

BAILEY COUNTY, TX RANCH

12,788.47 acres, more or less



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

BAILEY COUNTY, TX RANCH

12,788.47 acres, more or less



We are proud to offer for sale an affordable working ranch located southwest of Muleshoe, Texas. The ranch consists of a very desirable mix of native pasture country with approximately 297 acres of irrigated farmland and 2,000 acres currently enrolled in the Conservation Reserve Program. This operating unit has been under the same family ownership for approximately 60 years and this is the first time the ranch has been offered for sale. Historically, the ranch has primarily been operated as a cow/calf ranch with the added benefit of the farmland and CRP payments.

Access to the ranch is provided by paved highway frontage along the western boundary of the property, with some additional areas accessed by county roads. Elevations range from approximately 3,800 to 4,000 feet.



Subject to sale, withdrawal, or error.



The pasture portion of the ranch contains approximately 10,500 acres and is partitioned into approximately 10 pastures and traps. The terrain generally varies from fairly level to rolling and undulating. The majority of the ranch has sandy soils with a good mix of native grasses. Portions of the ranch have tighter clay and sandy loam soils. Shinnery, sumac and sage are scattered through the sandier country, with a sprinkling of sage, catclaw and bear grass found in the tighter sandy loam soils.

Portions of the ranch transition into deep sandhill country, and these areas have a fairly dense canopy of sumac and shinnery. Overall, the ranch has an open appearance with very little mesquite.





The ranch is located in a quality ground water area, being the Ogallala Aquifer. In 1953, the owners of the ranch sold the commercial water rights under a major portion of the property to the City of Lubbock. The owners retained full water rights under a block containing 297 acres of irrigated farmland and also on approximately 990 acres of land which is located approximately 10 miles southwest of the main body of the ranch. On the land where the water rights were sold to Lubbock, the owners reserved all of the domestic and livestock water rights, along with the right to drill eight six inch capacity irrigation wells on certain portions of this land. Six irrigation wells were drilled on an area that was formerly farmed, and is now enrolled in the Conservation Reserve Program. Because this land is now in CRP, these wells have not been operated in recent years. The ranch holds two additional well permits that have never been drilled.





Three operating irrigation wells are located on the 297 acres of irrigated farmland. As discussed above, all water rights are owned with this tract. This land is located in the northwest corner of the ranch and is comprised of two pivot sprinkler systems nozzled at 350 gallons per minute each. It is reported that these three wells irrigate both pivots simultaneously. According to the owner, these wells are around 180-190 feet deep. The three wells are powered by natural gas and the motors are owned by the current tenant farmer.

Immediately southeast of the above described farmland is a block of native pasture. The two unused well permits are allocated to this block of land and can be developed, if desired.

Two large adjoining blocks of CRP land are located to the east of the previously described block of native pasture. The north CRP tract contains 783.1 acres of improved grass. This block is enrolled in the program through 2021 at \$32.83 per acre, or a total annual payment of \$25,709. To the south of this large block of CRP is another tract of 402.6 acres. This tract of improved pasture is also enrolled through 2021, and receives a payment of \$30.99 per acre, or a total of \$12,477 per year. Six irrigation wells are located on the CRP, along with buried waterlines, underground electric lines, and four pivot pads.

The 990 acres approximately 10 miles southwest of the main body of the ranch is a combination of native/improved pasture and CRP. This tract has full water rights. There are two CRP contracts on this tract. The smaller contract comprises 347.82 acres and expires in 2022. This tract is enrolled at \$37 per acre and the annual payment is \$12,869. The larger tract of CRP is enrolled in the SAFE Program (State Acres For Wildlife Enhancement), which is a Conservation Reserve Program established specifically for the enhancement and protection of the Lesser Prairie Chicken. This newly enrolled contract runs from 2011-2025. The contract covers 466.8 acres and the landowner receives \$44.65 per acre or \$20,843 per year for the term of the contract. The owners of the ranch are currently in the process of reseeding this tract in improved pasture. Based on the above, the property currently receives approximately \$72,000 per year in CRP income.





The native pasture portion of the ranch is watered by approximately 6 windmills, several electric water wells, and a number of drinking troughs located on taps from a major City of Lubbock waterline that runs through the property. Improvements on the ranch include a liveable hand house and livestock pens.

This is a good quail and migratory bird hunting area, and in recent years a large population of quality mule deer have migrated to this area. Now, some of the best mule deer in Texas can be found in this sandhill country. Without question, the mule deer are impressive.





This long term family ownership ranch is being offered for sale at only \$335 per acre. One-half of the seller's minerals and 100% of the wind royalty rights will convey with the ranch. The growing season in Bailey County is approximately 181 days and the average precipitation is slightly over seventeen and one-quarter inches.



This is a low overhead working ranch with the added benefit of irrigated farmland and CRP income along with the potential to develop additional irrigated farmland on a portion of the ranch. It is seldom that properties this size are offered on the market in this area. If you are in the market for a working cattle ranch in this part of Texas, this ranch should be considered.

OFFERED EXCLUSIVELY BY



Subject to sale, withdrawal, or error.