

SNYDER FAMILY RANCHES

- HARRIS PASTURE -

First time offering on a long term family ownership ranch
1,331 ± Acres Callahan County, Texas



Offered Exclusively By

Chas. S. Middleton and Son

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This is a very rare opportunity to purchase a portion of a long term family ownership ranch. For the first time ever, the Snyder Family, based out of Baird and Houston, has listed six tracts which make up their family ranch ownership. The Harris Pasture is a very desirable portion of the ranch, and is well located just north of Baird in northern Callahan County.

The Snyder Family started ranching in this area back in the 1870's. Originally, the Snyder's great-grandfather moved to this part of Texas and began buying property and running cows. Now, five generations later, the ranch is still under the ownership of the Snyder family and is still operated as a cow/calf ranch.



Subject to sale, withdrawal, or error.





The Harris Pasture is accessed by paved highway frontage. Approximately 50 acres located on the eastern portion of the property is in cultivation, generally planted to wheat. The western portion of the property gains approximately 300' of elevation on an elevated ridge with exceptional wildlife cover and protection provided by dense canopies of mesquite, hardwood trees and other browse.





Portions of the property have some prickly pear cactus, which is evident in the photos, and typical for this entire area. As the Harris Pasture is a part of a working family cattle operation, spraying cactus is done on a rotational basis. The cactus in portions of the Harris Pasture was sprayed over the course of the previous several years.



The property is considered to be very well watered by several large dirt tanks. Rural water has been piped to the property and electricity is available on the ranch.



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The ranch is considered to offer exceptional habitat for wildlife. Turkey, quail and whitetail deer are all common, and migratory bird hunting is generally very good in this area.





It is seldom that opportunities such as this arise. This property offers a great location, scenery and good cover and vegetation for wildlife and cattle. Amenities such as the city waterline and electricity make this an even more desirable ranch.

The Harris Pasture is realistically priced at \$1,650 per acre. The property is offered with 50% of the owned minerals along with 100% of the executive leasing rights. The property will convey with 100% of the wind energy rights included, and the wind energy rights are currently leased. A copy of this lease is available for review by interested parties.

Long term ownership quality tracts like the Harris, with minerals included, are hard to find, so this offering deserves your attention. If you would like to schedule a showing on this very quality ranch property, give us a call.



