

Canyon Development Property

206.9± acres | \$1,551,750 | Canyon, Texas | Randall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Canyon Development Property

We are pleased to have obtained the exclusive listing the 206.9± acre Canyon Development Property in Randall County, Texas.

Size

206.9± total acres, more or less. Final acres to be determined by survey.

Location

Located in the Texas Panhandle near Canyon and Amarillo, the Canyon Development Property is just outside the city of Canyon, in an area of new home development. Developments nearby and joining the property include The Cliffs at Canyon Country Club, Lone Star Estates, and Clifton Ridge.

The property is situated on the West side of Canyon, about 3.5 miles west of Interstate 27. From US Highway 60, the property is accessed via paved Hope Road, and paved South Dowell Road. It is bordered on the south by paved Hale Road.



Description

The Northeastern portions of the property overlook Palo Duro Creek and the country club below. The balance of the property is mostly level terrain.

The majority of soils are predominately level Pullman and Estacado clay loam, and are well suited for farming during the transition from agriculture to development. The soils approaching Palo Duro Creek consist of Plemons Loam and Potter-Mobeetie Association soils.

This property is ideally located in a quite country setting but is within minutes of Canyon and Amarillo. Commuters from Amarillo, Canyon and Hereford will find the location of this property to be just right to build their dream home. It has the look and feel of being in the country but is only 5 minutes from the city of Canyon and a short drive to the retail trade center of Amarillo. The nearby Canyon Country Club offers amenities including golf, a restaurant, a member's bar, and an outdoor pool, all within a golf cart drive from your home.











Improvements

The property is unimproved.

Price • Remarks

The Canyon Development Property is an outstanding development opportunity and is offered as a 206.9± acre tract of land.

The property is offered at a realistic price of \$7,500 per acre. Final acreage will be determined by survey.

For more information or to view the property, call:

