

SAUL RANCH

4,616± Acres | \$4,385,200 | Quitaque, Texas | Briscoe County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

SAUL RANCH

We are proud to have obtained an exclusive listing on the historic Saul Ranch in Briscoe County, Texas. The ranch is located approximately 8 miles west of Quitaque, Texas at the end of CR 21 and consists of 4,616± acres. The ranch has been in the Saul family since 1948 and operated as a cattle and hunting property by the family. It has approximately 1,600 acres on

top of the Caprock that is mostly flat terrain with some mesquite tree cover and excellent buffalo grass and other native grasses. The remainder of the ranch consists of rugged canyons with 500 foot elevation changes, deep draws, Little Cottonwood, Big Cottonwood Creeks and amazing views. Several of the draws have springs located in them that help

supply water for cattle and the wildlife that are native to this area. Caprock Canyons State Park is located approximately 3 miles from the ranch and offers visitors a chance to view and enjoy this amazing canyon system of North Texas.

IMPROVEMENTS

The Saul Ranch has excellent

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perimeter and cross fencing, 2 sets of corrals and electricity. The ranch has several well maintained roads and numerous sites to build a home or hunting lodge.

WATER FEATURES

The Saul Ranch is considered well watered with 3 tanks, one of which is named Coyote Tank and it is stocked with bass and catfish. It is a beautiful tank that is located in a deep canyon just off of Big Cottonwood Creek. It is lined with hardwood trees and is one of the prettiest spots on the ranch. The ranch also has 6 wells (3 windmills and 3 solar pumps). The two creeks that run through the ranch also help with the water supply and are fed with some springs.

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HUNTING AND RECREATION

The Saul Ranch offers some of the best hunting in North Texas with mule and whitetail deer, aoudad sheep, quail, dove, coyote, fox, and bobcats. The ranch offers outstanding habitat for the wildlife that are native to this area and trophy deer can be expected since there is limited hunting pressure due to the large neighbors that join the ranch. This is quality habitat for mule deer and aoudad with the deep canyons, cover and numerous water sources.

The ranch also offers excellent hiking, RV trails and numerous spots to enjoy the views of the canyon. Coyote Tank is an excellent fishing tank that is stocked with bass and catfish for the whole family to enjoy.

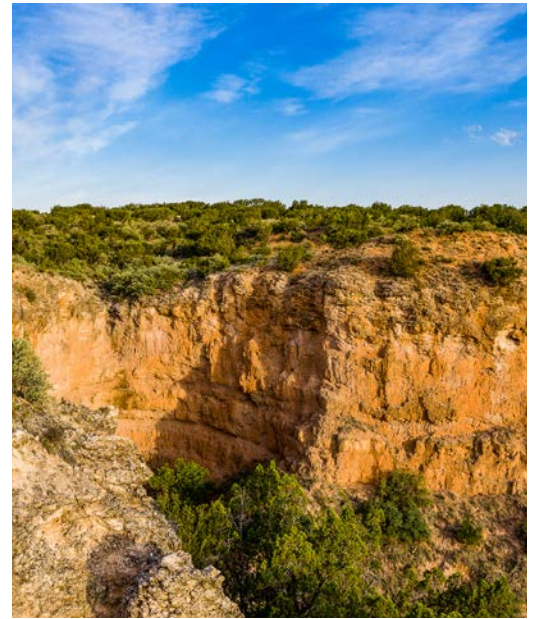
RESOURCES

All wind generation rights convey to Buyer at closing. The Seller will convey 1/4 of their owned mineral interest to the Buyer at closing.

BROKERS COMMENTS

The Saul Ranch is one of the most unique ranches to come on the market in a long time. It is on the market for the first time since 1948 and has been operated by the Saul family since then. The ranch is remote and CR 21 dead ends into the ranch. It has good access from the county road, but is very private

and secluded. The canyon is very impressive with spectacular views, wildlife and has a lot of Texas history. This ranch is a great combination cattle and hunting ranch with good grass, water and wildlife habitat. The ranch is approximately 90 miles from Lubbock and 95 miles from Amarillo. Rarely does a property of this quality come on the market and it is priced at \$950/acre or \$4,385,200.00! Please contact Brendan Garrison at 806-790-5900 or Brendan@csmanson.com or Dane Mount 940-839-6247 or Dane@csmanson.com to schedule your private showing of this amazing North Texas Ranch!









