

# WILOUGHBY RANCH

Garza County, Texas

1,965 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](http://www.chassmiddleton.com)

E-Mail - [sam@csmanson.com](mailto:sam@csmanson.com)



# WILLOUGHBY RANCH

*Garza County, Texas  
1,965 Acres, More or Less*



*We are pleased to have obtained an exclusive listing on a long-term ownership ranch located just off the Caprock Escarpment in Garza County. The Willoughby Ranch consists of approximately 1,965 acres located in the northwest-quadrant of Garza County, Texas. This property is located approximately 10 miles southeast of Southland, Texas and approximately 30 miles southeast of Lubbock, Texas. Access is excellent, being by paved Farm to Market Road 211 which adjoins the north side of the property.*







*The Willoughby Ranch has a diverse terrain, ranging from nearly level to gently rolling, with areas of rougher broken country. The north section of this ranch has a mostly level terrain. The south two (2) sections become more rolling and broken, giving this area of the property a much more scenic appeal. Falls Creek, and several tributaries of this creek, meander through the south two sections of this ranch. This creek runs through the ranch in an easterly direction, eventually spilling into the North Fork of the Double Mountain Fork of the Brazos River which is approximately 2.5 miles east of the ranch.*







*The Willoughby Ranch is all native pasture, with the exception of a cultivated field consisting of approximately 95 acres located on the north end of the ranch. This field is typically planted in wheat. The native portion of the property has a good mix of fairly open to dense mesquite. Some scattered Cedar is found in the rougher areas. The Willoughby Ranch supports a good blend of palatable native grasses and browse. Elevations range from approximately 2,750 feet on the upland plains to around 2,570 feet in the creek bottoms.*







*The Lake Alan Water Pipeline extends across the southern end of the ranch. According to the stipulations of the easement, this area will be seeded to grass. Approximately 300 acres of the extreme north end of the Willoughby Ranch burned in 2011. Due to the extended drought in this area, the grass turf has had little recovery.*

*The Willoughby Ranch is fenced and cross fenced. The exterior fences are in fair to excellent condition, with approximately 4 miles of the exterior fence being new. Several dirt tanks provide water to the ranch. One windmill is located on the property; however, this windmill is not in working condition.*

*If you are in the market for a hunting/cattle ranch reasonably priced and conveniently located to Lubbock, this offering deserves your attention. The asking price is **\$650** per acre. The 2011 base property taxes are approximately \$.66 per acre, or a total of approximately \$1,297. To schedule a showing, or for additional information, please contact [Rusty Lawson](#).*



OFFERED EXCLUSIVELY BY:

***Chas. S. Middleton and Son***

**Farm-Ranch Sales & Appraisals  
1507 13<sup>th</sup> Street**

**Lubbock, Texas 79401**

**Office Phone: (806) 763-5331**

**Mobile Phone: (806) 778-2826**

**Fax: (806) 763-1340**

*email – [rusty@csmandson.com](mailto:rusty@csmandson.com)*

*website – [www.chassmittleton.com](http://www.chassmittleton.com)*



*Willoughby Ranch*  
1,965 acres, more or less  
Garza County, Texas



FM 211



**Legend**

- Boundary Line
- Ranch Road
- Pipeline Easement
- Windmill
- Interior Fence

0 1  
MILE

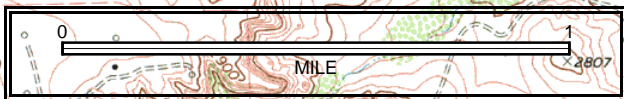
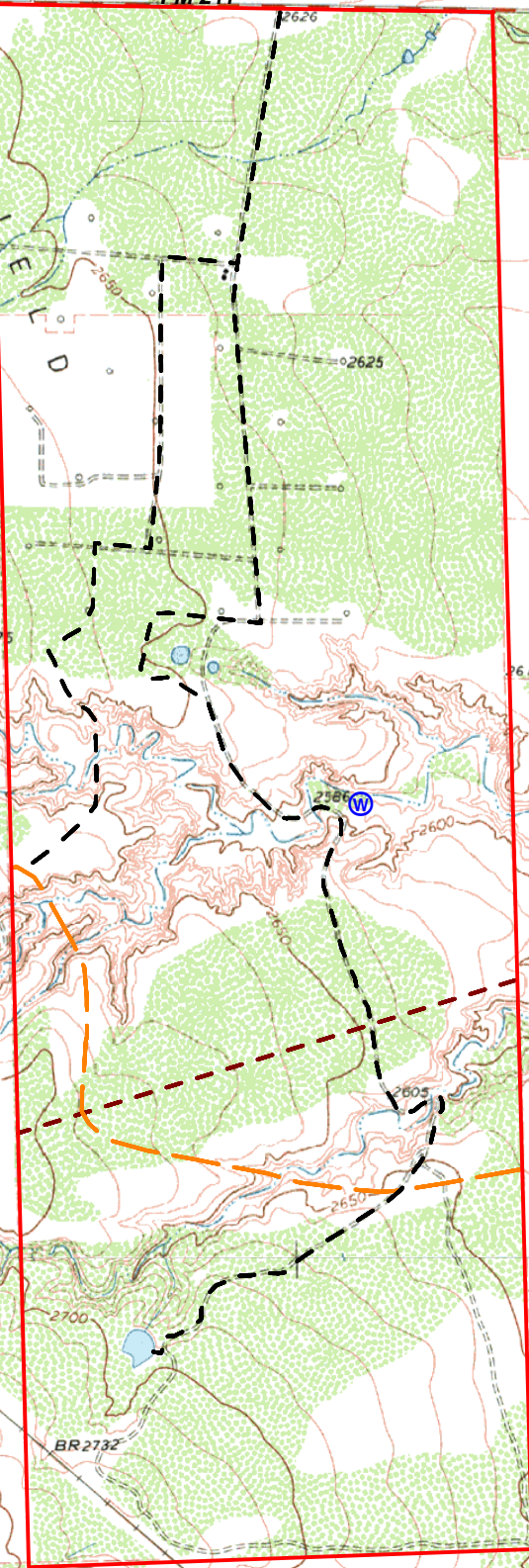


