

BOYD RANCH
MOTLEY COUNTY, TEXAS
620.63 ACRES



Exceptional Quail and Deer Hunting Ranch

OFFERED EXCLUSIVELY BY:

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BOYD RANCH

MOTLEY COUNTY, TEXAS
620.63 ACRES



Excellent Blend of Mesquite, Shinnery and Sage

The Boyd Ranch is located in Motley County, just north of the ranch community of Matador. The property contains just over 620 acres and is fenced and cross fenced into two pastures with small traps. Access is very private, with the property located at the end of a county road.

Brush cover is considered to be fairly dense throughout the southern portion of the property, and is generally provided by mesquite with scattered hackberry trees. This portion of the ranch is fairly level. The property becomes much more open and rolling to the north and shinnery and sage become common with scattered mesquite thickets and hackberry trees. Soils are generally sandy throughout the property.



Subject to sale, withdrawal, or error.



The diverse cover through the property is considered to be ideal whitetail deer and quail habitat. The native grasses and forbs are in excellent condition and the property shows no signs of over-grazing. The property has been utilized for grazing livestock and horses; however, numbers have been kept to a minimum to preserve the grass and nesting/bedding cover for wildlife.



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The exterior and interior fences are in very good condition. A horse trap was recently constructed in the southern portion of the property that contains 20 +/- acres. The two main pastures on the ranch contain approximately 300 acres a piece.

The property is watered by one electric and two solar water wells. Pipelines have been run throughout the property for wildlife and livestock water. One of the solar wells is located near a dirt tank and is used to keep the tank full.



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The Boyd Ranch is improved by a frame house that contains two bedrooms, a loft with an additional bedroom upstairs and one bathroom. This house has hardwood flooring and a metal roof. Nearby the house there is a barn/storage with bay doors and a covered porch.



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Recreation has been the focus on the property through its current ownership and the property has been managed for deer and quail. Several game cam pictures are available on our website (www.chassmiddleton.com).



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The Boyd Ranch is located in a highly desirable location, being approximately 80 miles from Lubbock and just over 120 miles from Amarillo. The area is comprised of large ranch ownerships and it is seldom that smaller tracts like the Boyd Ranch are ever offered for sale.

The property is offered for sale for \$1,200 per acre. Taxes are reasonable, being around \$700 per year. The seller is of the opinion that he does own a portion of the minerals and has offered to convey $\frac{1}{2}$ of the minerals owned with the sale of the ranch. In today's market, it is seldom to find an offering on a property this size with minerals offered.

The Boyd Ranch is a fantastic property and has a lot to offer in the way of hunting and recreation as well as livestock grazing. If you are in the market for a good recreation ranch this listing deserves your attention.



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620.63 Acres +/-
Motley County, Texas

MAP PRODUCED BY



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