

J-2 CREEK RANCH

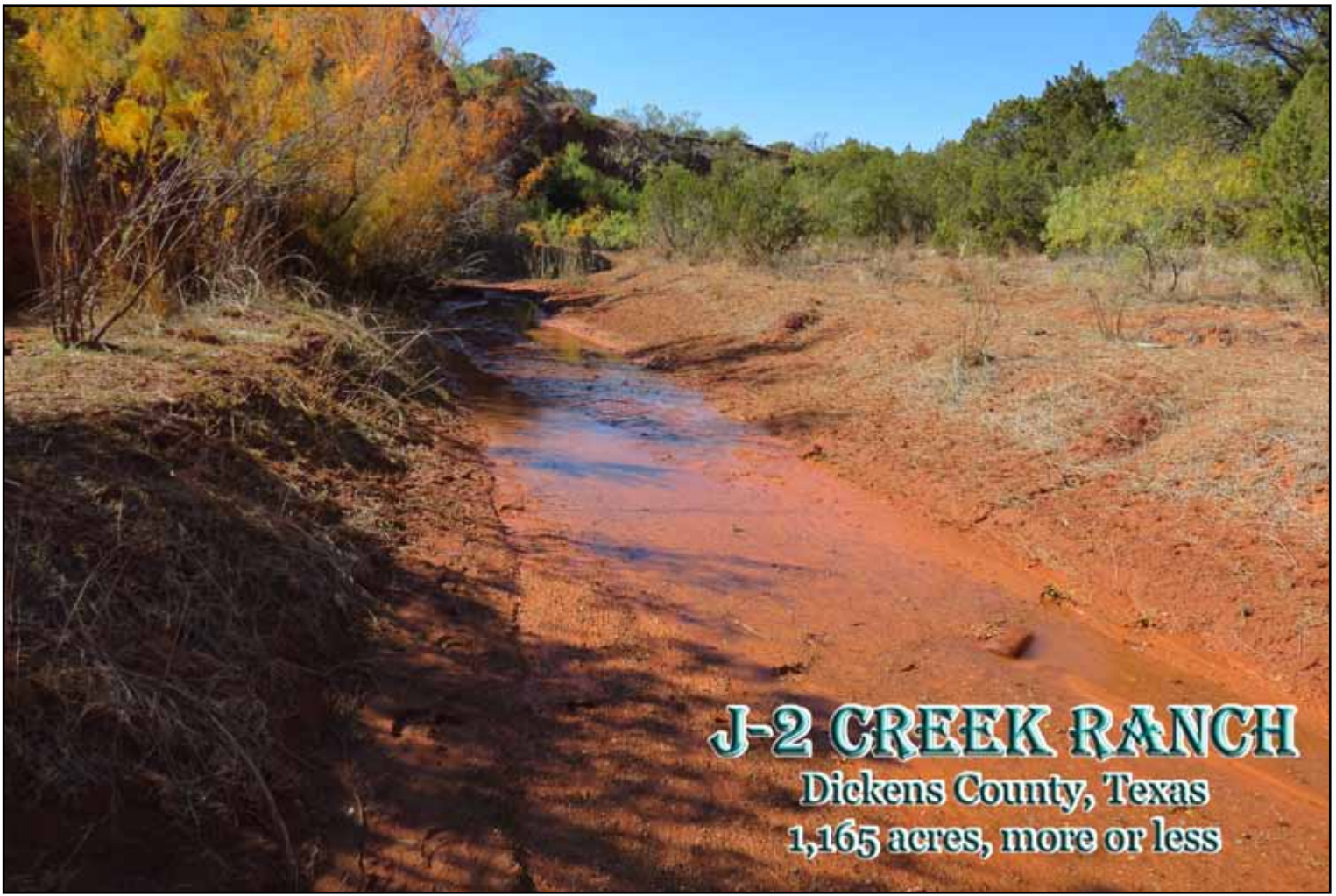
Dickens County, Texas
1,165 acres, more or less



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

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We are proud to offer for sale this scenic ranch property. The J-2 Creek Ranch is well located northeast of Spur in the productive Rolling Plains. Access to the property is good, with the ranch located at the end of a well maintained county road.

The J-2 Creek Ranch is a very scenic property with the majority of the ranch consisting of rolling topography descending and draining to the J-2 Creek, which is located in the northern portion of the property. Cover is primarily comprised of mesquite and hackberry trees through the southern portion of the ranch with scattered large cottonwoods. The northern portion of the property is more rugged with cedar becoming more prevalent along the slopes and mesquite and some salt cedars in the creek bottom.



Subject to sale, withdrawal, or error.



The ranch is primarily watered by an electric well and the creek. J-2 Creek appears to be spring fed and runs live water throughout much of the year. The electric well is located on the southeastern portion of the property, and there is a drinking trough located near the water well. There is a rural waterline to the property, and the ranch has a meter, but this waterline is currently not utilized. Additionally, there are several seasonal, shallow dirt tanks for livestock and wildlife.





The ranch is located in a desirable area for hunting. Dickens is a one buck county for whitetail deer and mule deer, and both species are common through this area. Migratory bird hunting is very good and this is generally considered to be a good area for quail. Turkey and feral hogs are also common.



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The J-2 Creek Ranch is fenced through the more rolling portions of the ranch and fences appear to be in good condition. Along the northern portion of the ranch, the creek is fenced out to keep livestock from getting into the more rugged canyon country. There is a small portion of the ranch boundary that is not fenced in this area of the property. This portion of the property has been surveyed.





The J-2 Creek Ranch is priced at \$775.00 per acre. There are no minerals offered and there is no production on the ranch. If you are in the market for a good hunting and recreation ranch property in this area, the scenic J-2 Creek Ranch should be considered.



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