

# Riddel Ranch

10,295 +/- Deeded Acres  
Stonewall County, Texas

*Exceptional recreation and cattle ranch with Live Water*



OFFERED EXCLUSIVELY BY:

*Chas. S. Middleton and Son*

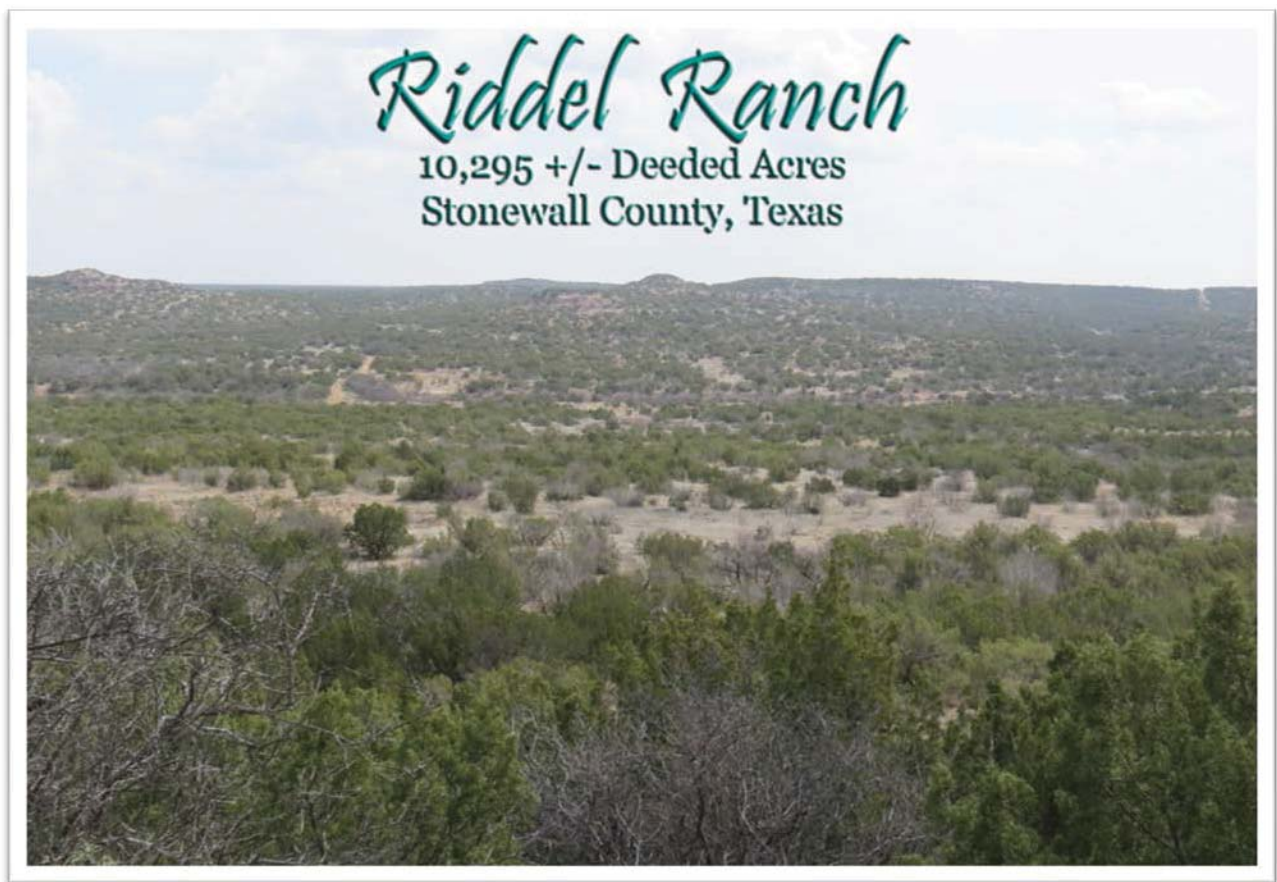
1507 13th Street

Lubbock, Texas 79401

Phone (806) 763-5331 Fax (806) 763-1340

Web - [www.chassmiddleton.com](http://www.chassmiddleton.com)





We are very proud to offer for sale the Riddel Ranch, located in Central Stonewall County. This is the first time this long-term family ownership ranch has ever been offered for sale.

The property is very well located just east and northeast of Aspermont. Elevations typically range from around 1,550' along the creek bottoms to over 1,750' along the upland portions of the property.

The ranch generally has a good grass turf throughout most pastures and cattle have not been grazed on the property for over 12 months. The property is diverse, ranging from wooded bottom country to more open productive flats.