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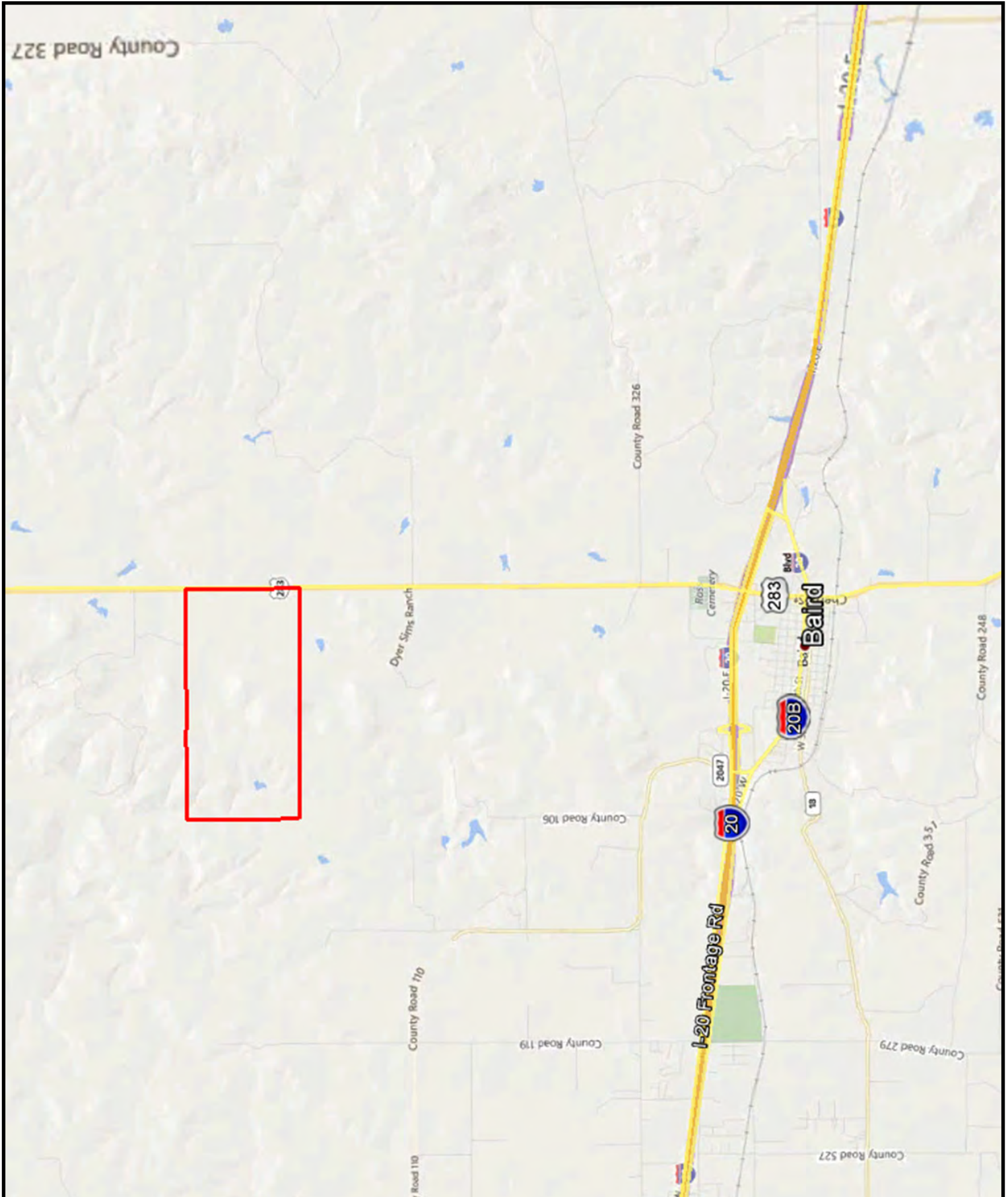
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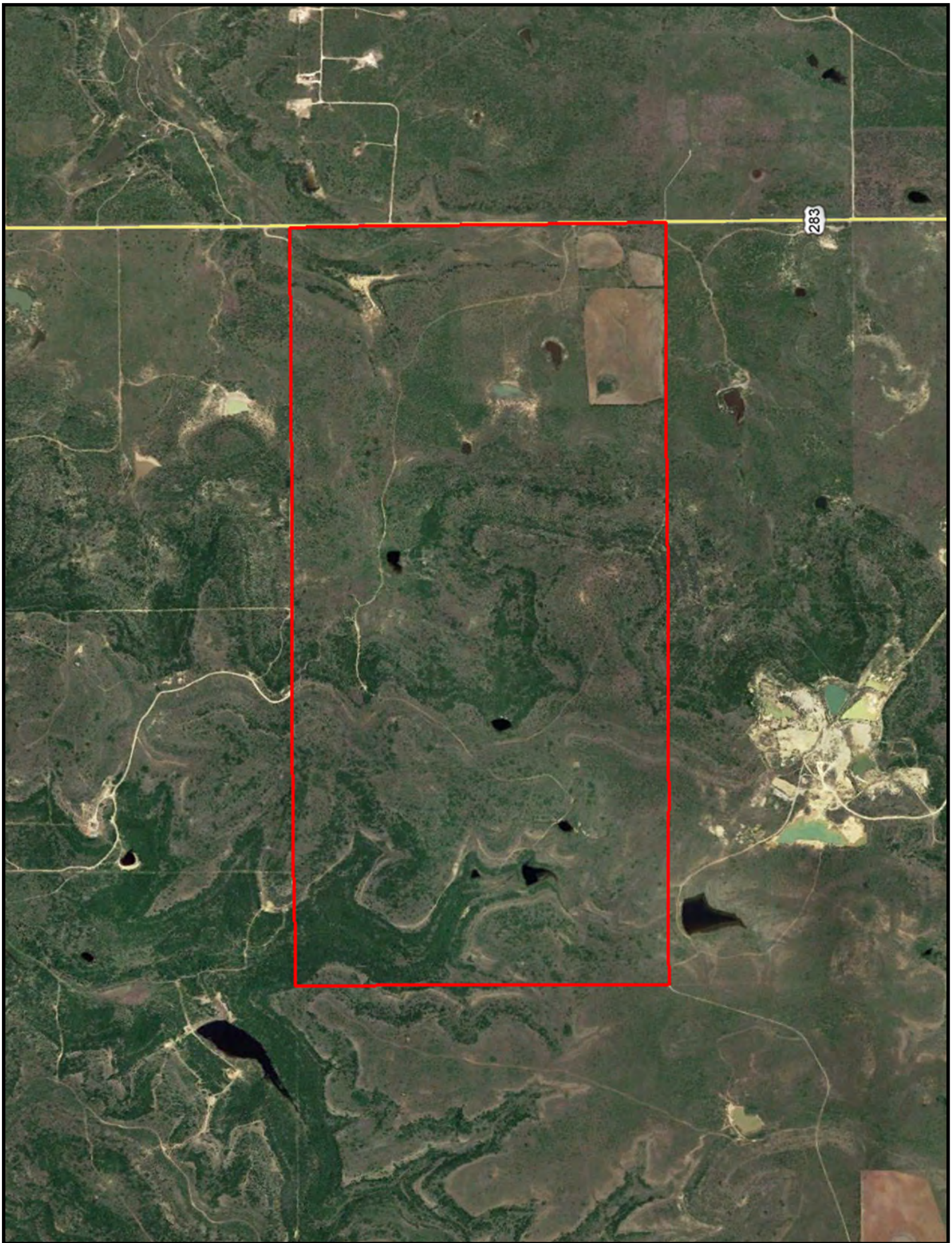
