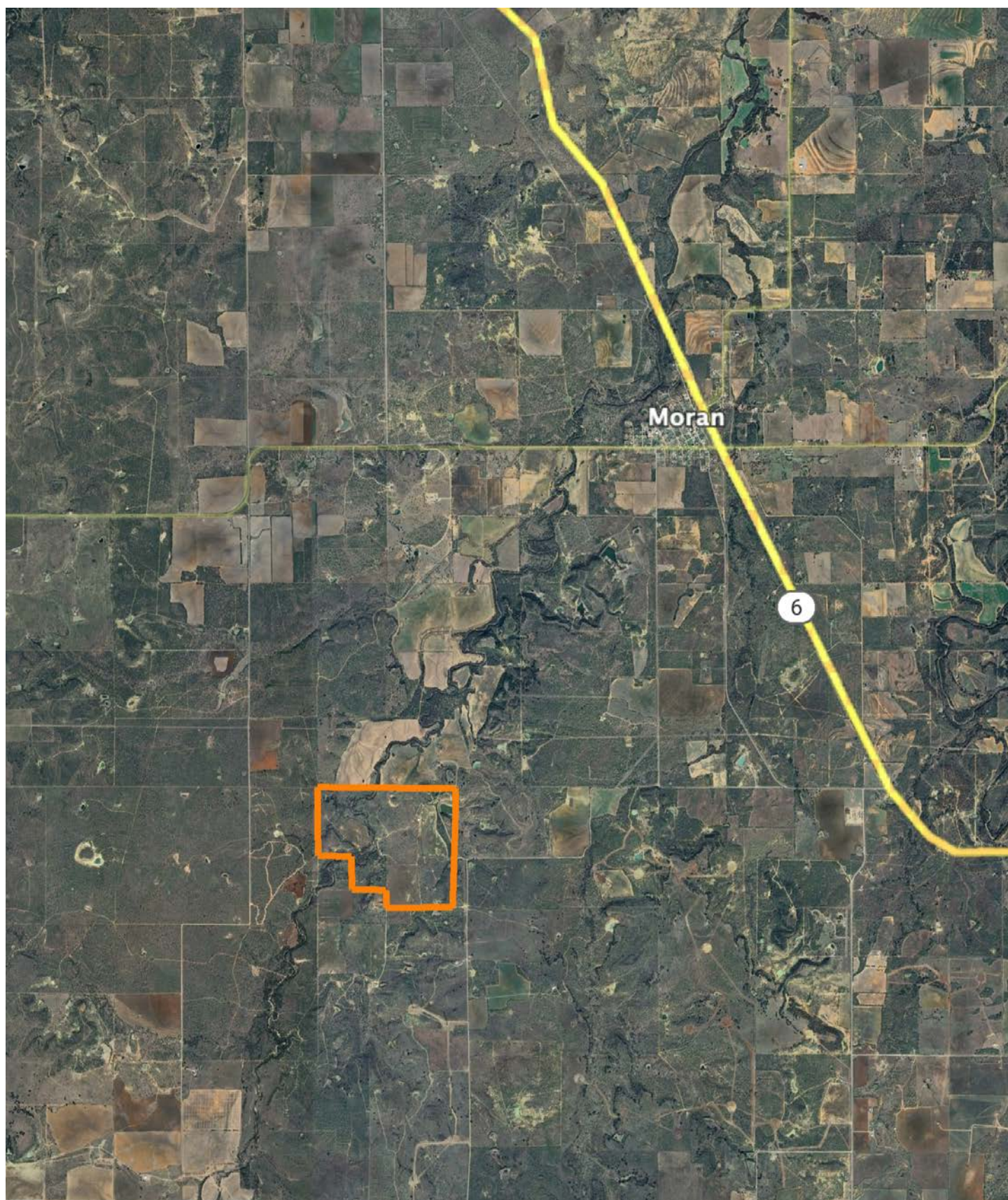


4/15/2025

Callahan County
Texas

Boundary Center: 32° 30' 5.63, -99° 12' 15.05

OVERVIEW MAP



AGENT CONTACT

Based in Argyle, Texas, Craig combines his deep-rooted passion for the outdoors with a relentless work ethic to help buyers and sellers achieve their landownership dreams. Growing up in the rural community of Elkhart, Kansas, Craig developed a lifelong connection to the land, fueled by his love for hunting, fishing, and all things outdoors.

Craig's professional journey is as dynamic as his background. After earning a bachelor's degree in Integrated Studies from Emporia State University and completing a master's in Health and Human Performance from Fort Hays State University, Craig spent time as a professional baseball player in the Texas Rangers organization. His experiences in baseball instilled in him a strong work ethic, resilience, and an ability to overcome challenges—skills he now brings to every client interaction.

Craig prides himself on being a steward of the land, helping families find their own piece of paradise. Whether it's bowhunting expertise, planting food plots, or scouting whitetails, Craig's knowledge goes beyond the transaction, ensuring his clients are fully equipped for success. When you work with Craig, you can expect exceptional service, tireless dedication, and a genuine passion for helping others realize their dreams of land ownership.



CRAIG FRYDENDALL

LAND AGENT

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