The ranch is in three separate nearby tracts, all having good access. There is substantial frontage on several paved highways, as well as access via maintained county roads. The ranch is fenced and cross fenced into over 20 pastures and several traps. There are at least 3 good sets of working pens and 3 sets of good pipe shipping pens.

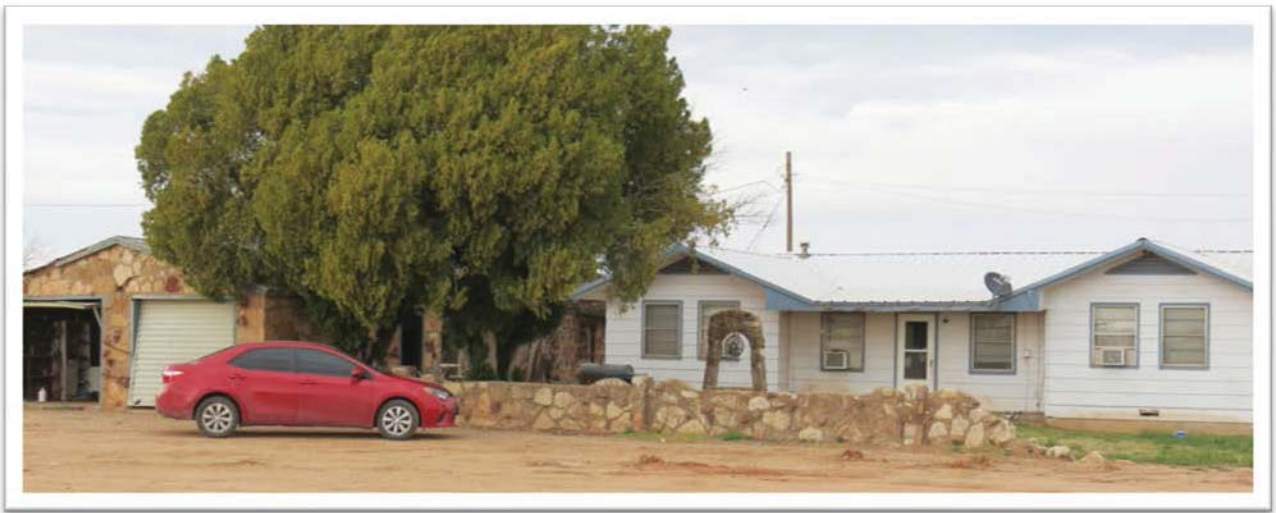
Subject to Sale, Withdrawal, or Error



The Headquarters Division of the property contains over 2,100 acres. This tract has highway frontage on the west as well as access by a graded county road on the south. The ranch headquarters are located in the central portion of this tract and are improved by an older but functional rock ranch house, a good set of pipe pens and horse barn, sheds and a metal shop building. There are several cultivated fields located throughout the ranch headquarters division, totaling over 350 acres, used for grazing horses and cattle. These fields are typically planted to wheat with some being in improved grasses. A live creek flows through this tract for almost three miles. Canopies of mesquite and cedar are common along with hardwoods along the creek. Overall, this part of the ranch has a decent grass turf.







Riddel Ranch Main Headquarters Improvements, Barns, Shop and Pens





Subject to Sale, Withdrawal, or Error





The southern portion of the ranch is comprised of the South Pastures and the Rock Creek Division of the Ranch. This division of the ranch contains approximately 7,000 acres and has access on the north by graded county roads, on the west by highway frontage and on the south by graded county roads. This portion of the ranch is generally more level with the northern and eastern portions having some relief provided by hills and draws. Rock Creek flows through the northern portion of this division of the ranch. This flowing creek runs through the property for approximately 3.5 miles, much of which runs water year round.



There is a rock ranch house used as a hunting camp located in the northern portion of the Rock Creek Division of the property. Additionally, there is a frame ranch house located at the southern end of this division. Both of these homes are of older construction, but have been in continuous use. There are 5 sets of pipe working and shipping pens on this portion of the property. This division of the ranch is fenced and cross fenced into approximately 13 pastures and traps.





Subject to Sale, Withdrawal, or Error





Riddel Ranch Hunters Camp, Barns and Pens



Grass turf on this portion of the property is considered to be very good. Cover is generally provided by mesquite with cedar along the northern and eastern portions. Many areas are highly productive rangeland with a more open appearance.

There are several cultivated fields scattered throughout this portion of the property totaling over 420 acres. Many of these large fields are divided into several pastures offering rotational grazing.





