

GARZA COUNTY, TX RANCH



OFFERED EXCLUSIVELY BY:

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GARZA COUNTY, TX RANCH

800 Acres, more or less



We are proud to offer this well improved Garza County ranch. The property is extremely well located in northeastern Garza County, approximately 45 minutes from Lubbock. Access is provided by paved highway frontage.

The property is all native pasture with fairly level terrain sloping to Slick-Nasty Creek. This seasonal creek runs in an easterly direction through the center of the ranch. Several tributaries of the creek help to break up the level terrain and offer seasonal holes of water. Native grasses and forbs are in good condition, and the ranch has not been stocked in recent years. Grasses in this area generally include buffalo, tobosa, and bluestem. Cover is moderate over much of the ranch with some areas of thicker mesquite. Scattered hackberries are found throughout the creek and bottoms.

The ranch is fenced and all exterior fences are in good overall condition. Fences are generally five strand with steel posts.



Subject to sale, withdrawal, or error.



The main home is a two story, four bedroom with one and one-half baths. This home has been updated with a recent metal roof and exterior paint.

Fixtures include a stove, microwave, dish washer, refrigerator and washer and dryer. There is a wood burning stove in the main living area and the home has central heating and air.

The home has been nicely furnished and furnishings are all going to be included with the sale of the ranch. This includes nearly all of the pictured furnishings except for a few of the paintings and personal items. Flooring throughout the home is a mixture of carpet and laminate hardwood.



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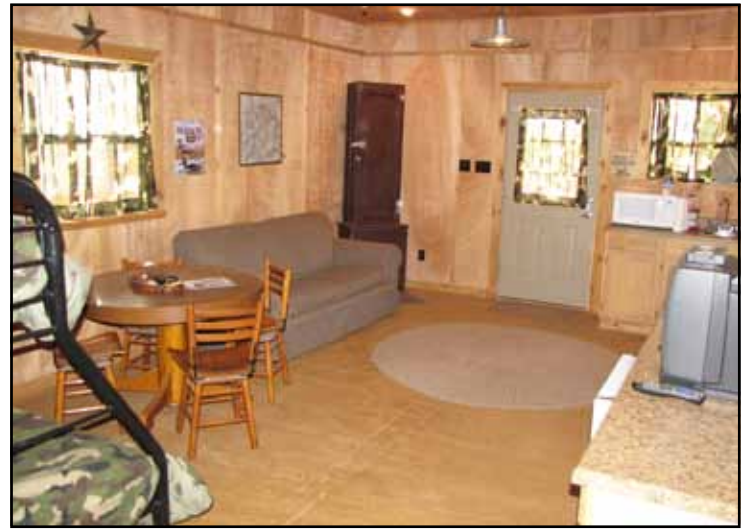


There is a nice back porch on the main home and rock walkway around the front.

The house and other ranch improvements are fenced off from the pasture portion of the property. This area and the yard around the house and other improvements is manicured and well kept. A nice entry gate is located off of the highway and there is an improved road to the house. There is a covered carport near the house.



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Near the main house, an older bunkhouse has been renovated and is currently used to sleep guests to the ranch. This bunkhouse has a nice sleeping area with a full bathroom. The bunkhouse is heated and air conditioned and has a small kitchen and a rock fire pit. This bunkhouse can easily accommodate four people.

There is a nearly new metal barn located near the main house and bunkhouse. This barn measures 50'x40' and has a concrete floor and insulation. There are two large overhead doors and a high ceiling, making this barn ideal for storing ranch vehicles, equipment, etc. as well as entertaining a large group.





The ranch is well watered from a surface water standpoint. There are five dirt tanks located on the ranch, and two are stocked and have reportedly excellent fishing. Areas around the stocked tanks are periodically mowed and these are attractive ponds.



Hunting in this area is good. The area has a good population of whitetail deer and generally bobwhite and some blue quail are present. Turkeys and migratory birds are common and there are feral hogs in the area. The diversity of the terrain and mixture of open and rolling country paired with brush thickets makes for a very desirable blend for wildlife.





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There is some scattered oil production, mostly located on the western portion of the ranch. There are no minerals available and the ranch is offered on a surface only basis.

This Garza County Ranch offers excellent location, nice improvements that have been well maintained and an excellent turf. There is a good road network through the ranch and roads are generally in good condition. It would be hard to find a more desirable recreation property. Another benefit from a recreation standpoint is that the ranch is just minutes away from great fishing and boating at Lake Alan Henry. This ranch would make a great home or second home.

The property has been priced to sell at \$1,100 an acre. This includes the furnishings in the house and bunkhouse, as well as four box style deer blinds and several deer feeders. Also included is a Ford F-150 truck that has been used as a ranch vehicle and a 500 gallon water trailer.

If you are in the market for a ranch that is ready to enjoy, this property deserves your attention.



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