

GARZA COUNTY, TX RANCH

1,280 Acres, More or Less



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale this very desirable ranch property located just 40+/- miles from Lubbock. Access is provided by a graded county road that dead ends at the ranch gate. This property offers excellent recreation features, diverse topography and a good stand of native grass.



Subject to sale, withdrawal, or error.



The terrain varies from rolling hills to scenic plateaus and productive flats. Cover is provided primarily by mesquite with scattered hackberry trees. Brush cover is dense in areas providing cover for wildlife, however, overall, the ranch has a fairly open appearance. The property has been lightly grazed for the past several years, and the turf is considered to be in good condition.





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The property is considered to be well watered. There are three large earthen ponds and several small seasonal ponds that all appear to be in good condition. The larger ponds are currently holding water and reportedly never dried up through the drought.





There is an electric water well located in the northern portion of the property that has not been used in several years due to the low stocking rate and ample surface water provided by the earthen ponds. Additionally, there is a seasonal spring that flows into a shallow pool creating a small sub-irrigated plot.





The highlight of the ranch is one mile of Brazos River that flows through the northern portion of the property. The river enters the ranch on the northwest side of the property and meanders through making two scenic bends before exiting the ranch on the northeast.

Along the edges of the river bottom there are several large cottonwoods and scattered wild plum thickets.





It is very seldom that properties in this area are offered for sale, and river ranches in this area are even more scarce. With the excellent location, quality grass turf and exceptional topography, this ranch is a bargain at only \$950 per acre.

There is scattered oil production on the property and the ranch is offered on a surface only basis.

If you are in the market for a recreation ranch property in the area, this outstanding offering deserves your attention.

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