

# KINSEY RANCH

3,540 +/- Acres  
Garza County, Texas

*Exceptional working ranch with outstanding recreation  
features and improvements*



**OFFERED EXCLUSIVELY BY:**

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# KINSEY RANCH

Garza County, Texas



We are very proud to offer for sale the Kinsey Ranch, located in the northeastern corner of Garza County, Texas. This exceptional ranch offers outstanding improvements, a fantastic grass turf for cattle grazing and excellent recreation features.

The ranch is located approximately 12 miles northeast of Post, Texas, or approximately 45 minutes from Lubbock. Access is provided by paved highway frontage. Elevations on the property range from approximately 2,300' to 2,550'.



Subject to sale, withdrawal, or error.





The ranch is comprised of a very desirable mix of native pasture with scattered cultivated areas and fields for grazing cattle and wildlife. The ranch has been operated primarily as a cow/calf operation, with a focus on improving habitat and managing rangeland, however, wildlife enhancement and management has not been overlooked.

The ranch has a good blend of clay and sandy soils. Mesquite, shinnery and hackberry trees are all common, with areas of cedar being common along the ridges and hillsides. The variety of soils gives this ranch a desirable mix of grasses including varieties of grama and bluestems.



Recently, grubbing has been completed on approximately two sections of the ranch. This tremendous undertaking has just been completed, and this land is growing a good turf of native grasses and is considered to be excellent for grazing cattle. Many forbs and desirable weeds are present in this area as well, and wildlife flourish in this portion of the ranch.







Other areas of the ranch include a portion that was grubbed in strips, leaving areas of native brush while creating long lanes typically planted to wheat for wildlife. This area has a generally sandy soil and has a mixture of shinnery and mesquite. Portions of the property have been more selectively grubbed leaving the taller mesquite as well as pockets of brush for wildlife. Overall, the ranch is considered to have a very good canopy of brush for wildlife, while still having excellent grazing for cattle.



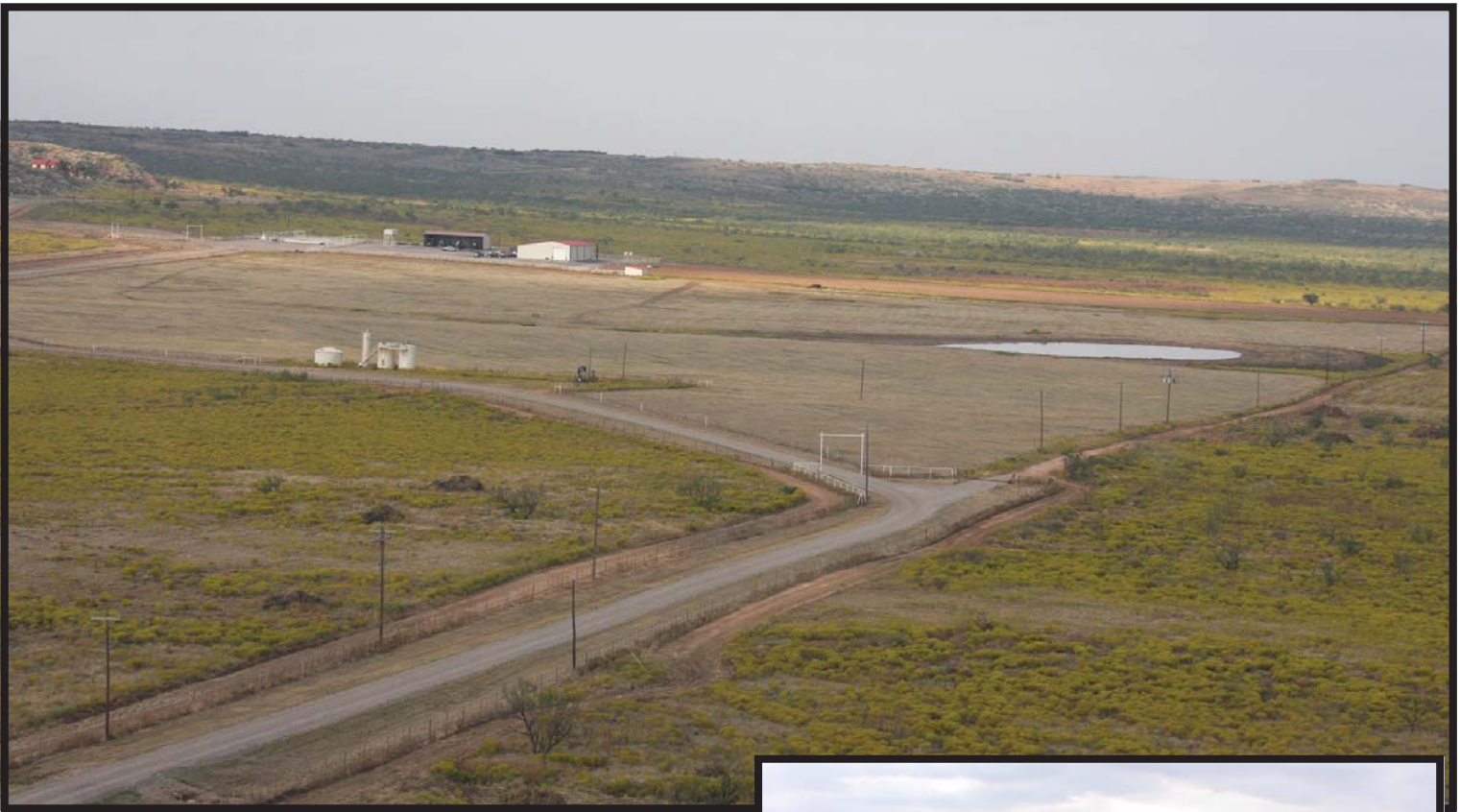
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Over 20 miles of new fence has been installed in the past few years, including all of the perimeter and pasture fencing.

