

SNYDER FAMILY RANCHES

CALLAHAN COUNTY, TEXAS 1,143± ACRES

Seales Pasture - First time offering on a long term family ownership ranch



Chas. S. Middleton
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

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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 Seales Pasture is a very desirable portion of the ranch, and is located just south of Baird in central 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.



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The Seales Pasture is accessed by deeded easement through another ranch. Two very scenic creeks flow through the property, one that has been dammed creating a lake that covers approximately 10 surface acres. This lake is shared with a neighbor, however, it appears most of the surface area is on the Snyder property. The overflow from this lake flows further down and ultimately drains into another creek, Pecan Bayou, which flows through the ranch for approximately 3/4 miles.

Together, these two creeks offer over 1.5 miles of live water through the ranch. Both creeks have exceptional hardwood canopies and wildlife including deer and turkey thrive in these bottoms.



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Multiple varieties of wildlife browse are present and the grass turf is in good condition on the property.

Portions of the property have some prickly pear cactus, which is evident in the photos, and typical for this entire area. As the Seales Pasture is a part of a working family cattle operation, spraying cactus is done on a rotational basis. The cactus on approximately 75% of the Seales 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. A set of wire pens is located on the southern portion of the property.



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The ranch is considered to offer exceptional habitat for wildlife. Turkey, quail and white-tail 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.

The Seales Pasture is realistically priced at \$1,700 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. Royalty income is in the range of \$12,000-\$15,000 per year and 1/2 of the royalty will convey.

Long term ownership quality tracts like the Seales, 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.

Established in 1920, Chas. S. Middleton and Son has been involved in farm and ranch sales and land appraisals for four generations. Based out of Lubbock, Texas, with salesmen in Dallas, Albuquerque, Lampasas, and Silverton, we specialize in farm and ranch real estate. Our firm currently serves Texas, New Mexico, Colorado, Oklahoma and Kansas. The firm is owned and operated by Lee Sam Middleton, ARA (Accredited Rural Appraiser).

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