*Willoughby Ranch*  
1,965 acres, more or less  
Garza County, Texas



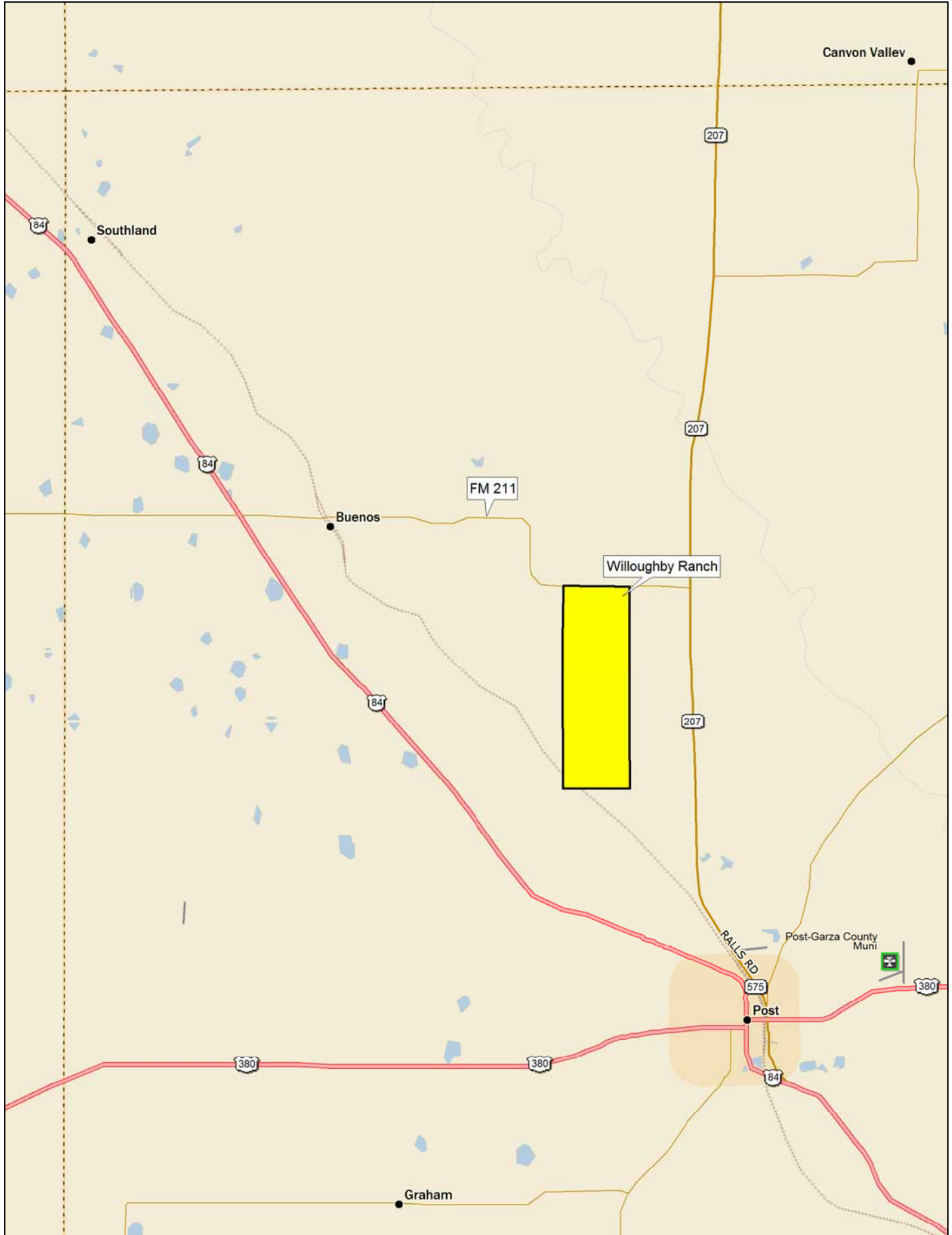
FM 211

(21)



**Legend**

- Boundary Line
- Ranch Road
- Pipeline Easement
- Windmill
- Interior Fence



Data use subject to license.

© 2007 DeLorme. Street Atlas USA® 2008.

www.delorme.com