The Kinsey Ranch is considered to be very well watered. The ranch has a water tap with municipal water to the head-quarters, barns and other improvements. This waterline has been extended to each of the pastures on the ranch as well as to drinking troughs. Approximately 13 dirt tanks are scattered over the ranch, many of which are large in size and stocked with fish. Many of these ponds have been worked with excavators, scrapers and dozers in recent years.







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The Kinsey Ranch is considered to be extremely well improved, and improvements are very well maintained.

The highlight of the improvements is the hunting lodge. This beautiful lodge has a rock exterior with a new metal roof. The lodge has outstanding views of the ranch and has been landscaped. The grass areas surrounding the lodge are well maintained.

The open floor plan of the lodge provides an excellent atmosphere for entertaining guests. A large kitchen and living space, as well as plenty of outdoor patio areas, outdoor kitchen and a fire pit complete the package.

The lodge consists of seven bedrooms and seven and 1/2 baths. Furnishings are in good condition and are included with the sale of the property.



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In addition to the lodge, a beautiful owner's home is located on a hillside with a large fenced yard, landscaping and a beautiful lawn. This home has a rock exterior, new metal roof, and compliments the lodge in appearance.

This home has an amazing patio and exceptional views of the ranch and the nearby Caprock Escarpment.

The owner's home contains three bedrooms and three baths, as well as an open floor plan with a nice kitchen and living areas. Furnishings are in good condition and are included with the sale of the property.

Currently there is a full time ranch manager living on the property. A nice double-wide provides employee housing for the ranch manager. This home is rocked and has a metal roof, complimenting the other homes on the ranch.

A large barn was recently added to the property, complete with office, bathroom and horse stalls. This expansive barn is well insulated and has large bay doors for equipment. Nearby is a large equipment storage shed, dog kennel and a large skinning room complete with walk-in freezer and bay door.

A nearly new set of pipe working/shipping pens is also located near the barn. A very well maintained and improved rock road provides easy access to all of the headquarters structures, barns and pens.







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As previously stated, the Kinsey Ranch has historically been operated with a focus on ranching and cattle grazing, however, the ranch supports excellent numbers of whitetail deer, quail and turkey. The ranch is currently enrolled in the MLDP (Managed Lands Deer Permits) through the Texas Parks and Wildlife. This program allows the harvest of deer through an extended hunting season, with a focus on growing trophy deer. Currently the ranch is receiving 28 doe and 15 extra buck tags through the MLDP. Feeder locations are strategically placed through the ranch, and for years protein and corn have been a key to maintaining and growing trophy deer on the ranch.

The ranch is well setup for hunting, with numerous quality hunting blinds, as well as three large air conditioned/heated blinds. Several cultivated foodplots are planted for wildlife each year.







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Maintaining the property has been enjoyable for the current owner and his employees, due largely to the exceptional equipment and rolling stock that is used on the property. A tracked CAT tractor, along with many attachments aids in maintaining the cultivated lands, while brush work is left to the near new John Deere D6 dozer. Additionally, the ranch owns a maintainer and CAT backhoe, a CASE tractor, a fire truck, several trailers, including a feed trailer and large grain/feed storage bins. A complete list is available, and all equipment is included with the sale of the property.

With exceptional cattle grazing, outstanding hunting, and recreation and very nice improvements, the Kinsey Ranch is a true showplace. The property is located in an area with several very large ownerships, however, the Kinsey Ranch may well be the best ranch in the area. The ranch is offered for sale at \$6,500,000.

If you are in the market for an outstanding ranch in this part of Texas, the Kinsey Ranch deserves your immediate attention.



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