

# SNYDER FAMILY RANCHES

## - DODSON PASTURE -

First time offering on a long term family ownership ranch  
854 ± Acres      Shackelford County, Texas



Offered Exclusively By

*Chas. S. Middleton and Son*

[www.chasmiddleton.com](http://www.chasmiddleton.com) (806) 763-5331



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This is a very rare opportunity to purchase a portion of a long term family ownership ranch. For the first time ever, the Snyder Family, based out of Baird and Houston, has listed six tracts which make up their family ranch ownership. The Dodson Pasture is a very desirable portion of the ranch, and is located just west of Moran in historic Shackelford County.

The Snyder Family started ranching in this area back in the 1870's. Originally, the Snyder's great-grandfather moved to this part of Texas and began buying property and running cows. Now, five generations later, the ranch is still under the ownership of the Snyder family and is still operated as a cow/calf ranch.



Subject to sale, withdrawal, or error.





The Dodson Pasture is accessed by a deeded easement through another ranch. The topography is diverse and is influenced by two main draws that generally slope towards Hubbard Creek. Range conditions are good, with sometimes dense canopies of mesquite. The grass turf is in good condition and a wide variety of wildlife browse exists on the property.







Portions of the property have some prickly pear cactus, which is evident in the photos, and typical for this entire area. As the Dodson Pasture is a part of a working family cattle operation, spraying cactus is done on a rotational basis. The cactus in portions of the Dodson Pasture was sprayed over the course of the previous several years.



The property is considered to be very well watered by several large dirt tanks. Electricity is available on the ranch and there is a set of livestock working pens located on the western portion of the property.



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The ranch is considered to offer exceptional habitat for wildlife. Turkey, quail and whitetail deer are all common, and migratory bird hunting is generally very good in this area.







It is seldom that opportunities such as this arise. This property offers a great location, scenery and good cover and vegetation for wildlife and cattle. Electricity is available on the property.

The Dodson Pasture is realistically priced at \$1,900 per acre. The property is offered with 50% of the owned minerals along with 100% of the executive leasing rights. The property will convey with 100% of the wind energy rights included.

Long term ownership quality tracts like the Dodson, with minerals included, are hard to find, so this offering deserves your attention. If you would like to schedule a showing on this very quality ranch property, give us a call.



