

# BATEMAN RANCH

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646.484± Acres | Snyder, Texas | Scurry County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# BATEMAN RANCH

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**An excellent hunting,  
cattle, and recreational  
ranch within just a short  
distance away from  
Lubbock and Abilene.**

We are proud to have obtained an exclusive listing on the 646.484 ± acre Bateman Scurry County Ranch. This outstanding cattle and hunting ranch is located 14 miles west of the town of Snyder. Access to the ranch is provided graded County Road 2151.

The ranch is made up of 360 ± acres of cultivated dry land farm ground, and 286 ± acres of native range land. The terrain on the ranch varies from mostly

**CONTINUED ON PG 9**













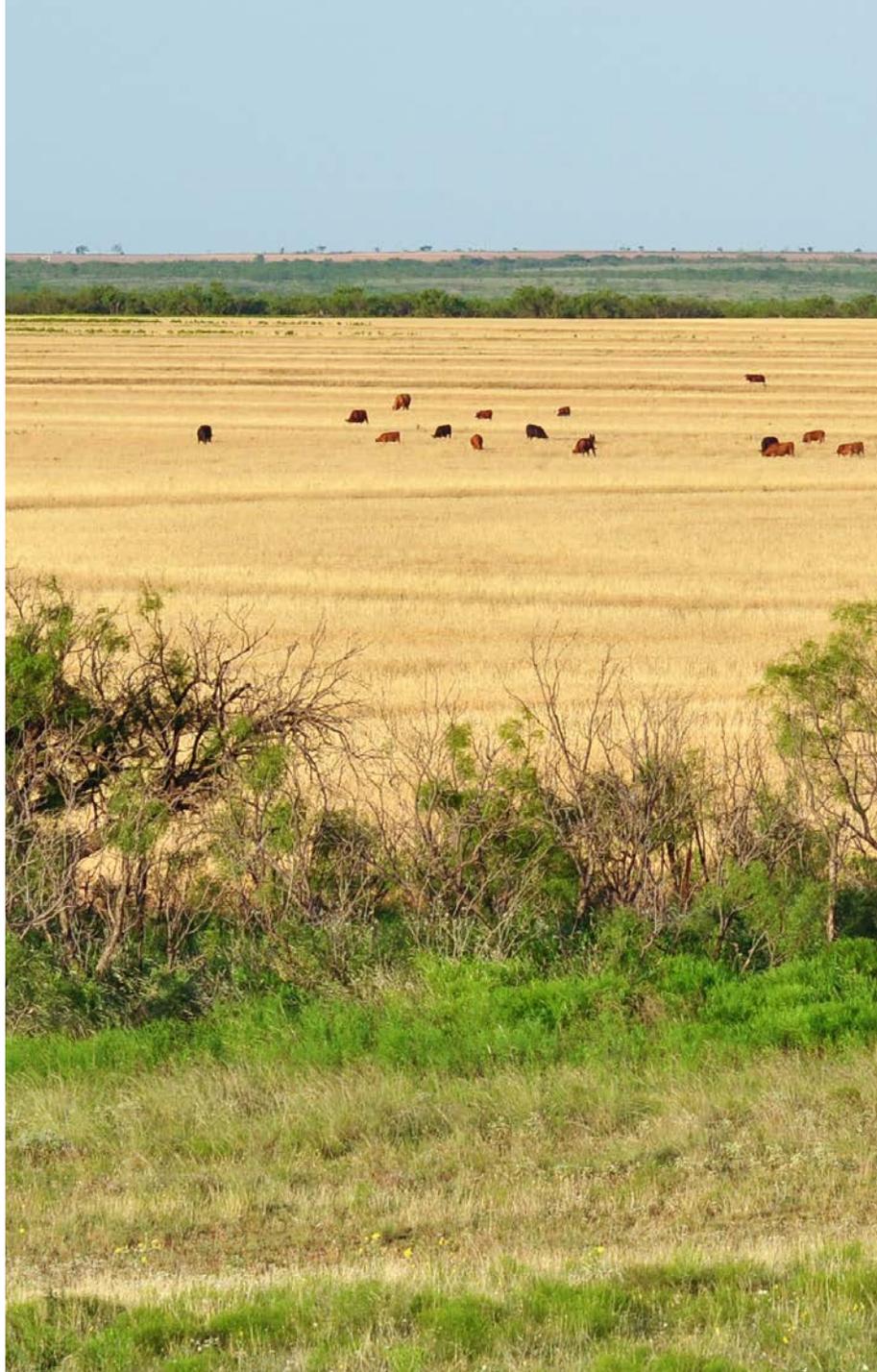


level to gently rolling. The cultivated farm land has historically been planted in wheat in the winter to graze cattle on. The native range land portion of the ranch has good grass turf with a moderate to sometimes heavy covering of mesquite. Scurry County has an average annual rain fall of 22.50 inches.

