

# GARZA COUNTY, TX RANCH

1,920 ACRES, MORE OR LESS



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale this beautiful and productive Garza County Ranch. The property is currently owned and run by a large, well known and established ranch in the area, and this is the first time the property has been offered for sale. The property has been utilized as a cow/calf operation, and this is considered to be good grass country.

Access to the ranch is provided by paved highway frontage on State Highway 84. This is an excellent location, approximately one hour from Lubbock, and just south of Lake Alan Henry Reservoir. The terrain of the property is varied, ranging from rolling mesquite flats, productive creek bottoms combined with rocky cedar hills and steep ledges.



Subject to sale, withdrawal, or error.





Fences on the ranch are in excellent, near new condition, being of five wire construction with T-Posts. All gates and corners are constructed from pipe and painted.

The ranch is considered to be well watered by wells, earthen ponds and seasonal creeks. The property has ample sub-surface water, which is extremely rare in this area.



The turf on the ranch is in excellent condition, and the ranch has been under a rotational grazing program under the current ownership. Cover is generally provided by a fairly dense mesquite and cedar canopy, with hackberry trees being scattered throughout the ranch. Several large ranches are located in this area, and wildlife is abundant on the property. The creek bottoms and lower lying flats provide excellent trails for whitetail and mule deer, which are both common. There are some more open areas on the ranch that are perfect for quail hunting.







There is a considerable amount of oil production on the ranch, and no minerals are offered with the sale. There are numerous powerlines and pipelines through the ranch, and several well locations are on the property. This production is generally well kept, and ranch roads and oil field roads are considered to be well maintained.

A major benefit of the production is that there is an excellent network of roads on the ranch. Many of the major roads through the property are considered to be all weather roads.







This ranch has been well cared for and is ready to be used and enjoyed. The close proximity to Lubbock and Lake Alan Henry are very attractive. Quality deer hunting and quail hunting are also an added bonus. Turkey are also common, as well as feral hogs and great populations of migratory birds pass through this region annually.

In addition to the 1920 +/- acres, one section, approximately 640 acres, of additional land is located within the fenced boundary of the ranch. There is no guarantee of continued use of this “free use” section, but it has been fenced into the property for many years.

The ranch is offered at \$825 per acre. Property taxes are reasonable, generally being under \$1.00 per acre. If you are in the market for a great ranch in this area, this property deserves your attention.



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