

# II WEEZ RANCH

---

1,688.81± Acres | \$1,680,366 | Dickens, Texas | Dickens County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# II WEEZ RANCH

---

**An exceptional  
recreational & livestock  
production ranch in  
West Texas just 70 miles  
east of Lubbock.**

We are honored to announce the exclusive listing of the II Weez Ranch located in the northeast-quadrant of Dickens County. The ranch is located approximately 9 miles northeast of Dickens, Texas and approximately 70 miles east of Lubbock, Texas. Access is excellent, being by paved FM 265 on the east and graded CR 242 which adjoins the south side of the ranch.

The II Weez Ranch is one contiguous block of 1,688.81 acres.

Exceptional management practices have been in place for many years which has created an excellent cattle and recreational ranch. This ranch has been lightly hunted in the past; however, the main focus has been on beneficial livestock and wildlife management practices.

The terrain of the II Weez Ranch varies from lower bottom land to gently sloping and rolling hills.

**CONTINUED ON PG 6**









This property has an elevation change of approximately 265 feet, ranging from approximately 2,335 feet in the lower bottom lands to approximately 2,600 feet on the elevated hills.

This ranch is a combination of two-thirds (2/3rds) tighter mesquite country and one-third (1/3rd) sand shinnery country. Many years ago, approximately 700 acres of the ranch were in cultivation. This land is now re-seeded to established stands of improved grasses. Overall, the Il Weez Ranch has a mixture of palatable native grasses, with the predominate grasses being side-oats grama, little bluestem, blue grama, sand lovegrass, giant dropseed, silver bluestem, hooded windmill, sand bluestem and indiagrass.

**CONTINUED ON PG 10**









The current owner of the Il Weez Ranch has spent a lot of time and money making sure this ranch is well watered. Seven (7) water wells and several good dirt tanks are located throughout the property. Three of the dirt tanks are located next to a water well which are used to add additional water to the tanks. These wells have strategically been drilled in different locations throughout the property so the cattle will utilize the grazing throughout the entire ranch.

The exterior fencing on the ranch is all basically new, being of barbed wire and t-post construction. The interior of the ranch is fenced into two pastures, making it possible to keep cattle completely fenced out of the shinnery in the budding stages of the plant. Additionally, a new set of pipe and welded panel pens have been constructed on the northeast side of the ranch.

With the combination of mesquite

*CONTINUED ON PG 15*













and shinnery country, the Il Weez Ranch offers great hunting opportunities. Four (4) pot belly style deer blinds, eight (8) steel corn feeders and two (2) 1,100 lbs. steel protein feeders are scattered throughout the property and will be conveyed with this sale. The manager of the ranch typically tries to keep corn and protein out for the deer at least 4 to 5 months out of the year.

It is not often that a quality recreation, cattle ranch comes on the market in this area. The Il Weez Ranch is priced at \$995 per acre. The 2019 base property taxes are approximately \$2,100. For additional information, please contact Rusty Lawson.



