

# WEST RANCH

Briscoe County, Texas  
1,120 Acres, more or less



OFFERED EXCLUSIVELY BY:

*Chas. S. Middleton and Son*

1507 13th Street  
Lubbock, Texas 79401

Phone (806) 763-5331 Fax (806) 763-1340

Web - [www.chassmiddleton.com](http://www.chassmiddleton.com)

E-Mail - [sam\\_middleton@chassmiddleton.com](mailto:sam_middleton@chassmiddleton.com)



# WEST RANCH



We are proud to offer for sale the scenic, long-term ownership West Ranch. The property is located east of Silverton, Texas, just 1.5 hours from either Amarillo or Lubbock. There is approximately one mile of paved frontage along State Highway 256, but due to canyons and terrain features, access to the ranch is by graded county road.

The property is extremely diverse, with some of the most breathtaking views to be found anywhere along the Caprock Escarpment. Topography ranges from deep canyons to rolling hills and nearly level flats. Elevation change is dramatic, ranging from around 3,200 feet in the upland country to approximately 2,700 feet in the rugged canyon bottoms.



Subject to sale, withdrawal, or error.





Until one actually views this ranch on the ground, it is hard to imagine such a dramatic elevation change on a property of this size. The ranch is primarily in native pasture with strong grasses and good cover for wildlife. Three cultivated fields are generally planted to wheat for wildlife and cattle grazing.

The ranch is located in an area widely known for outstanding wildlife and tremendous hunting opportunities, and the property adjoins the 15,000 acre Caprock Canyons State Park. The three wheat fields are a magnet attracting wildlife out of the protection of this park, and it is not uncommon to view over 50 deer at a time in any of the three fields. Aoudad are also known to be in the area, and several have been harvested on the ranch. Turkey and quail are common, along with feral hogs and javelina.

Cover is primarily provided by cedar and mesquite with shinnery being common along the ridges and slopes of the canyons. The property has been operated as a cattle ranch and only selectively hunted by the family, allowing mule deer to grow and reach a mature age to harvest trophy bucks.



The ranch is watered by one windmill in the upland portion of the ranch. There is also a seasonal creek in the bottom of the canyon that reportedly has a spring.







Wind Energy is currently being developed throughout portions of the Texas Rolling Plains and Texas Panhandle, and Briscoe County has been a hot spot of activity. The property is under a Wind Energy Lease, and a copy of this lease is available on our website ([www.chassmiddleton.com](http://www.chassmiddleton.com)). The ranch is currently in the third year of a five year lease. There is no wind production on the ranch, but this could be an attractive income source in the future.







The West Ranch is one of the most scenic and rugged properties in this part of Texas, and this diverse ranch offers tremendous hunting potential.

The wind lease on the property is attractive, as most recreation ranch properties have very little potential of income. The seller will reserve 1/8th of the wind energy rights, however, the buyer will participate in 7/8ths of the wind energy rights on a total of 1,280 acres. Furthermore, all executive leasing rights for future negotiations on wind energy will be sold with the surface.

The West Ranch is being offered for sale for the first time under the current long-term ownership at only \$800.00 per acre. If you are in the market for a tremendous hunting ranch with the added bonus of additional income and future potential of wind energy, this ranch deserves your immediate attention.



OFFERED EXCLUSIVELY BY



Subject to sale, withdrawal, or error.