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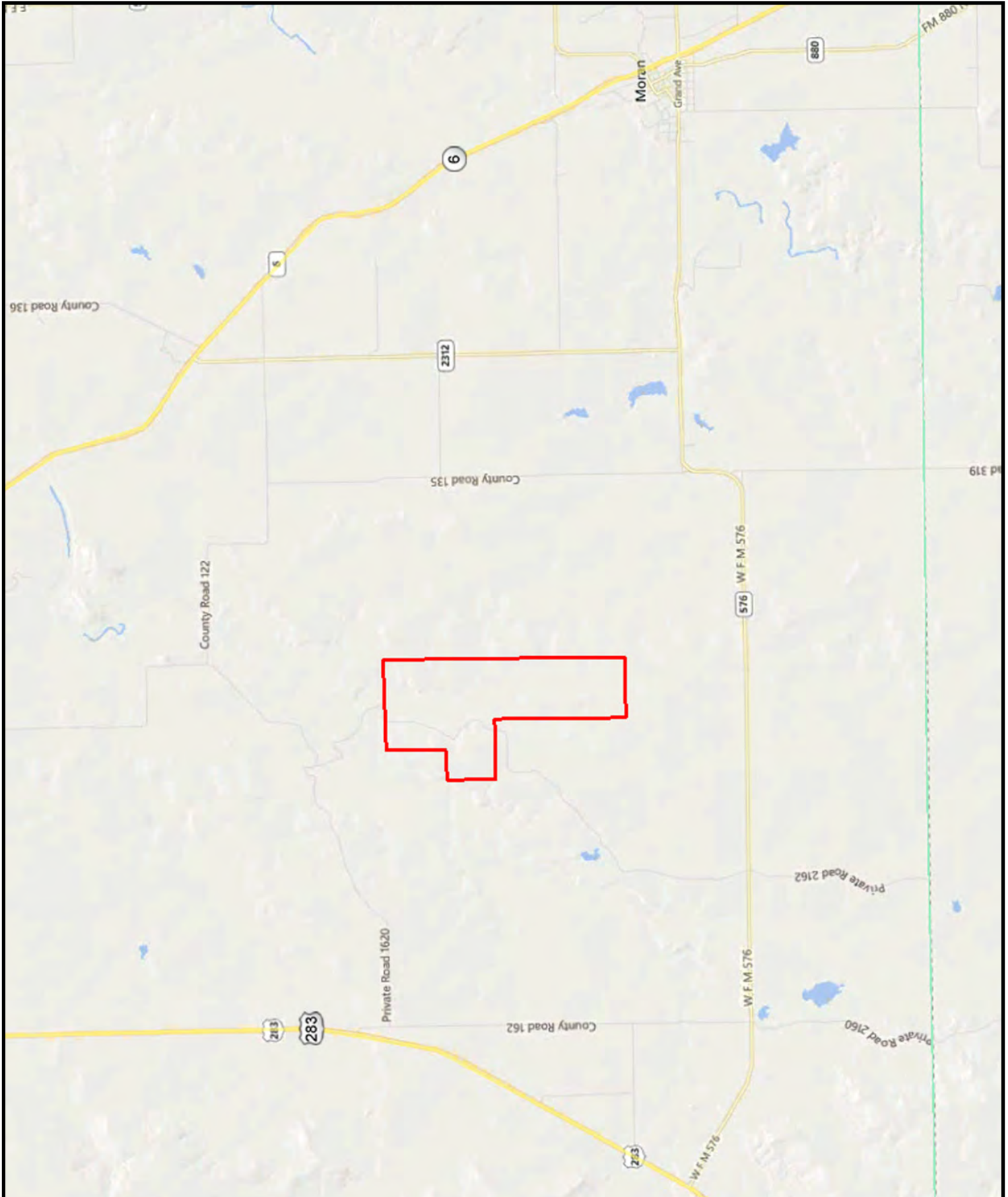
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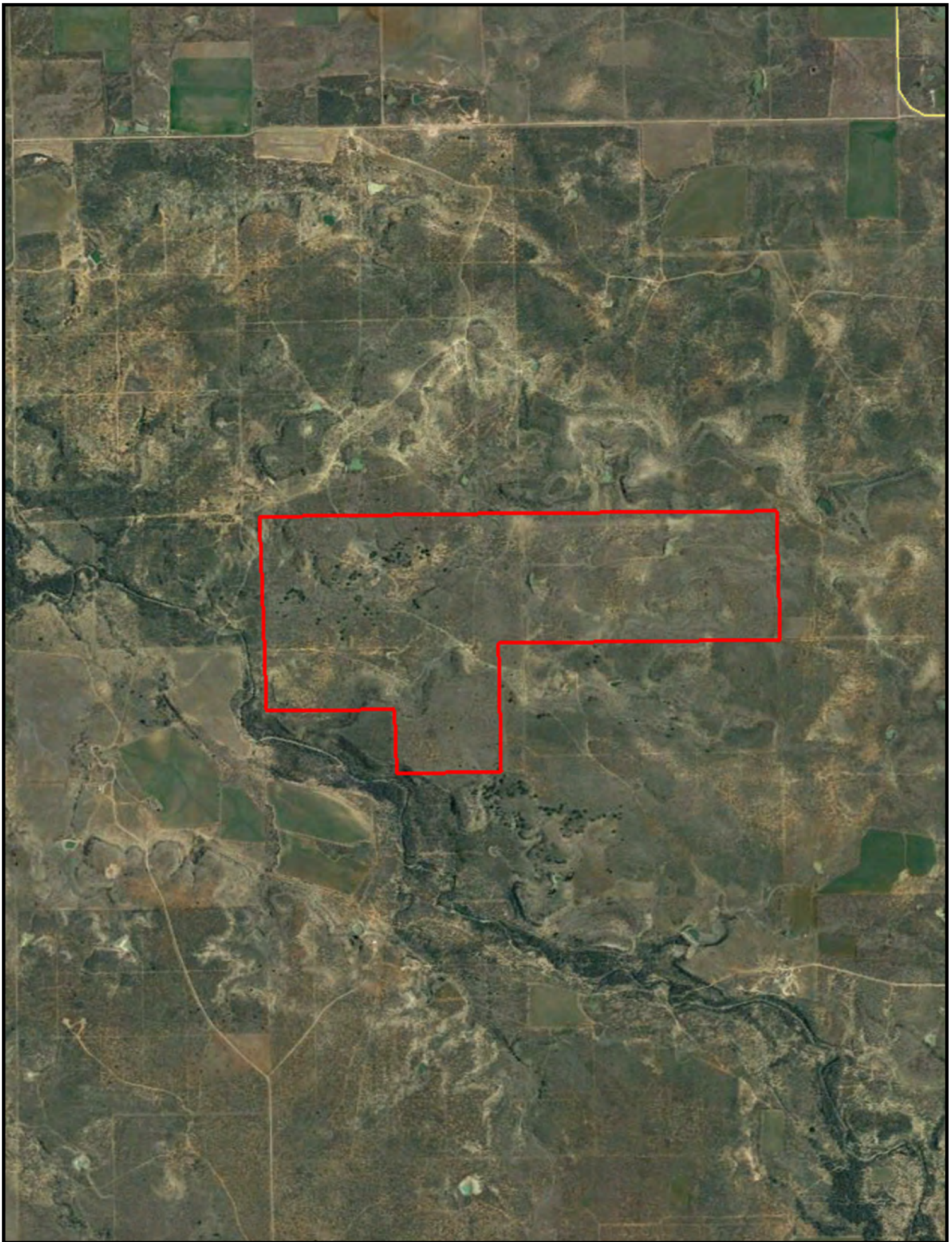
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