

# CROTON CREEK RANCH

Dickens County, Texas - 1,356 Acres, more or less



OFFERED EXCLUSIVELY BY:

*Chas. S. Middleton and Son*

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We are proud to offer for sale this combination recreation/cattle ranch. The property is well located east of Dickens, and access is provided by paved highway frontage on US 82. The ranch is fenced into one pasture, and fences are generally in good condition. Elevations range from approximately 2,100 feet in the creek bottoms to around 2,300 feet in the uplands.

Cover is moderate and is generally comprised of mesquite with scattered hackberry trees and some cedar. Soils are deep and fertile. The entire ranch slopes toward Little Croton Creek and a tributary called Boggy Creek.

Little Croton Creek enters the property on the northwest side and meanders through the ranch, eventually leaving the ranch on the east side. The creek will run water through much of the year, and is the main water source for the ranch.



Subject to sale, withdrawal, or error.





Besides the creek, the ranch is watered by a working windmill, an electric well and several nice earthen ponds.







While this area is rich in wildlife, cattle ranching has been the focus of the current owner. The native grasses and vegetation are in good condition, and care has been taken as to not over graze the property. A good set of pipe livestock shipping/handling pens is located near the central portion of the ranch.



Dickens, and this general region of Texas, is recognized as some of the best wild quail hunting in the nation. Year after year, the area generally has a consistent crop of quail. Whitetail deer are also common, and turkey, hogs and migratory birds frequent the area.

While cattle ranching has been the focus of the current owner, there are approximately five tower deer blinds constructed on the ranch. These blinds are included with the sale of the ranch.







The Croton Creek Ranch is ideal for a combination hunting/cattle ranching operation. The close proximity to Lubbock is very attractive, and the property is only about four hours from the DFW Metroplex. The ranch is realistically priced at \$975.00 per acre. There are no minerals available, however, the seller will make no reservations. All wind rights are included, and the seller has been approached several times to lease the wind energy rights. This could be an attractive option to a purchaser. If you are in the market for a quality recreation/cattle ranch in this area, the Croton Creek Ranch deserves your attention.



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