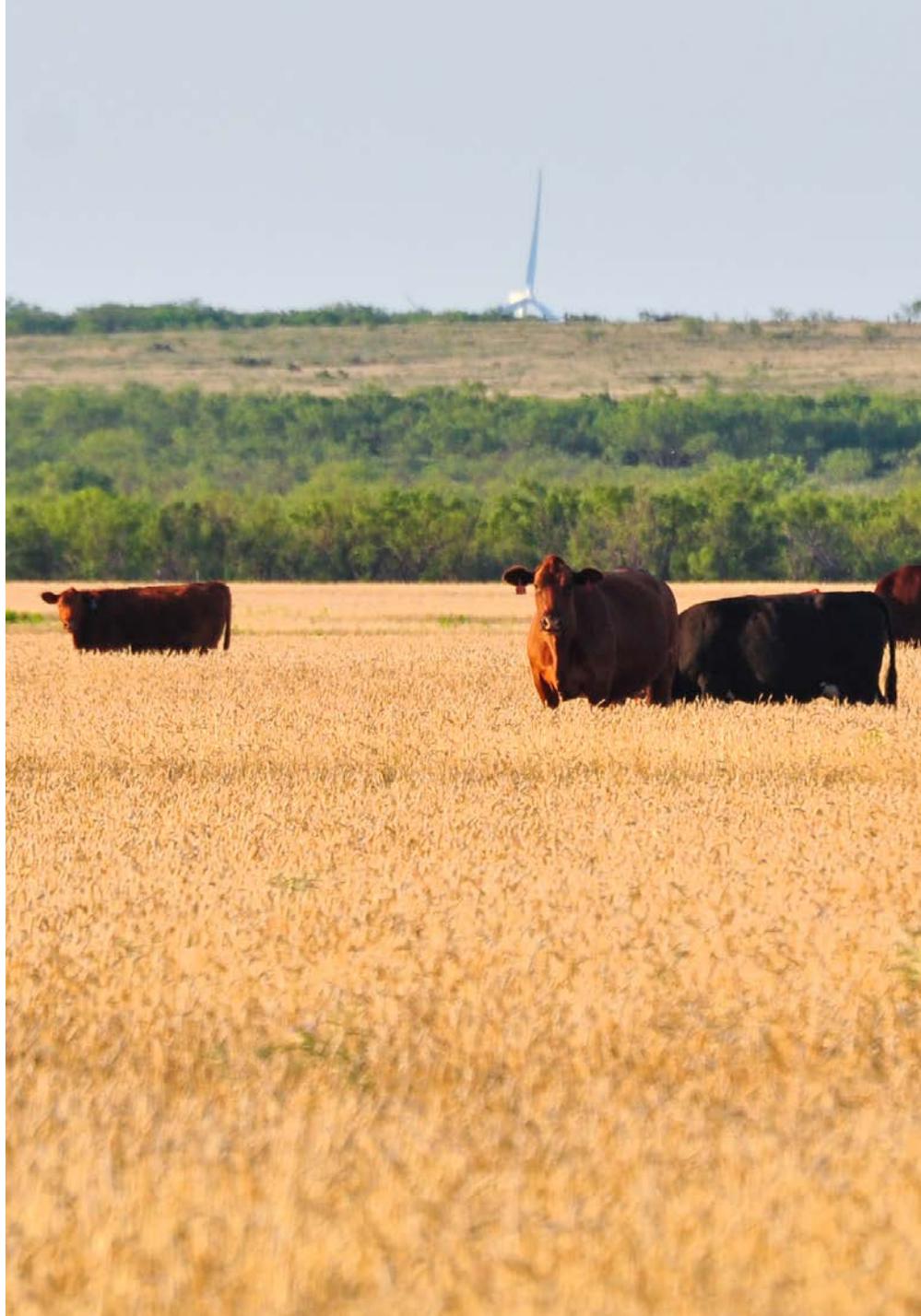
Hunting on the ranch is considered to be excellent with game species that include white-tail deer, turkey, dove, quail and hogs.