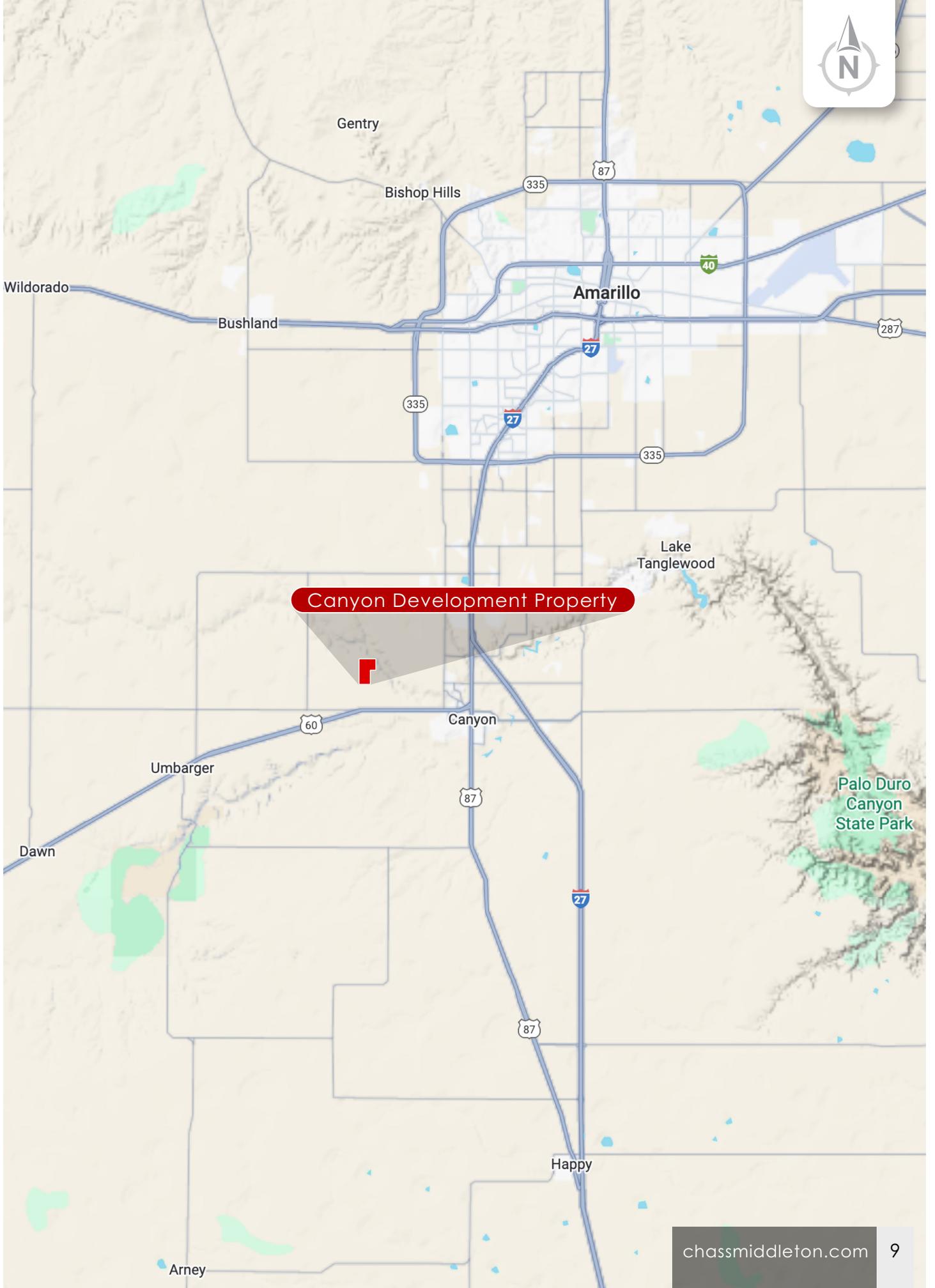
Clint Robinson - (806) 786-3730

Charlie Middleton - (806) 786-0313



The information contained herein is believed to be correct. However, Charles S. Middleton and Son does not warrant its accuracy. It is the buyer or buyer's agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany buying prospect on all showings to be allowed participation.

If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son.



Canyon Development Property





Lone Star Estates

W COUNTRY CLUB RD

W COUNTRY CLUB RD

MOCKINGBIRD RD

MOCKINGBIRD RD

CHAPARRAL RD

CHAPARRAL RD

PUTTER DR

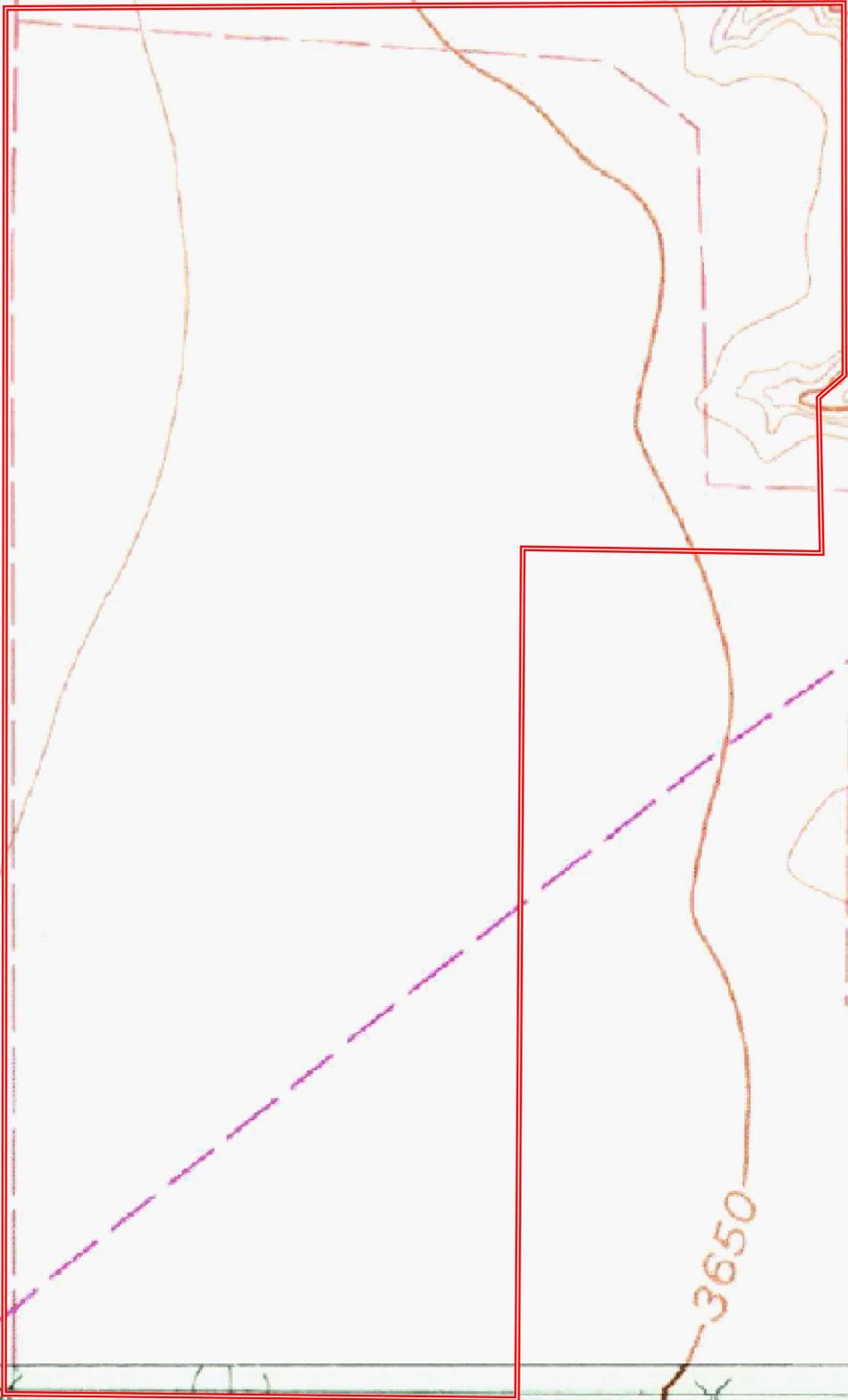
Cliffs at Canyon Country Club

Clifton Ridge

DIVOT DR

DIVOT DR

35.0058, -101.9868



3650

3650

36602-398

3648

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YouTube

