



REAL ESTATE BROKERAGE

[www.CMRanchRealEstate.com](http://www.CMRanchRealEstate.com)

[RanchSpecialist@CMRanchRealEstate.com](mailto:RanchSpecialist@CMRanchRealEstate.com)

432-349-3330

**Caleb Matott, Broker/Owner**

[RanchSpecialist@CMRanchRealEstate.com](mailto:RanchSpecialist@CMRanchRealEstate.com)

**FOR SALE - May Be Divided**

**5C Ranch**

**Recreational/Hunting & Ranch Land | Mertzon, TX 76941 | Irion County**



6800 W. County Rd. 48 | Midland, TX 79707 | 432-219-2220 | [RanchSpecialist@CMRanchRealEstate.com](mailto:RanchSpecialist@CMRanchRealEstate.com)



# 5C Ranch

Recreational/Hunting & Ranch Land | Mertzon, TX



Presented By:  
**Caleb Matott, Broker/Owner**  
432-349-3330  
[BigDogRanchSales@mac.com](mailto:BigDogRanchSales@mac.com)

## CM Ranch Real Estate

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### Property Details:

Approximate Building Sq. Ft.	1000±
Lot Size:	640± Acres
Current Zoning:	No Restrictions
County:	Irion

### Property Overview:

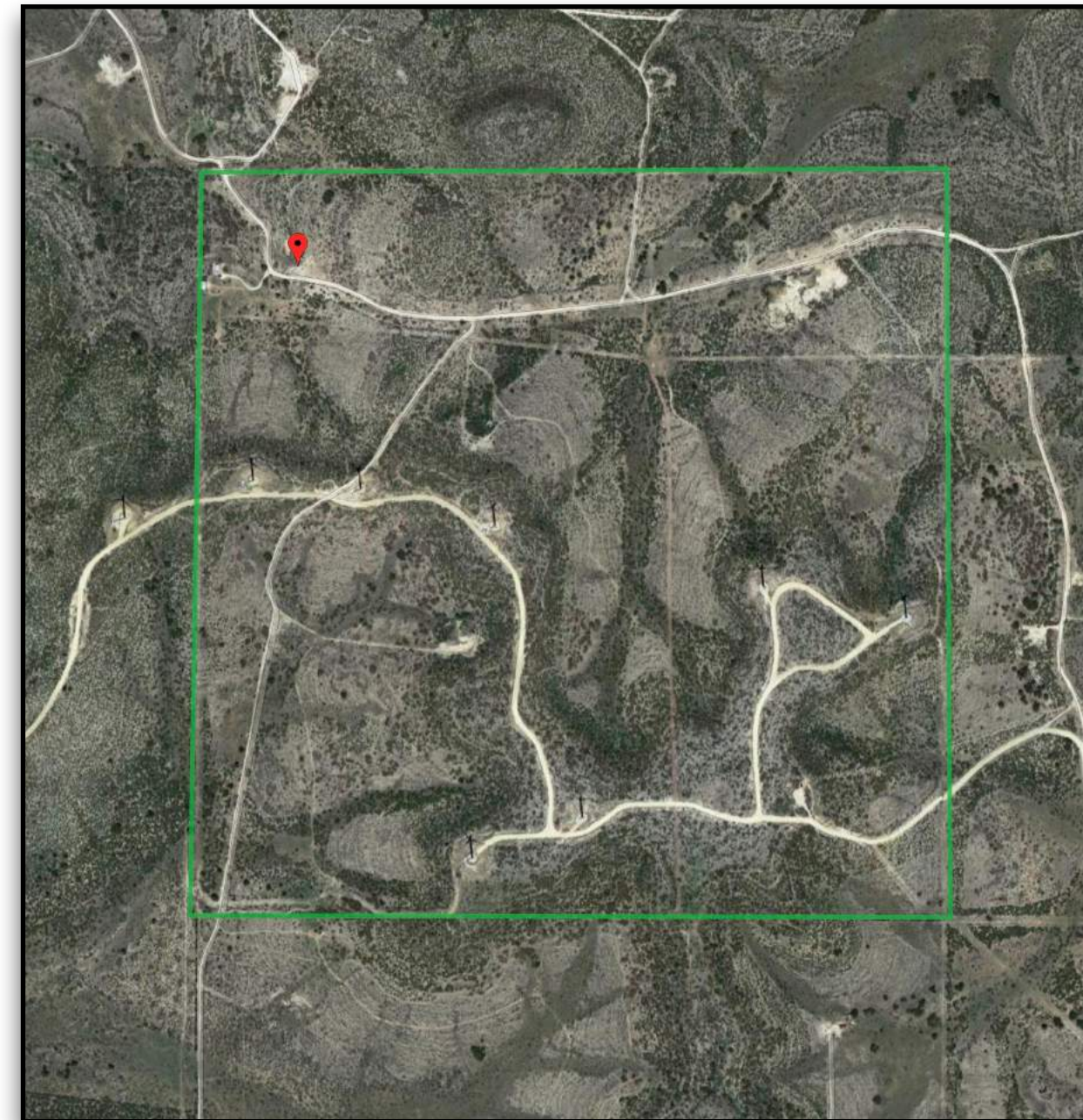
The 5C Ranch is the perfect gentleman's ranch or that ideal ranch for a family recreational getaway. Located just 14 miles southwest of Mertzon, TX in Irion County. The 5C Ranch is a unique setting that is perfectly situated. The 5C Ranch is an individual section (640 acres) that is in the middle of a larger ranch that creates privacy and solitude. The larger ranch that surrounds the 5C Ranch is a well-managed working ranch, both livestock and wildlife. This land may be purchased in 3 different parts at \$2,000 and acre; as a whole 640 acres, a 230 acre piece or 410 acres. This is a great advantage for the 5C Ranch as it naturally becomes and takes part in all the management.