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Water on the property consist of two newly constructed earthen stock tanks which are full.

Improvements to the ranch consist of older set of pipe cattle pens that are in good shape, and Electricity on the property with a 30amp plug used for a travel trailer or RV. Fences on the ranch are in good shape with the fences on three of the four sides of the ranch having been replaced in the last 7 years. The fourth side, though older, is in good operating condition.

If you are looking for excellent hunting, cattle, and recreational ranch within a short distance of Lubbock or Abilene, please give this ranch your due consideration. The Bateman Scurry County ranch is realistically priced at \$1,200.00 per acre.











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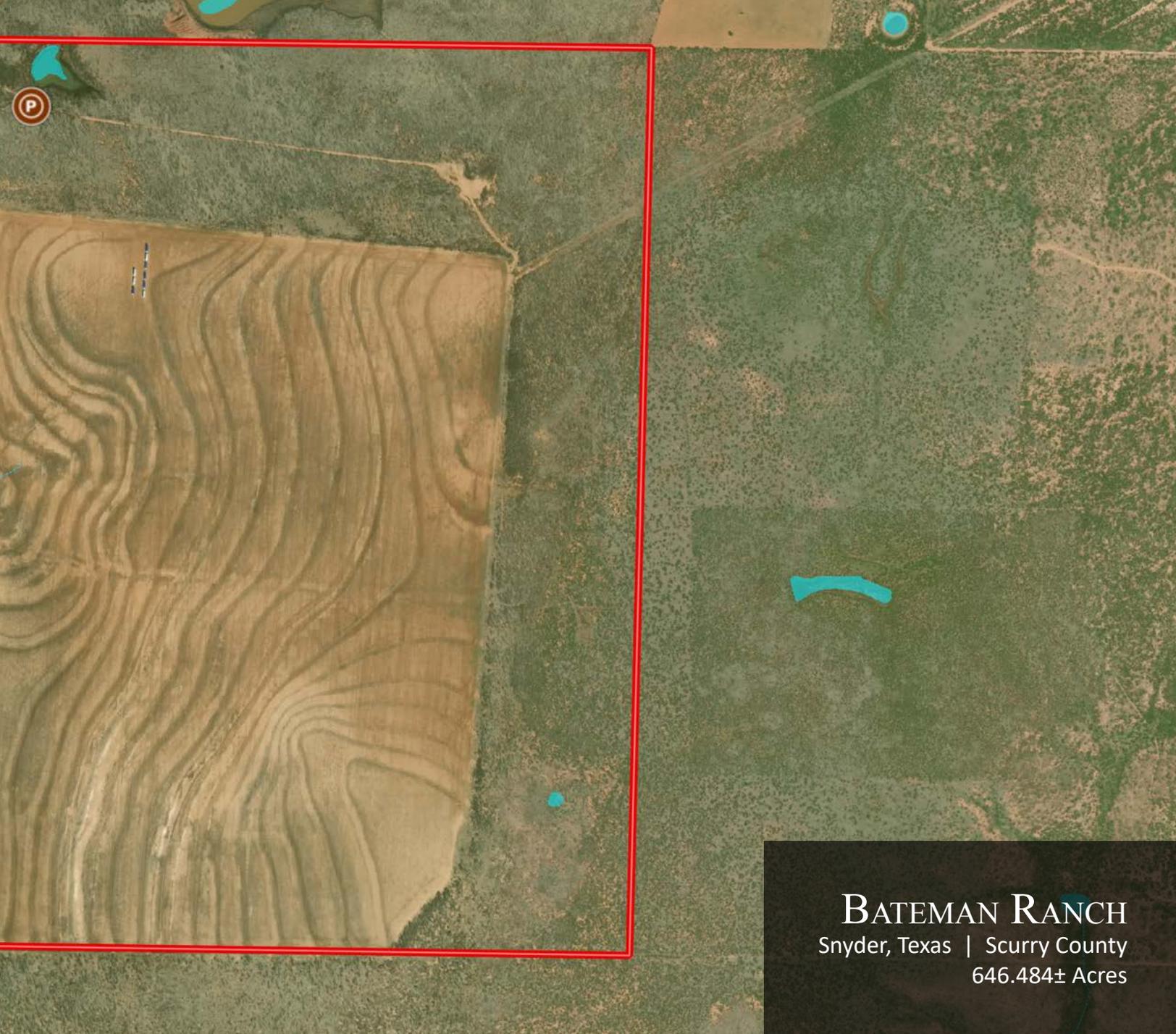
Aerial Map



