

Rancho Mejor Que Nada

2,562 ± Acres | \$4,150,000 | Gail, Texas | Borden County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Ranch Mejor Que Nada

We are extremely proud to offer for sale Rancho Mejor Que Nada , an exceptional “turn-key” recreational property. This ranch offers exquisite accommodations, surface water amenities that are unmatched in the area and game fenced pastures for quality white-tail deer and exotics. No expense has been spared on this rare offering.

LOCATION

Rancho Mejor Que Nada is conveniently located approximately 4 miles west of Gail, Texas, on the east side of Muleshoe Road, a graded county-maintained road. The ranch is situated approximately 72 miles southeast of Lubbock, 78 miles northeast of Midland and 37 miles west of Snyder.





LAND DESCRIPTION

Rancho Mejor Que Nada is situated in the Texas Rolling Plains offering an undulating topography drained by Grape Creek. This seasonal creek meanders through the central part of the ranch and includes an attractive canopy of hardwood trees. The ranch has a moderate to dense canopy of mesquite and hackberries. The turf of native grasses is in good condition given recent rains and conservative grazing practices. The northwest portion of the ranch includes a 425 acres cleared field seeded to improved grasses. This field is divided into two pastures, each including large metal livestock shades.







WATER FEATURES

Rancho Mejor Que Nada is very well watered. The ranch includes a sophisticated water system supplied by two taps on the Borden County rural water system. Water is piped to a new 10,000-gallon metal storage and pumped through a computerized controlled network of pressure tanks and electric pumps to numerous livestock and wildlife drinking troughs and to the structural improvements.

Surface water features include seasonal holes of water in Grape Creek and 8 large earthen tanks. These tanks offer great fishing as most are stocked with bass, catfish and other bait fish.

CONTINUED ON PAGE 10







HUNTING, WILDLIFE AND RECREATION

The Borden County area has a good reputation for producing quality white-tail deer as well as good quail and dove hunting. The numerous earthen tanks offer waterfowl hunting opportunities.

Two sections of the ranch are game fenced separately. One game fenced section is devoted to whitetail deer of trophy quality genetics. The other game fence section is devoted to exotic game species including axis deer, blackbuck antelope, wildebeest and others. The ranch is not commercially hunted and only a select number have been harvested in order to preserve the quality genetics.

CONTINUED ON PAGE 16













IMPROVEMENTS

Rancho Mejor Que Nada is extremely well improved and all improvements are very well maintained making this offering truly “turn key”. The ranch includes a lodge set a top a ridge offering endless views of the ranch and Gail Mountain. The living quarters features 10 separate bedrooms each having its own bath and independent heating and A/C systems. Two tankless hot water systems supply nearly endless hot water. Two utility rooms also serve the living quarters.

The lodge includes a 4,900 SF+/- indoor recreation and party room. This structure includes a full commercial kitchen equipped with two refrigerators, two dishwashers, commercial ice machine, large gas stove/oven, etc. This structure also features a large bar with sink, two bathrooms, pantry, and cedar lined gun storage and cleaning room. Additional features include a central four-sided fireplace, 16 televisions with four receivers, R/O water system, wrap around porch and covered parking.

Adjacent to the lodge is an insulated garage/shop featuring four overhead doors with electric openers. Near the ranch entrance is the 3-bedroom, two bath ranch manager’s home, equipment shed and newly constructed game cleaning barn with new walk in cooler.

CONTINUED ON PAGE 27























RESOURCES

While no minerals are available with this offering, the ranch will convey with 100% of all surface rights and alternative energy rights.

