

MIDWEST LAND GROUP PRESENTS



CHILDRESS COUNTY, TX

640 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

NORTH CHILDRESS COUNTY IRRIGATED FARM & RANCH

Located just southwest of Dodson in northern Childress County, this 640 +/- acre ranch sits right on the Childress/Collingsworth County line in a region known for strong agricultural production and tightly held ownership. The property is within easy reach of Wellington (15 miles), Childress (26 miles), and Memphis (28 miles), with additional access to Hollis and Altus, Oklahoma, making it both convenient and well-positioned for regional operators. Whether you're looking to expand an existing operation or invest in a diversified ranch, this tract offers the kind of balance that is increasingly difficult to find.

At its core, this is a working ranch built for efficiency and productivity. Two Valley 7,000 pivots anchor the operation, supporting a mix of irrigated bermudagrass and cultivated ground, while the balance of the acreage provides quality dryland farming and grazing opportunities. The irrigation system is supported by a strong well producing up to approximately 550 GPM, with a newer pump installed in 2024 to ensure reliability moving forward. Productive soils, led by a significant amount of Class II loam, further enhance the farm's capability—whether the goal is forage production, grazing, or a combination of both.

The layout of the ranch is what truly sets it apart. Thoughtfully divided into four primary pastures, the

property enables a smooth, rotational approach to managing stockers or cattle year-round. A set of working pens with a loading dock, squeeze chute, and nearby electric service provides the infrastructure needed to keep an operation moving efficiently. Multiple water sources—including irrigation, a livestock well, and a windmill—help ensure coverage across the ranch, supporting both cattle and grass through varying conditions.

Beyond its agricultural strengths, the ranch carries a strong recreational element that adds both enjoyment and long-term value. A winding wet-weather creek cuts through the heart of the property, lined with mature hardwoods that provide shade, shelter, and excellent wildlife habitat. In the northeast corner, West Fork Sandy Creek offers an additional water feature and a natural setting for a small trap pasture. Deer sign is abundant throughout, with well-established trails, rubs, and bedding areas that speak to the property's consistency as a wildlife habitat. The gentle roll of the terrain adds character without sacrificing usability, creating a place that is as enjoyable to own as it is productive to operate. This is the kind of ranch that checks multiple boxes—income potential, operational efficiency, and recreational appeal—all in one well-rounded package in the Texas Panhandle.

PROPERTY FEATURES

COUNTY: **CHILDRESS** | STATE: **TEXAS** | ACRES: **640**

- 640 +/- acre contiguous tract on Childress/Collingsworth County line
- Two Valley 7,000 pivots (2013 & 2014)
- Full pivot in established bermudagrass (SW quarter)
- Partial pivot in cultivation (NW quarter)
- Irrigation well producing up to ~550 GPM
- Seasonal output adjusted to ~350 GPM
- New irrigation pump (2024)
- Secondary livestock well
- Additional windmill water source
- Cross-fenced into four pastures
- ~50% Class II soils
- Additional productive Class III soils
- Balanced mix of irrigation and dryland acres
- Ideal for stockers or cow/calf operations
- Clean, efficient layout for ag use
- Working pens with a squeeze chute
- Loading dock for cattle handling
- Equipment/storage shed
- Electric service on-site
- Separate trap pasture
- Gently rolling terrain (~80 feet elevation change)
- Wet-weather creek through the property
- West Fork Sandy Creek on the NE boundary
- Mature hardwood and native tree cover
- Strong deer and wildlife presence
- Located in a strong, tightly held ag area
- 15 miles to Wellington, TX
- 26 miles to Childress, TX
- 28 miles to Memphis, TX
- 15 miles to Hollis, OK
- 49 miles to Altus, OK



IDEAL FOR STOCKERS OR COW OPERATIONS

Thoughtfully divided into four primary pastures, the property enables a smooth, rotational approach to managing stockers or cattle year-round. A set of working pens with a loading dock, squeeze chute, and nearby electric service provides the infrastructure needed to keep an operation moving efficiently.



