

# UPTON COUNTY, TX RANCH

5,581.35 acres, more or less



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale an affordable working livestock/hunting ranch located northwest of Rankin, Texas. This property is accessed by graded county road.

The terrain of the property is rolling and hilly with several fertile bottomland draws. Limestone rock outcrops are common on the uplands, hills and side slopes, with deeper productive soils in the bottoms.

All of the property is in native pasture. Principal brush cover is mesquite, greasewood and black brush, with pear and cholla scattered through the ranch. The ranch supports a good variety of palatable native grasses.







There are no improvements other than fences, waterings and pens. The ranch is fenced and crossfenced into three pastures. All fences are of net wire construction and are in good condition. The ranch is watered by windmills, and the quality of the well water is good.

The property has been historically operated as a sheep and goat ranch, which is the current use. In addition to traditional ranching, under normal conditions, the ranch offers recreation opportunities from the standpoint of deer, quail and turkey.







No minerals are offered with this property and oil production is scattered throughout the ranch. This oil production has become an excellent source of supplemental income, as since 2006, the ranch has received approximately \$575,000 in surface damage income.

This property is very realistically priced at \$402.50 per acre.

If you are in the market for a nice operating ranch with the added benefit of hunting and supplemental income, the Upton County Ranch should be considered.



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Subject to sale, withdrawal, or error.