

Thomas Ranch

160± acres | \$221,600 | Kalgary, Texas | Crosby County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Thomas Ranch

LOCATION/ACCESS

The Thomas Ranch is 160± acres located in the southeast quadrant of Crosby County, being approximately 2.5 miles west and 1 mile north of Kalgary, Texas and approximately 45 miles east of Lubbock. Access is good, being by paved FM 651 on the west and graded CR 236 on the south.

GENERAL DESCRIPTION

The terrain of the Thomas Ranch varies from nearly level to gently sloping. An elevated area is located on the southwest side of the tract, causing the property to slope gently to the north and east. The entire ranch is in native pasture with a moderate cover of mesquite; however, 15± acres out of the northeast corner of the property have been cleared and can be utilized as a food plot, if desired. This property has been well managed over the years, with very little hunting and grazing pressure. The grass turf is in excellent condition.









LEGAL DESCRIPTION

The Southwest-quarter (SW/4) of Section 85, Block 8, H&GH Survey, Abstract 122, Crosby County, Texas.

IMPROVEMENTS

This is basically unimproved; however, the property is fenced and cross-fenced with five-strand barbed wire and steel T-post fencing in excellent condition.

WATER

There are no working water wells on the ranch at this time; however, there are two 1,550-gallon water storage tanks located on the property that furnish water to two livestock drinking troughs.











2020 PROPERTY TAXES

Approximately \$120

PRICE

\$1,385 per acre, surface only (no minerals)

REMARKS

As mentioned, the Thomas Ranch is conveniently located, being about 45 minutes east of Lubbock, Texas. This small ranch offers excellent hunting and recreational opportunities, with the wildlife typically seen being whitetail deer, bobwhite quail, blue quail, turkey and hogs. If you are currently in the market for a small place off the Caprock, this offering should fit what you are looking for.

For additional information, please contact Rusty Lawson at (806) 778-2826.









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COUNTY RD 236

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COUNTY RD 236

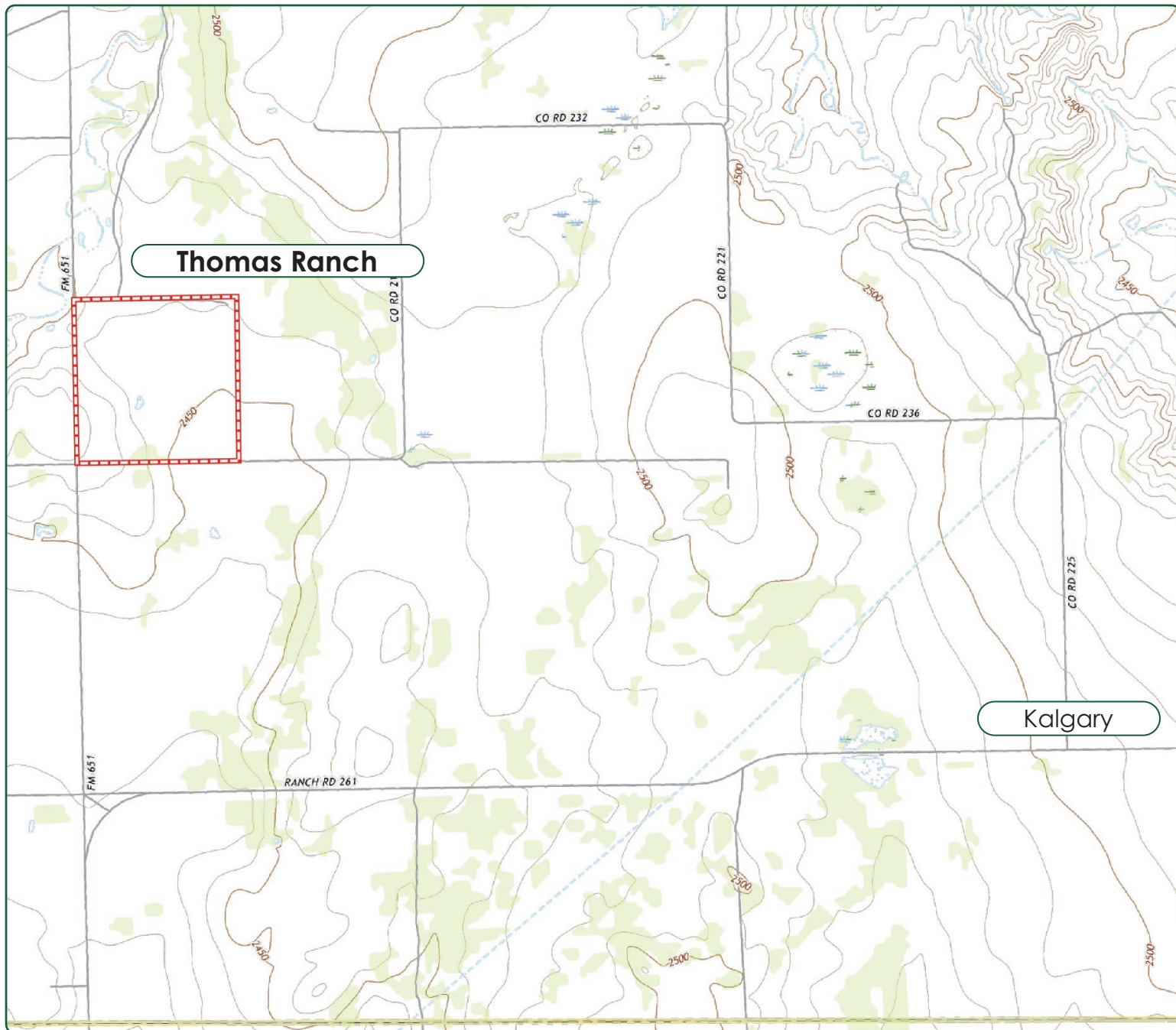
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Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

RUSTY LAWSON

Associate Broker
Certified Appraiser

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.