

STONEWALL COUNTY, TX RANCH

498.95 Acres, More or Less



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale this quality recreation ranch. The property is located between Aspermont and Jayton. Access is by several miles of graded county roads.

The grass turf on the property is in overall good condition considering current drought conditions. There has been no livestock grazing on the property for several years.

The topography of the ranch is generally level, with a canyon running through the central portion of the property that drains into the Brazos River. This canyon and scattered thick brush on the property provide cover and shelter for livestock and wildlife. Brush cover is typically provided by mesquite, with a scattering of cedar along the sideslopes and hillsides. Some salt cedar is present along the river bottom.





Elevations on the property range from approximately 1,750 to 1,900 feet.

The northeastern portion of the property was in cultivation at one time. This area is terraced, and has grown back into native grasses with a dense canopy of mesquite cover. The ranch is all native, however, there are several portions of the property that would be suitable for cultivated foodplots, if desired.

The property is fenced on the northern, western and most of the southern and eastern border. Due to the rugged canyon and breaks located in the southeastern portion of the ranch, the fence currently jogs around some of the breaks. A recent survey shows 50.01 acres outside the fence. (See attached map for more detail) The southeastern corner of the property is across the Brazos River, and the survey shows 1.35 acres of the property is actually in the river bottom. The current fencing appears to be in good condition.



Subject to sale, withdrawal, or error.



The ranch currently does not have a source of sub-surface water, however, there is an old windmill location on the property. Test wells have been drilled nearby the remains of the old windmill, and it is reported that a water well can be developed. Throughout this area of Texas sub-surface water can be difficult to find, and water quality is generally high in mineral content, but quality is usually good enough for wildlife and livestock, and limited domestic use. Typically, where underground water can be found in this area, a well that will produce several gallons per minute is considered to be a good water well. Water storages are frequently used to store large quantities of water, and drinking water is usually bottled.





Electricity runs along the northern boundary of the property. There is currently not a meter on the property.

There is a large dam in the canyon near the central portion of the property, that in recent years has held water. Currently, due to drought conditions this dirt tank has dried up.

The property joins a large ranch that has been under wildlife management for several years. This area is known to produce quality whitetail deer, and deer are very frequently seen on this property. Due to the current drought conditions, some of the neighboring ranches have been overgrazed, and deer have moved onto this property in abundance.

This Stonewall County property has been priced to sell at \$750 per acre. There is no oil production/exploration on the property currently, but the property is being offered surface only. If you are in the market for a recreation ranch property in this area, this property should be considered.



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