The current ranch owners have hunted the ranch mildly with family and have only run a few goats. The ranch is fenced and cross-fenced into 3 pastures. The 5C Ranch is equipped with a cozy 2 bed/1 bath cabin-like home with DirecTV, shop/barn, and working pens. The 3 pastures are watered by water wells; 1 solar well, 1 submersible well at the house, then a shared water well on the south fence line.

There are currently 7 wind turbines on the 5C Ranch and owner is conveying 50% of seller owned royalties. There are 12 years remaining on current lease with three 10-year renewal option. This royalty conveyance will definitely be a wonderful addition of income to support the ranch. Please contact Caleb Matott for questions and a private showing. 432-349-3330

**Property Website**

**Property Video**



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# 5C Ranch - Mertzon, TX 76941

## \$1,248,000.00



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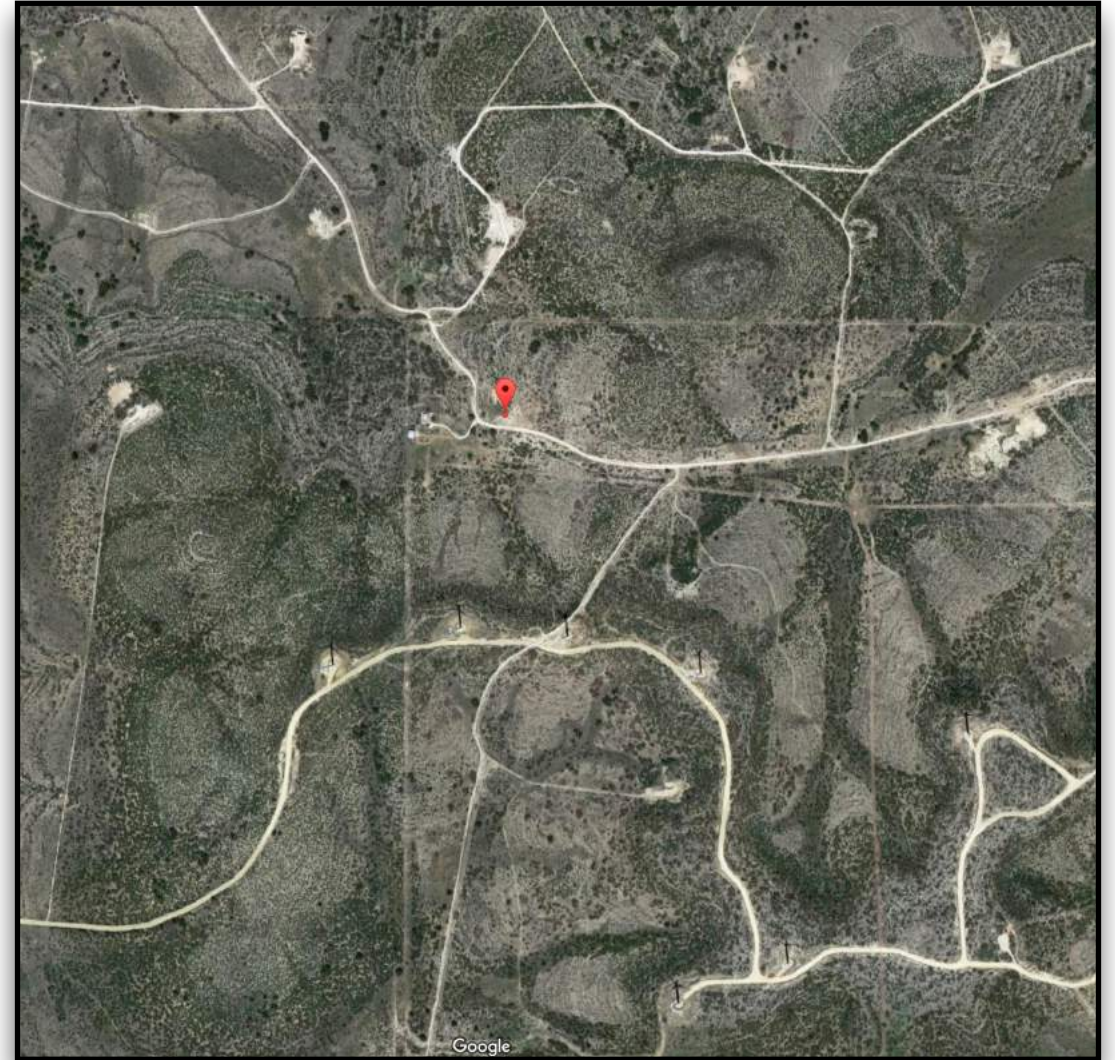
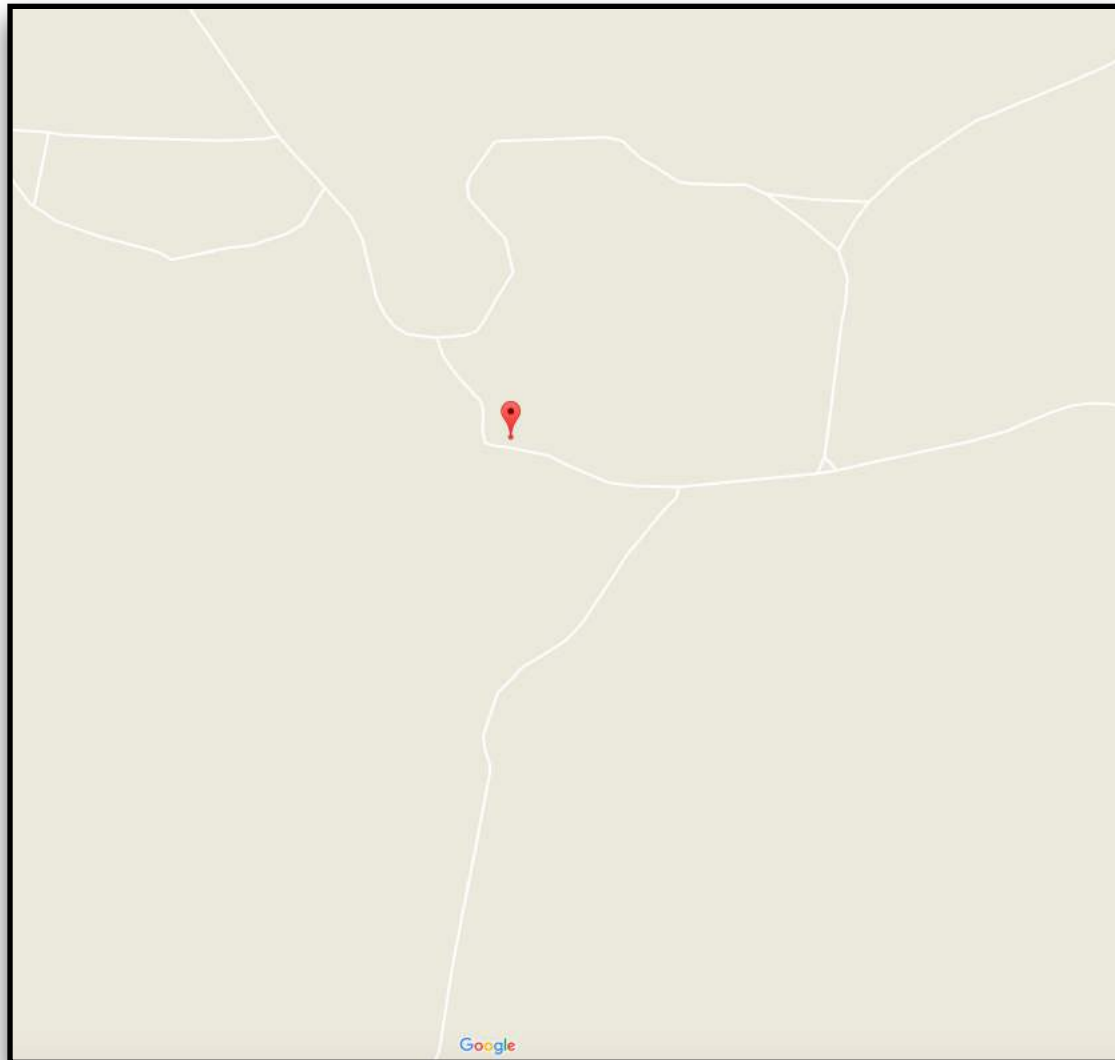
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### **Click for Property Map**

**Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, & landlords.**

### **Information About Brokerage Services**

**DISCLAIMER – This property offering is subject to prior sale, change in price, or removal from market without notice.**

**While the information provided is deemed reliable, it is not guaranteed by Caleb Matott or CM Ranch Real Estate.**

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