TAXES

± \$5,400 per year

PRICING AND REMARKS

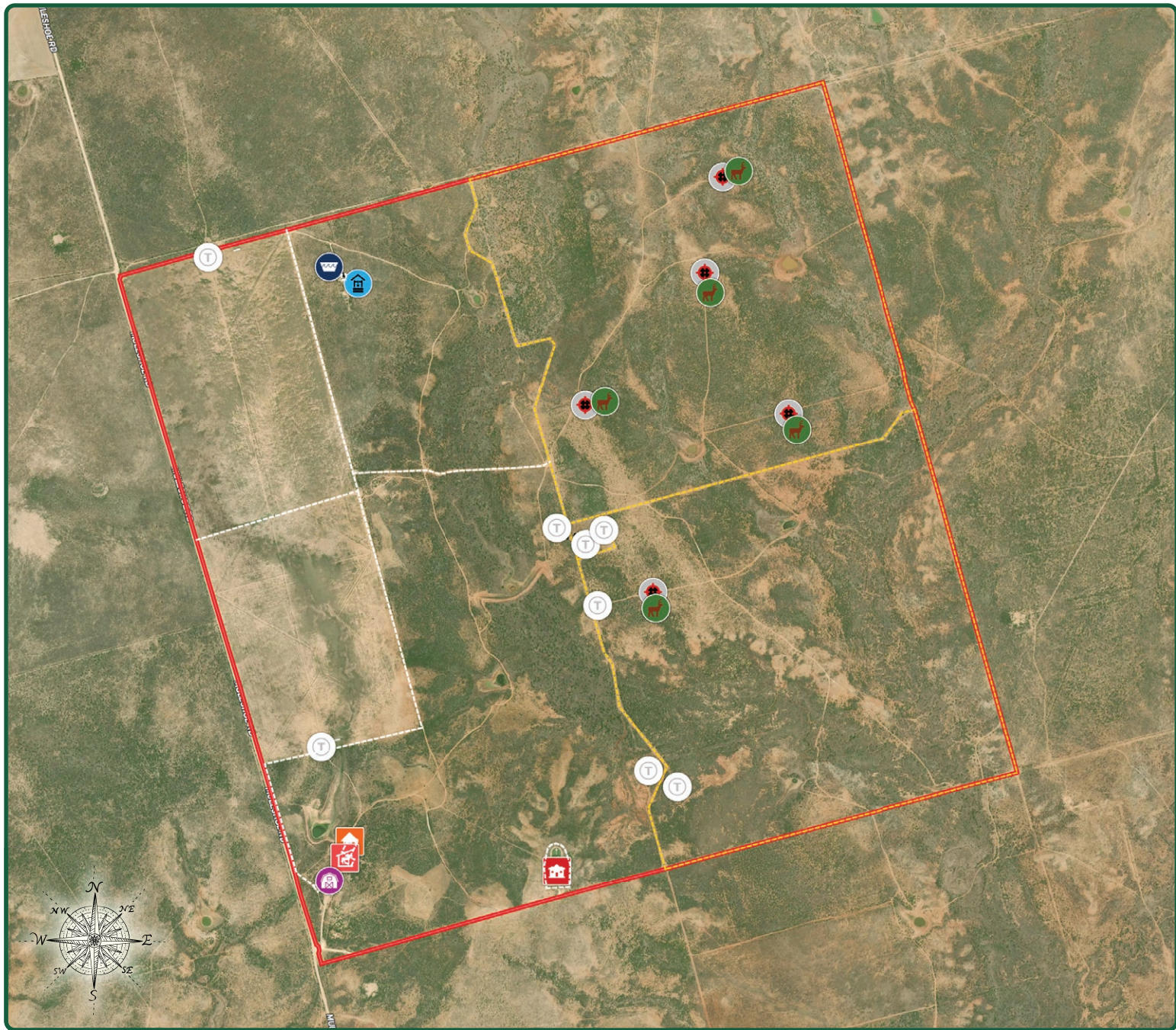
The Rancho Mejor Que Nada is an exceptional recreational property with unmatched recreational opportunities and accommodations. This offering is realistically priced at \$4,150,000, or \$1,620 per acre. The ranch is priced with all interior furnishings and an extensive list of equipment. (Some miscellaneous personal items will be removed.)