LIVESTOCK WELL



BALANCED MIX OF IRRIGATION & DRYLAND



TWO VALLEY 7,000 PIVOTS

Two Valley 7,000 pivots anchor the operation, supporting a mix of irrigated bermudagrass and cultivated ground, while the balance of the acreage provides quality dryland farming and grazing opportunities. Productive soils, led by a significant amount of Class II loam, further enhance the farm's capability—whether the goal is forage production, grazing, or a combination of both.



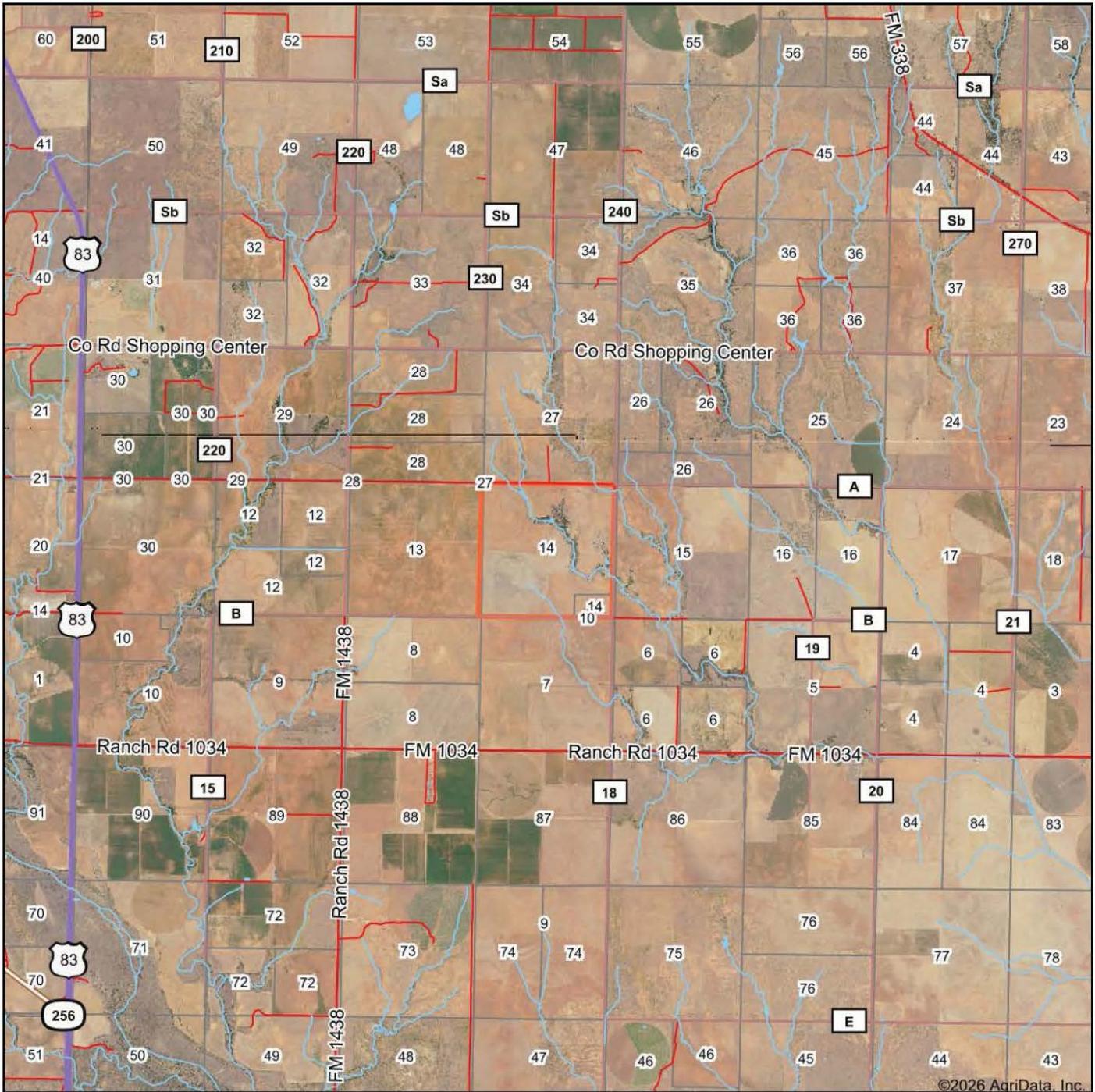
STRONG DEER AND WILDLIFE PRESENCE



WET-WEATHER CREEK

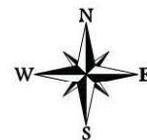
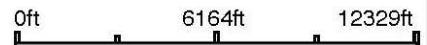


AERIAL MAP



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Boundary Center: 34° 44' 23.18, -100° 7' 34.99



Maps Provided By:



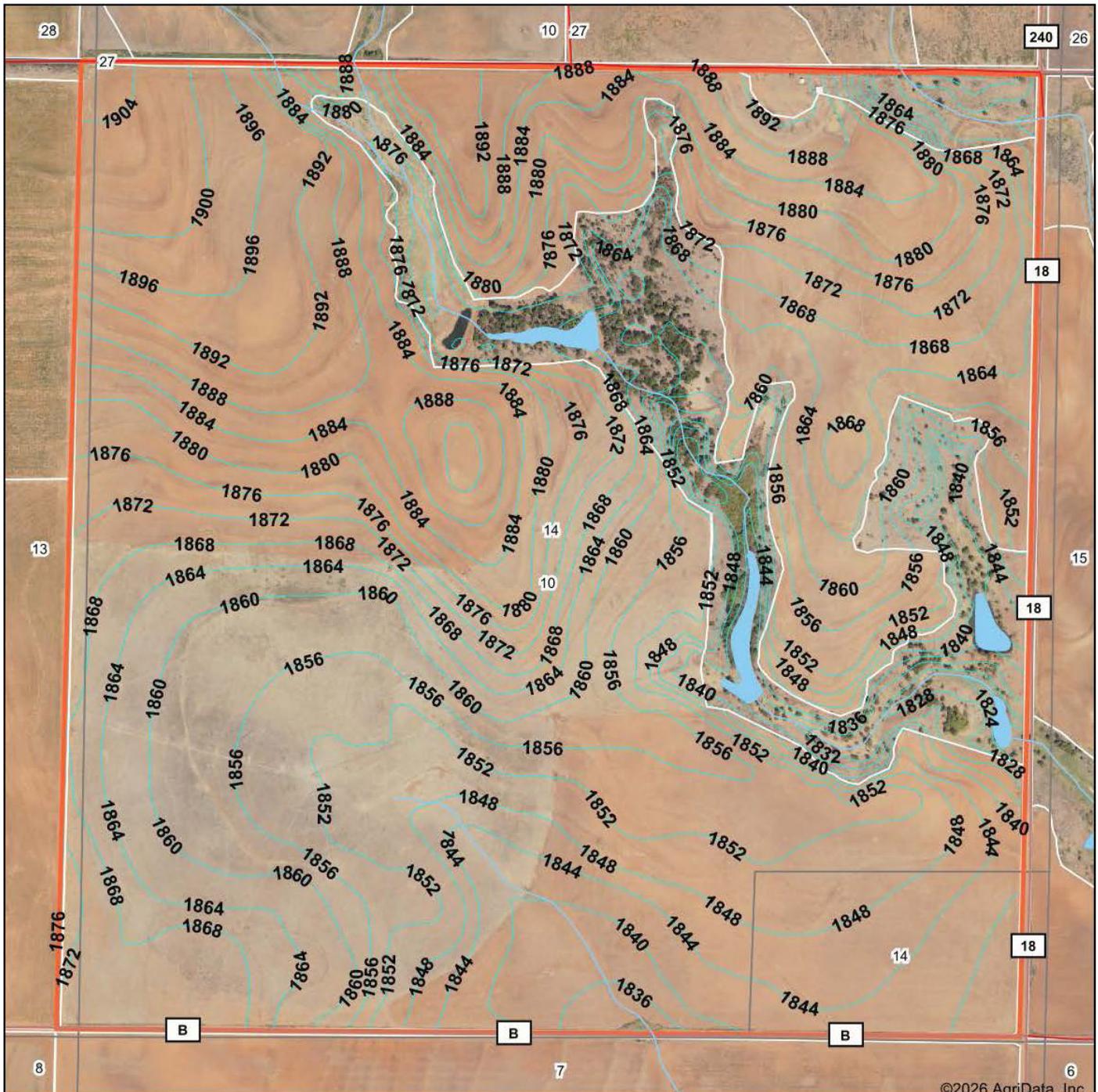
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**Childress County
Texas**