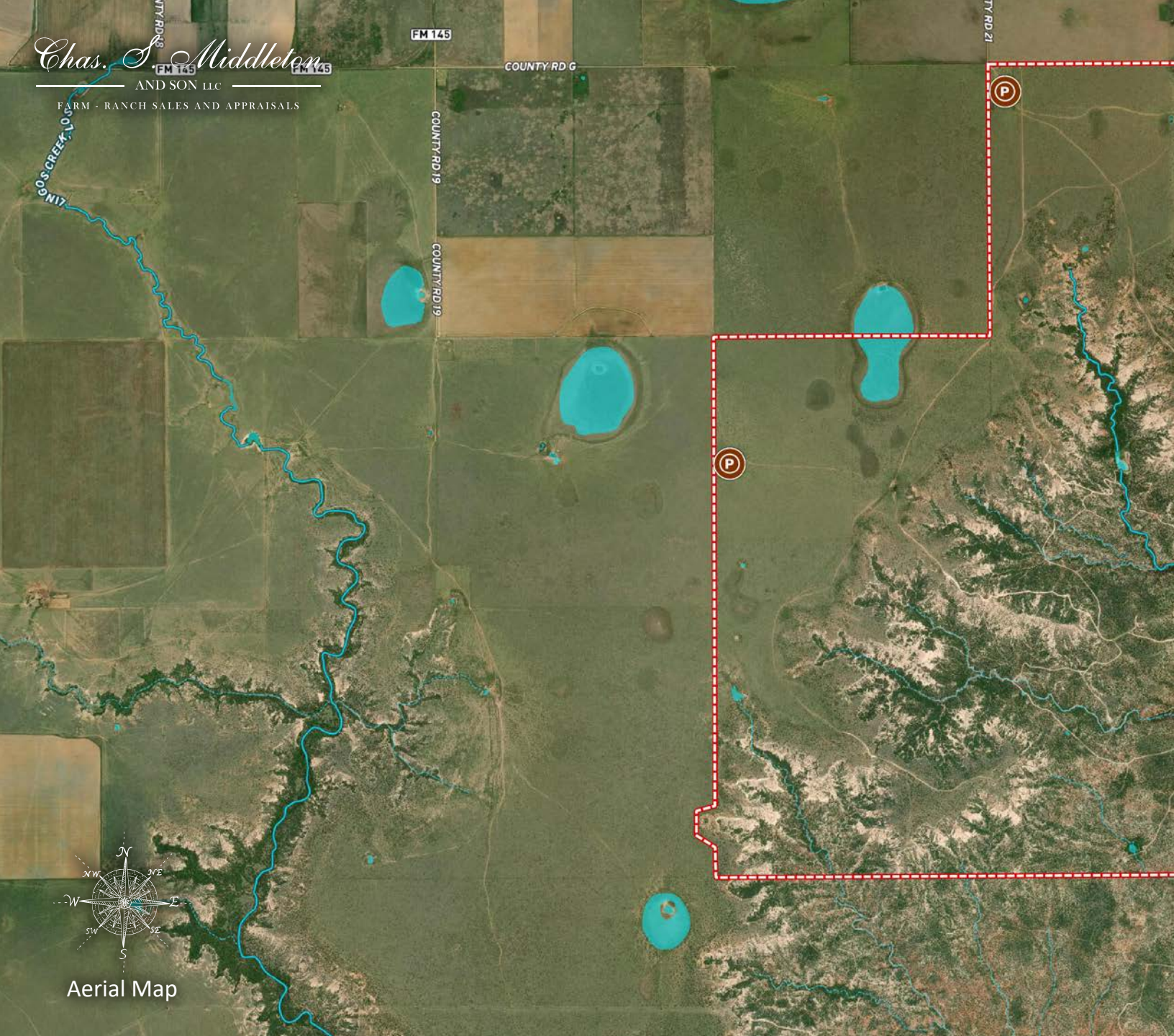




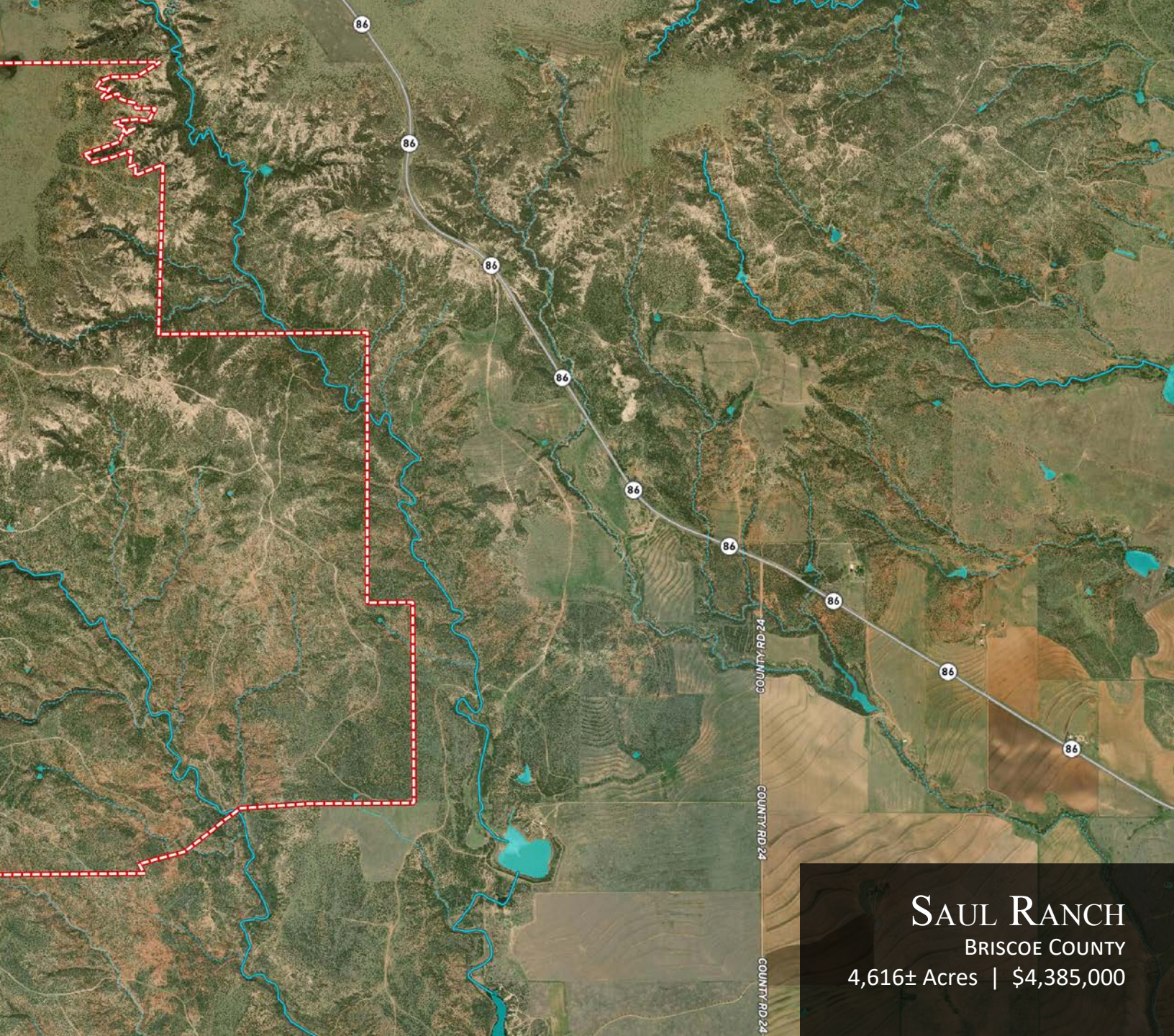








Aerial Map

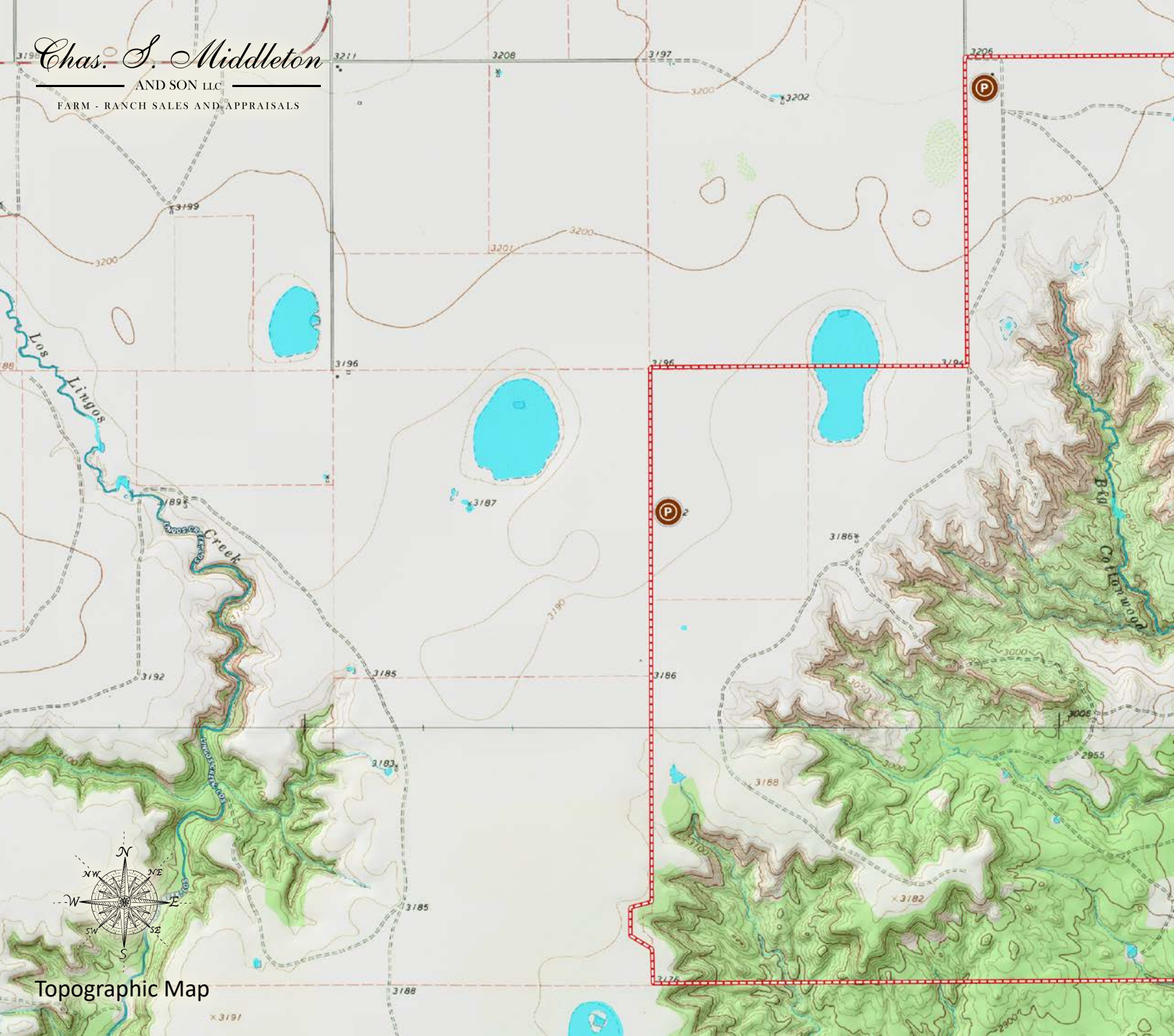