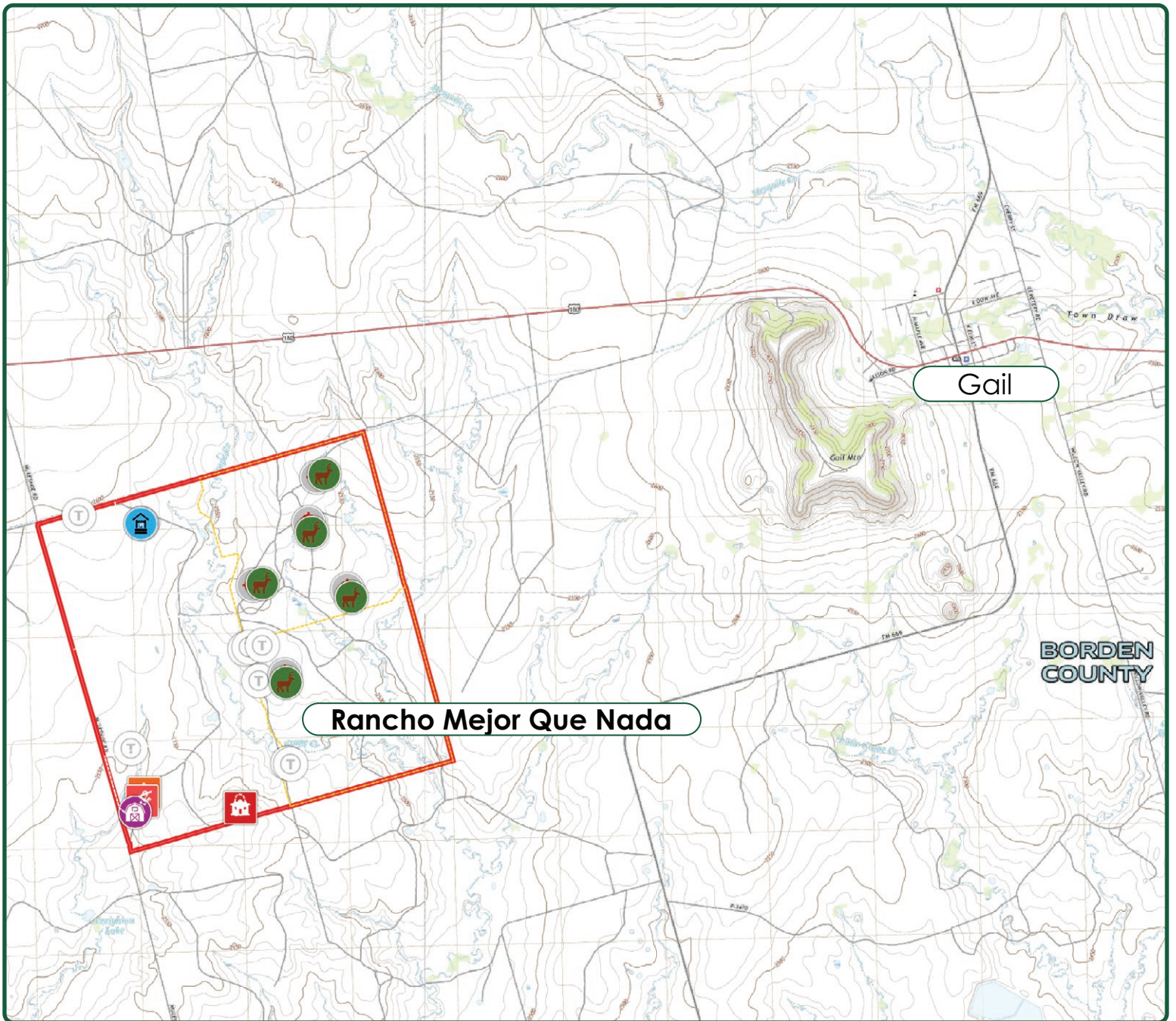
For more information or to schedule a showing, please contact Charlie Middleton at (806) 786-0313 or Chad Dugger at (806) 773-4749.











Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

CHARLIE MIDDLETON

Associate Broker
Real Estate Sales Agent

(806) 786.0313

charlie@csmansion.com

CHAD DUGGER, ARA

Licensed Real Estate Broker • TX
General Certified Appraiser • TX, NM

(806) 773.4749

chad@csmansion.com

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.