

GARZA COUNTY, TX RANCH

556.57 Acres, More or Less



OFFERED EXCLUSIVELY BY:

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We are fortunate to have just obtained an exclusive listing on this highly improved, extremely well located recreation ranch property. The ranch is located between Southland and Post, approximately 25 miles from Lubbock. Access is provided by Highway 84.

The property has a very desirable mix of terrain ranging from open pastures that are located on top of the Caprock Escarpment to native pasture below the Caprock. Grasses are in good condition overall and the ranch has not been grazed in over five years.



Subject to sale, withdrawal, or error.



Topography is diverse and scenic views are abundant. Elevated ridges overlook two major canyons that run through the property. Elevations range from approximately 2,960 feet on top of the Caprock to around 2,800 feet in the bottoms. The property is fenced and cross-fenced into four main pastures.

Pastures were designed for ease of moving livestock and there is a centrally located trap. Fences are in overall good condition with the majority of the fences being in excellent condition.

Three pastures are located on top of the Caprock. This land has been cleared of brush and offers an excellent turf of native grasses. Approximately 140 acres are on top of the Caprock with two pastures containing approximately 56 acres each. The third pasture contains approximately 28 acres. This smaller pasture has a playa lake that will hold water seasonally.





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The portion of the ranch that is under the Caprock Escarpment is hilly and very scenic. Cover is generally dense and is comprised of a mix of mesquite and cedar. There are two draws that have an abundance of mature hackberry trees and a few cottonwoods.

This portion of the property is fenced into one large pasture that contains approximately 415 acres.



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The ranch is watered by two electric water wells. Pipelines have been utilized throughout the upland portions of the property to distribute water to several drinking troughs for wildlife and livestock. Additionally, there are two earthen ponds located below the Caprock that are fed by runoff and will seasonally hold water as well as a spring that seasonally flows water through one of the canyons on the property.





The property has been very adequately improved by a one bedroom cabin with full bathroom, living area and full kitchen. This small cabin is ideal to use as a weekend retreat and has been used very little. This cabin and the furnishings are in near new condition.



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In addition to the cabin, the ranch has been improved by a near new insulated metal barn that is approximately 50'x40' with concrete floor and large overhang shed and two bay doors. This barn is wired for electric and has a gas heater with large propane tank that is plumbed throughout for use in BBQ grilles, filling small propane tanks, etc.

The area around the house and barn has been landscaped and a sprinkler system is installed to maintain the yard and trees. This modern system is housed in a near new Tuff Shed located near the barn. This building is wired for electric as well. A covered picnic area is also located in this landscaped area and it has also been wired for electric and has lights and gas available.





From the highway, an all weather road leading up to the improvements has been well maintained. Additionally, three full RV hookups have been installed with good all weather pad sites. There is also an attractive pipe entrance into the ranch.

The ranch improvements were installed professionally and have been immaculately maintained weekly by a landscape/maintenance crew.





This ranch has not been hunted in over five years. Garza County offers both a whitetail deer and mule deer season, and both have been viewed on the property. Migratory and upland bird hunting in this area are generally very good as well.

This property offers exceptional proximity to Lubbock and the surrounding area. It would be difficult to find a better ranch in this area with the excellent combination of open upland country, scenic bottoms and diverse terrain.

The ranch is priced at \$918,340 or \$1,650 per acre. The seller owns and will convey approximately 3/8ths of the total minerals. It is extremely uncommon for minerals to transfer in this area, which really sets this property apart from anything else on the market.

If you have been looking for a very well located recreation ranch property, this Garza County ranch deserves your attention.



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