Pens



Boundary



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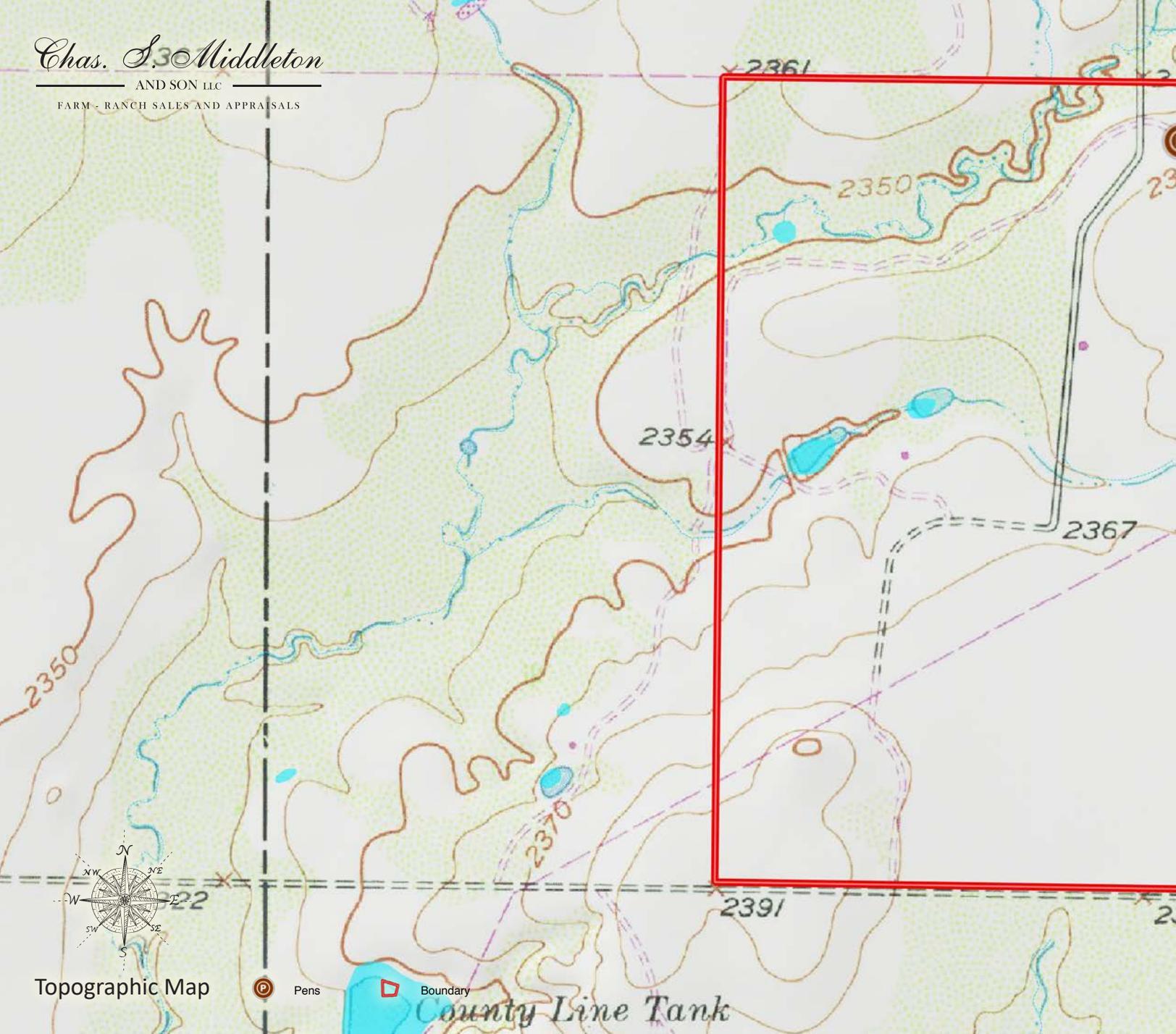
Snyder, Texas | Scurry County

646.484± Acres

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Topographic Map

Pens

Boundary

*County Line Tank*



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For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.