3/13/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP

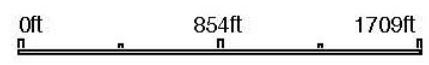


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Maps Provided By:
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Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 1,821.9
Max: 1,902.6
Range: 80.7
Average: 1,861.7
Standard Deviation: 16.54 ft



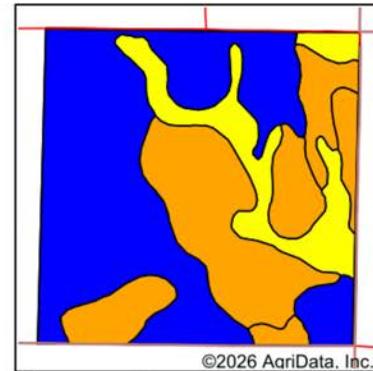
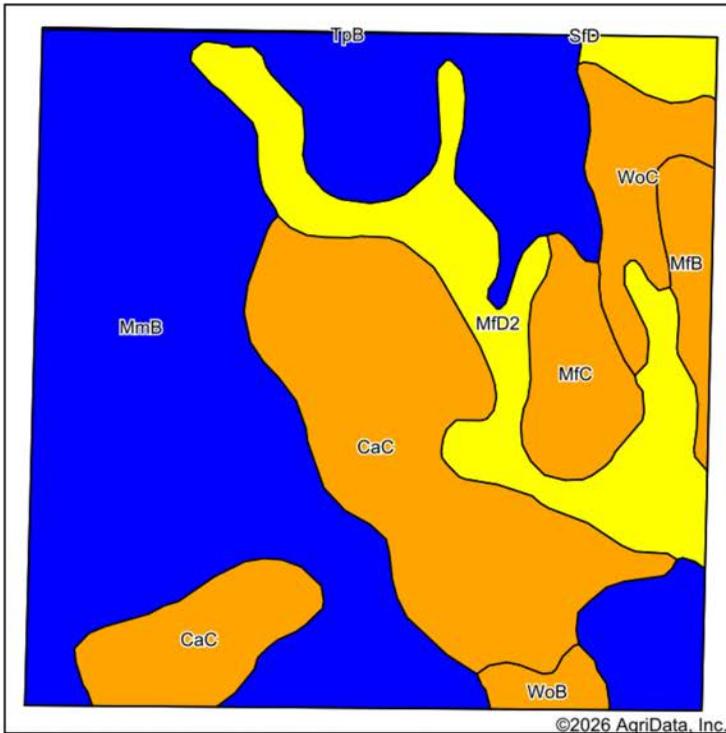
3/13/2026

**Childress County
 Texas**

Boundary Center: 34° 44' 23.18, -100° 7' 34.99

Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



State: **Texas**
 County: **Childress**
 Location: **34° 44' 23.18, -100° 7' 34.99**
 Township: **North River**
 Acres: **640**
 Date: **3/13/2026**



Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
MmB	Tipton loam, 1 to 3 percent slopes	322.77	50.5%		Ile	Ile	4146			66	56	57	66	49
CaC	Paducah loam, 3 to 5 percent slopes	146.77	22.9%		IIle	IIle	1800	16	35	51	31	42	51	45
MfD2	Grandfield fine sandy loam, 5 to 8 percent slopes, eroded	91.84	14.4%		IVe		2000	15		44	38	38	44	39
WoC	Woodward loam, 3 to 5 percent slopes, warm	27.63	4.3%		IIle	IIle	2726			33	24	33	30	27
MfC	Grandfield fine sandy loam, 3 to 5 percent slopes	27.51	4.3%		IIle	IIle	2740			46	38	40	46	36
MfB	Grandfield-Altus complex, 1 to 3 percent slopes	14.58	2.3%		IIle	IIle	2440			48	33	41	48	37
WoB	Woodward loam, 1 to 3 percent slopes, warm	7.98	1.2%		IIle	IIle	2750			38	28	38	36	33
TpB	Tipton loam, 1 to 3 percent slopes	0.92	0.1%		Ile	Ile	4146			66	56	57	66	49

3/1

OVERVIEW MAP

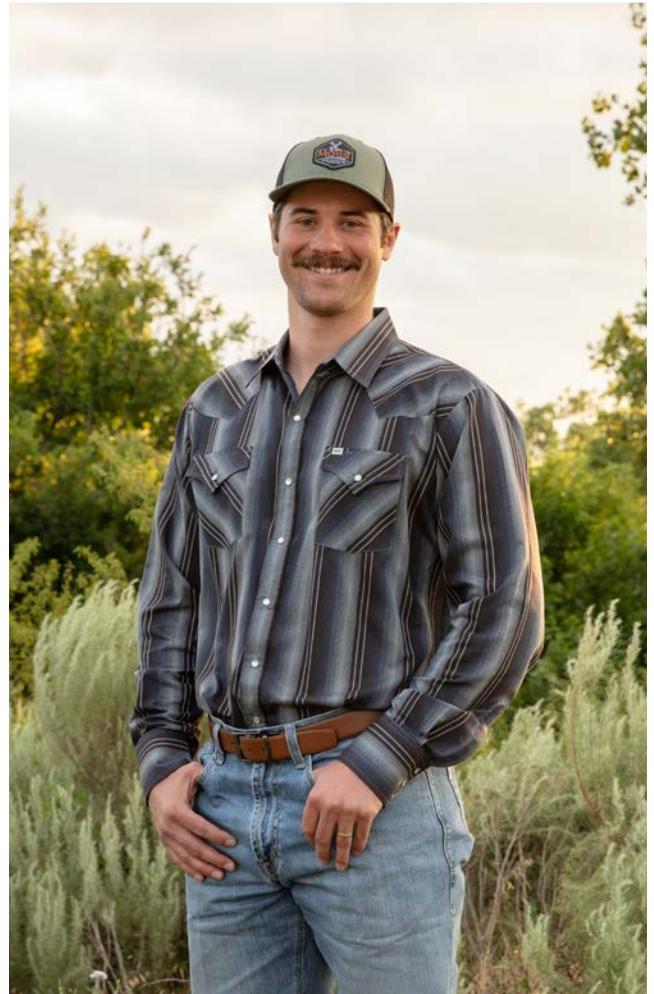


AGENT CONTACT

Jake Ayers is a Land Agent with Midwest Land Group, serving Western Oklahoma and Southern Kansas. Raised on a family farm and ranch in Oklahoma, Jake developed an early appreciation for land stewardship and the role land plays in both production and long-term ownership. He holds a degree in Agribusiness from Oklahoma State University, providing a solid foundation in agricultural economics, land use, and rural property evaluation.

Now based in Harper, Kansas, Jake works with landowners, producers, and buyers across the region on agricultural, recreational, and multi-use properties. His approach is grounded in careful analysis, local market knowledge, and an understanding of how land performs beyond the listing details. He brings a practical, boots-on-the-ground perspective to every transaction.

Through hands-on experience farming, hunting, and managing land, Jake has developed a strong understanding of access, water, wildlife habitat, and long-term property potential. He is committed to clear communication, trusted representation, and straightforward guidance for clients buying or selling land throughout Western Oklahoma and Kansas.



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