Pipe Working Pens on the Riddel Ranch



Subject to Sale, Withdrawal, or Error





Cultivated Fields and Improved Grass Pastures







Subject to Sale, Withdrawal, or Error





*Photos Taken along flowing Rock Creek*



Overall, the Riddel Ranch is considered to be well watered. There are approximately 7 water wells and windmills located on the property with several miles of pipeline to drinkers located throughout the ranch. Currently, some of the water wells and one windmill are not in use. The availability of good surface water in the dirt tanks has made some of these wells unnecessary to the current owners, however, it is reported that they can be used with basic maintenance. Many of the dirt tanks have been cleaned out in recent years.







Live Springs



One of the large earthen ponds



Subject to Sale, Withdrawal, or Error





Windmills and Dirt Tanks



Subject to Sale, Withdrawal, or Error





The Riddel Ranch offers tremendous hunting and recreation features. Whitetail deer numbers are very good in this area and bobwhite and blue quail are common. Turkey are found throughout the creek bottoms and migratory bird hunting is exceptional.

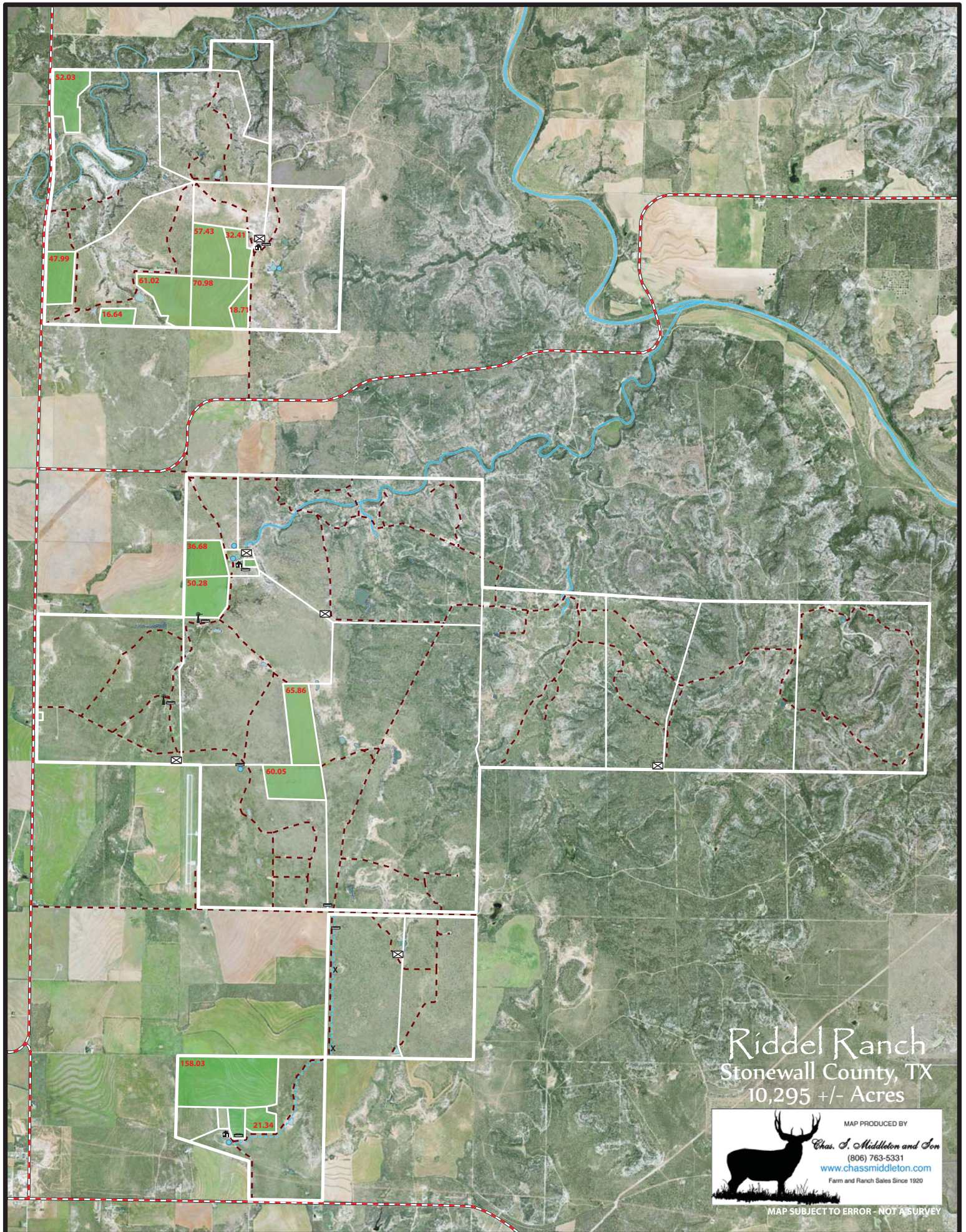
Electricity is available to many areas on the ranch. There is some scattered oilfield production on the property and the ranch is offered on a surface only basis.

