

# LONG RANCH

King and Stonewall Counties, Texas  
7,435.87 Acres, more or less



OFFERED EXCLUSIVELY BY:

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We are extremely proud to offer for sale the scenic and diverse Long Ranch. The property is located northeast of Aspermont. This beautiful ranch is remote and scenic, offering privacy and quality wildlife. The Long Ranch has been under the same family ownership for approximately 69 years, and this is the first time the ranch has been offered for sale.

The ranch lies in the shadows of Kiowa Peak, a local landmark that is well known for its unusual dome shape. Access to the ranch is provided by several miles of maintained county roads. These county roads pass through beautiful ranchland and pasture giving the ranch a sense of being faraway from civilization, while retaining accessibility.

The ranch is extremely diverse, offering everything from rugged canyons to beautiful bottoms and productive flats. Cover throughout the ranch is generally dense, provided primarily by mesquite and cedar.



Subject to sale, withdrawal, or error.





The southern portion of the ranch incorporates a major portion of a rugged canyon known as Smelter Canyon. This wide, rugged canyon offers tremendous protection for livestock and wildlife. Cover is thick through this portion of the property with rocky outcrops and cedar breaks. Several large ridges and hills are scattered through this portion of the property.



A spring fed creek runs through the canyon offering a good source of live water.

There is some scattered oil production through this portion of the property.







The topography changes through the northern portions of the ranch. Soils become deeper and mesquite is prevalent. Croton Creek and Wedington Creek both run through the northern portion of the ranch in a west to east direction. These beautiful creek bottoms are lined with big, bull mesquite, the occasional salt cedar and scattered hackberry trees.



Several smaller canyons, hills and seasonal creek bottom areas are found through this part of the ranch along with productive, rolling mesquite flats.







The Long Ranch is well watered. Live water is furnished by Croton Creek which runs year round and Wedington Creek and Smelter Canyon, which are likely to be more seasonal (videos at [www.chassmiddleton.com](http://www.chassmiddleton.com)). Several nice ponds and seasonal creeks are scattered throughout the ranch and will have standing holes of water through much of the year. Additionally, a spring is located in the southwestern portion of the ranch. There is also an abandoned water well located on the northern end of the ranch. In total, there are approximately 13 miles of live water on the ranch.







Vegetation and grasses on the ranch are in excellent condition. Grasses principally include buffalo, gramma and blue-stems. Common species of wildlife beneficial plants are lote bush, catclaw, little leaf sumac, ephedra, algerita and shin-nery. Overall, the property has an ideal blend of grasses and shrubs for livestock and wildlife. There are two fenced, cleared fields on the ranch with little brush cover that would be suitable for cultivation.

The ranch is not currently stocked, and the native grasses are in excellent condition.







There is a “free use” section of the ranch containing approximately 225 acres that belongs to the State of Texas. All rights to the use of this land, if any, transfer to the buyer at closing. The public is not allowed on this State Land.

The remoteness of the property combined with the absolutely stunning panoramic views all around make this a very desirable ranch. The Long Ranch is very realistically priced at \$650.00 per acre. There is a portion of the minerals being offered, and included in the offering is a portion of the executive leasing rights.

If you are in the market for a great ranch offering live water features not matched by many ranches in the area, the Long Ranch deserves your immediate attention.



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