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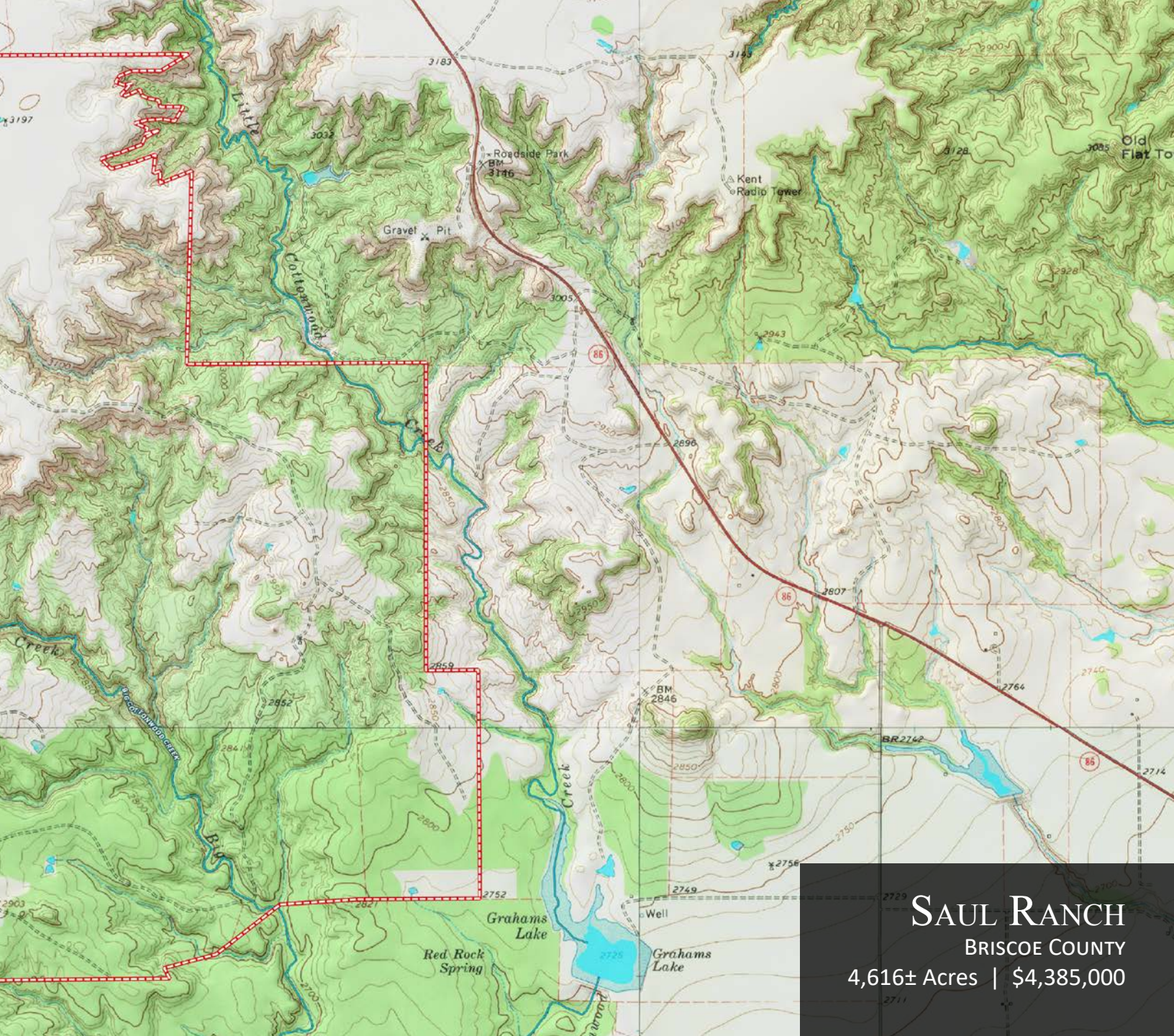
COUNTY RD 24

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SAUL RANCH
BRISCOE COUNTY
4,616± Acres | \$4,385,000



Topographic Map



SAUL RANCH
BRISCOE COUNTY
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FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.