The Riddel Ranch is very competitively priced at \$825 per acre. There are currently not many offerings of this size in the area and this long term family ownership has a lot to offer.

**Offered Exclusively By**





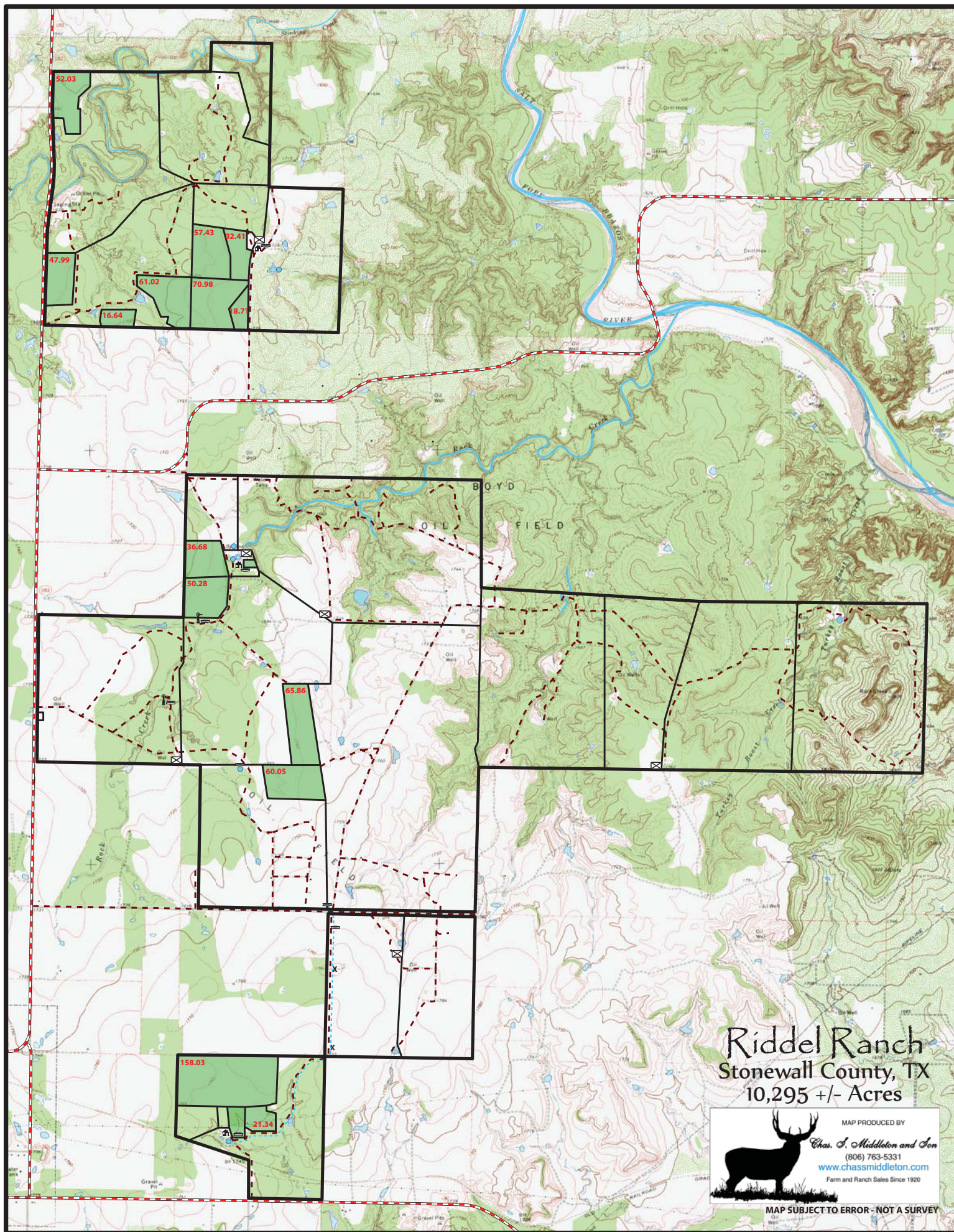


Riddel Ranch  
Stonewall County, TX  
10,295 +/- Acres

MAP PRODUCED BY  
 Chas. J. Middleton and Son  
(806) 763-5331  
[www.chasmiddleton.com](http://www.chasmiddleton.com)  
Farm and Ranch Sales Since 1920

MAP SUBJECT TO ERROR - NOT A SURVEY





Riddel Ranch  
Stonewall County, TX  
10,295 +/- Acres



MAP SUBJECT TO ERROR - NOT A SURVEY