COUNTY RD 242

COUNTY RD 236

COUNTY RD 242

COUNTY RD 242

COUNTY RD 242



Aerial Map



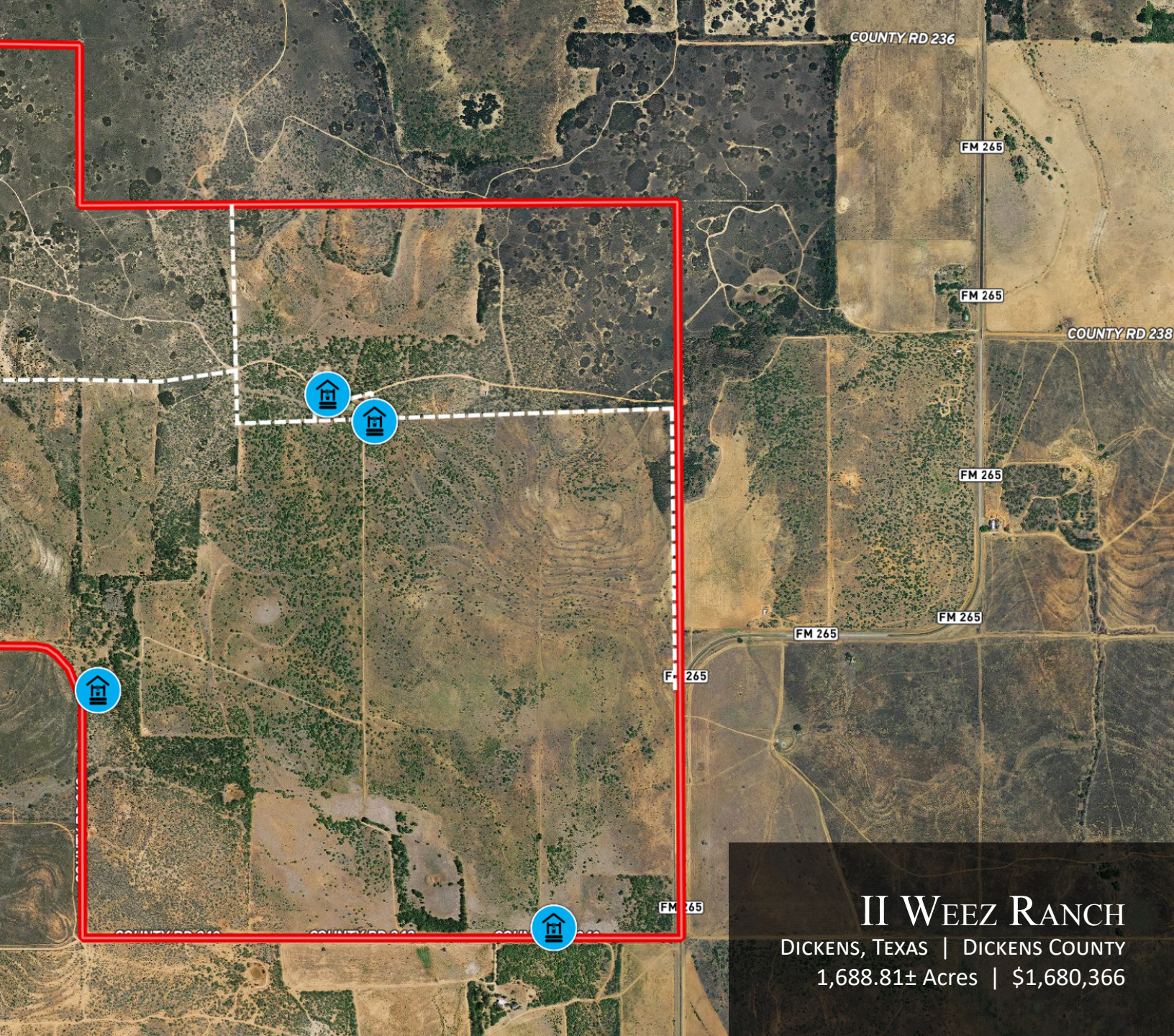
Well

Fence



Boundary

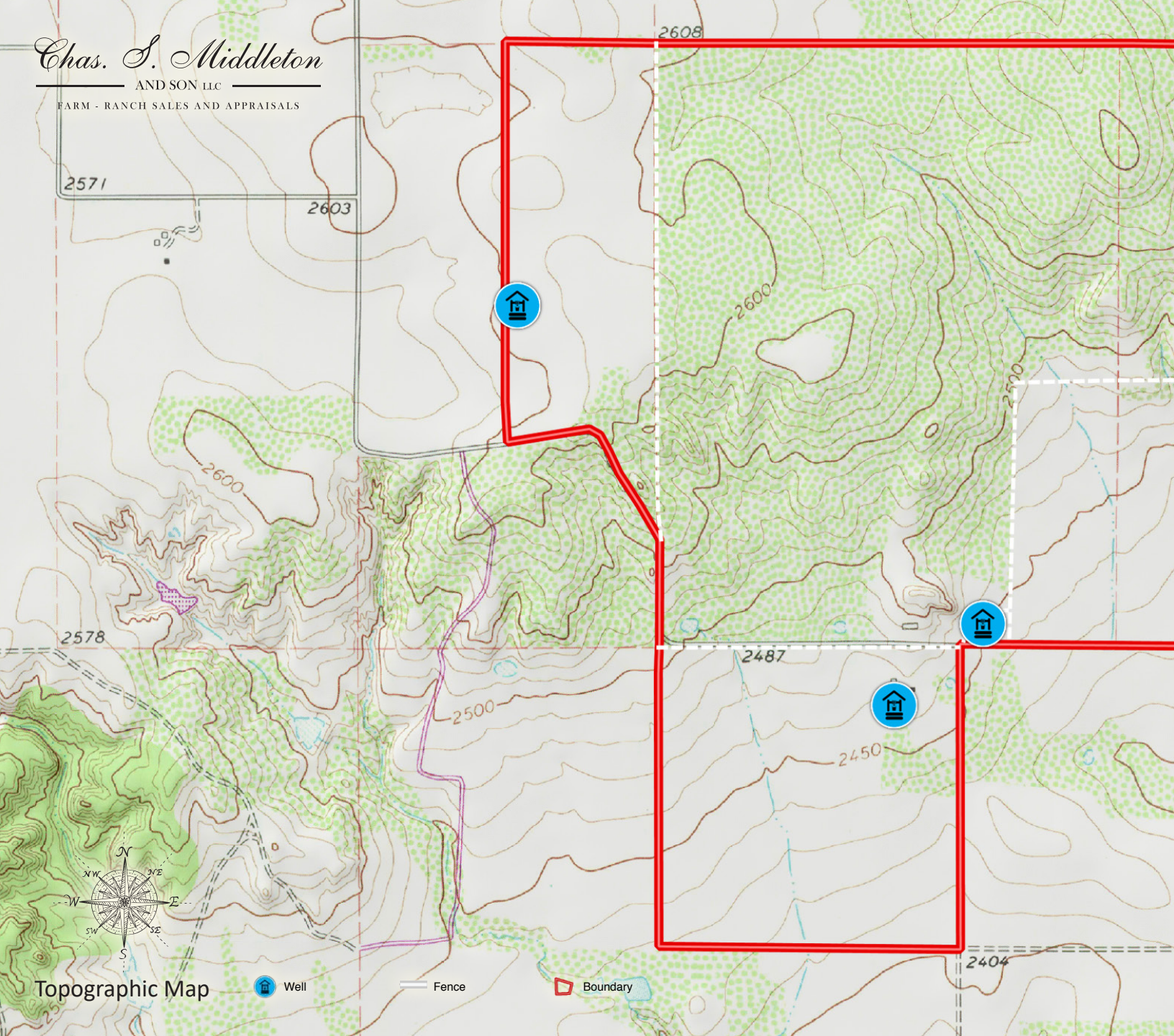


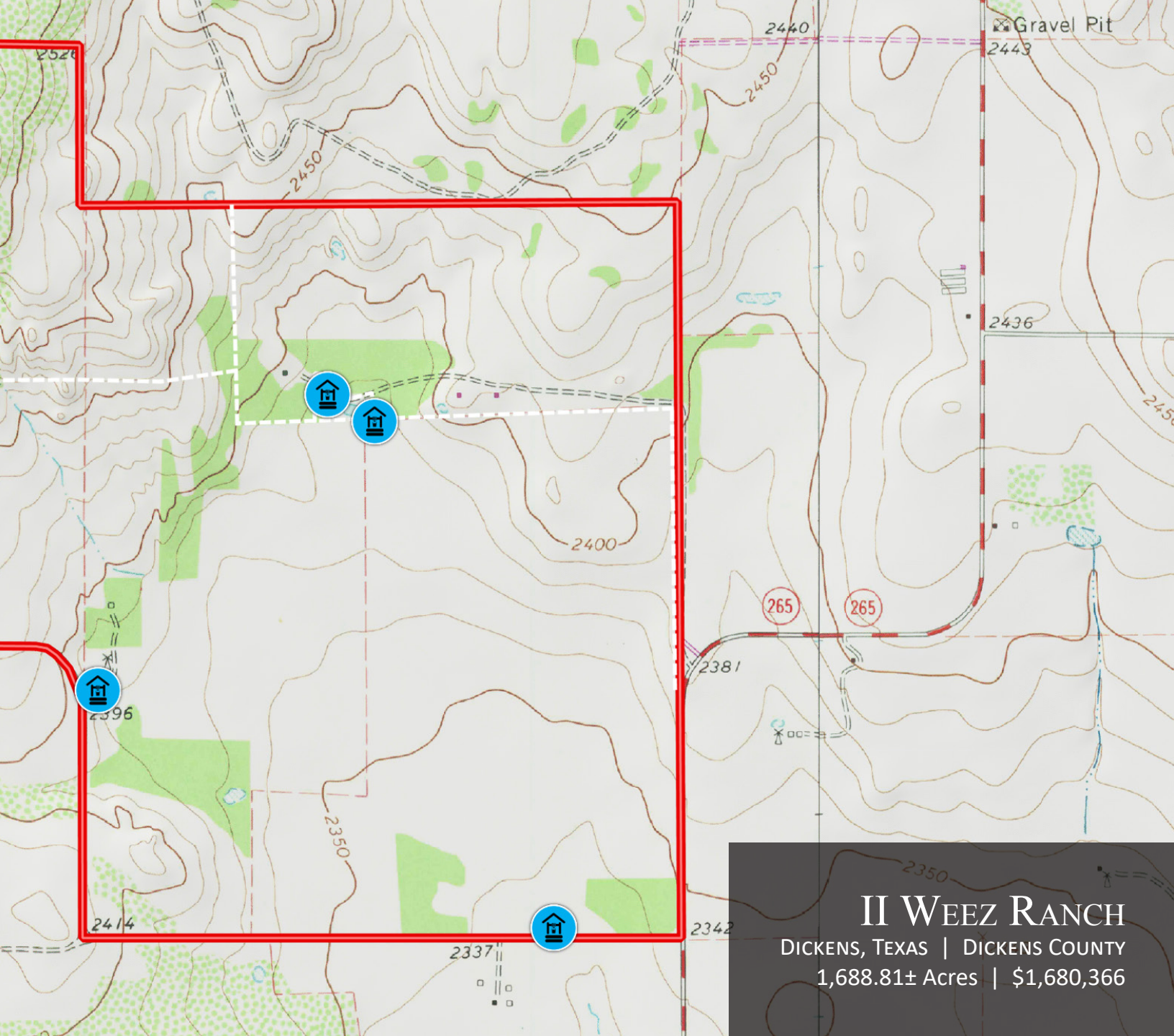


# II WEEZ RANCH

DICKENS, TEXAS | DICKENS COUNTY

1,688.81± Acres | \$1,680,366





Gravel Pit  
2443

2440

2450

2450

2400

2450

2436

265

265

2381

2381

2350

2396

2414

2337

2342

2350

## II WEEZ RANCH

DICKENS, TEXAS | DICKENS COUNTY

1,688.81± Acres | \$1,680,366

## RUSTY LAWSON

Associate Broker  
Certified Appraiser

☎ m 806.778.2826  
✉ rusty@csmansion.com

*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.