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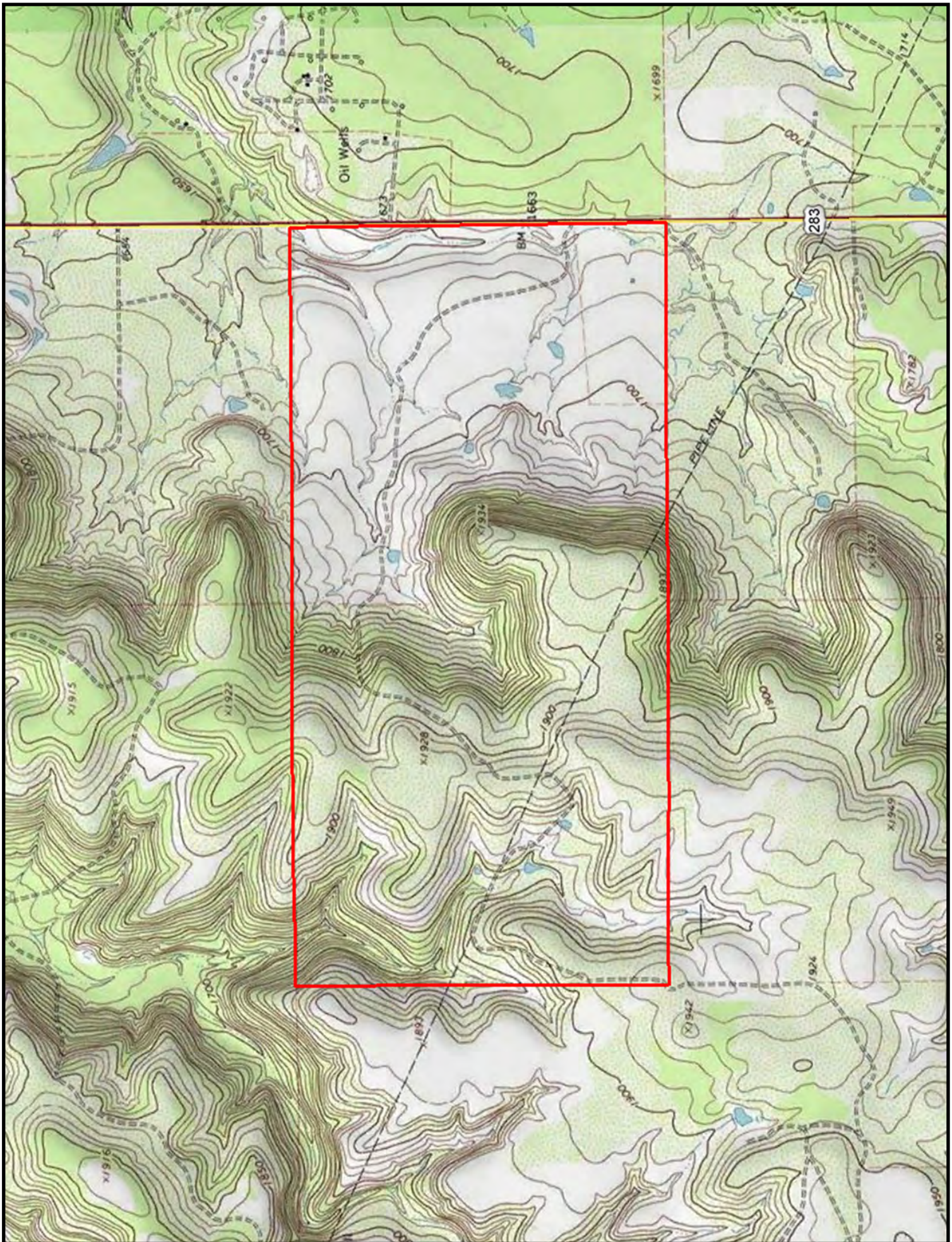
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