

Lipscomb County 150 Ranch

150± acres | \$180,000 | Booker, Texas | Lipscomb County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lipscomb County 150 Ranch

Property Description

We are pleased to offer for sale the 150± acre Lipscomb County, Texas ranch. This improved grass ranch is located in the Northeastern Texas Panhandle, about 5 miles south of the Oklahoma state line.

Location

The Lipscomb County 150 Ranch is situated on paved View Point Road, 5 miles southeast of Booker, Texas. It is bounded by View Point Road on the east side, caliched CR 6 on the west, and caliched CR H on the south. It contains 1,200 feet of paved frontage on View Point Road.





Topography

The landscape is level to gently rolling terrain. The ranch has a cover of improved grasses that include bluestem and a mixture of 6 other types of grass. The property was once in farm ground and expired CRP, and contains productive soils that have been terraced to reduce rainfall runoff.









Improvements

There are no structural improvements on the ranch. Three-phase and single-phase electricity is available on the property. Fences are rated as overall good to fair condition on the ranch.

Resources

This property is surface only. There is one inactive oil/gas well on the property. All of the seller's wind energy generation rights will convey to the new owner.

Hunting • Wildlife • Recreation

Whitetail deer, dove, and Bobwhite quail are seen on the property.

Remarks

The Lipscomb County 150 Ranch is being offered at \$1,200 per acre. This property has the potential for a rural homesite or productive small farm and cattle operation. It is currently being utilized for cattle grazing. If you are in the market for a northern Texas Panhandle ranch of this size, this property should be seen.

For more information or to schedule a private showing, call Clint Robinson at (806) 786-3730





OKLAHOMA TEXAS

BEAVER COUNTY

OCHILTREE COUNTY

LIPSCOMB COUNTY

Perryton

Lipscomb County
150 Ranch



VIEW POINT RD

VIEW POINT RD

VIEW POINT RD

VIEW POINT RD

COUNTY RD H

COUNTY RD H

COUNTY RD H

COUNTY RD H

COUNTY RD H

COUNTY RD H

COUNTY RD H

COUNTY RD H

COUNTY RD 6

COUNTY RD 6

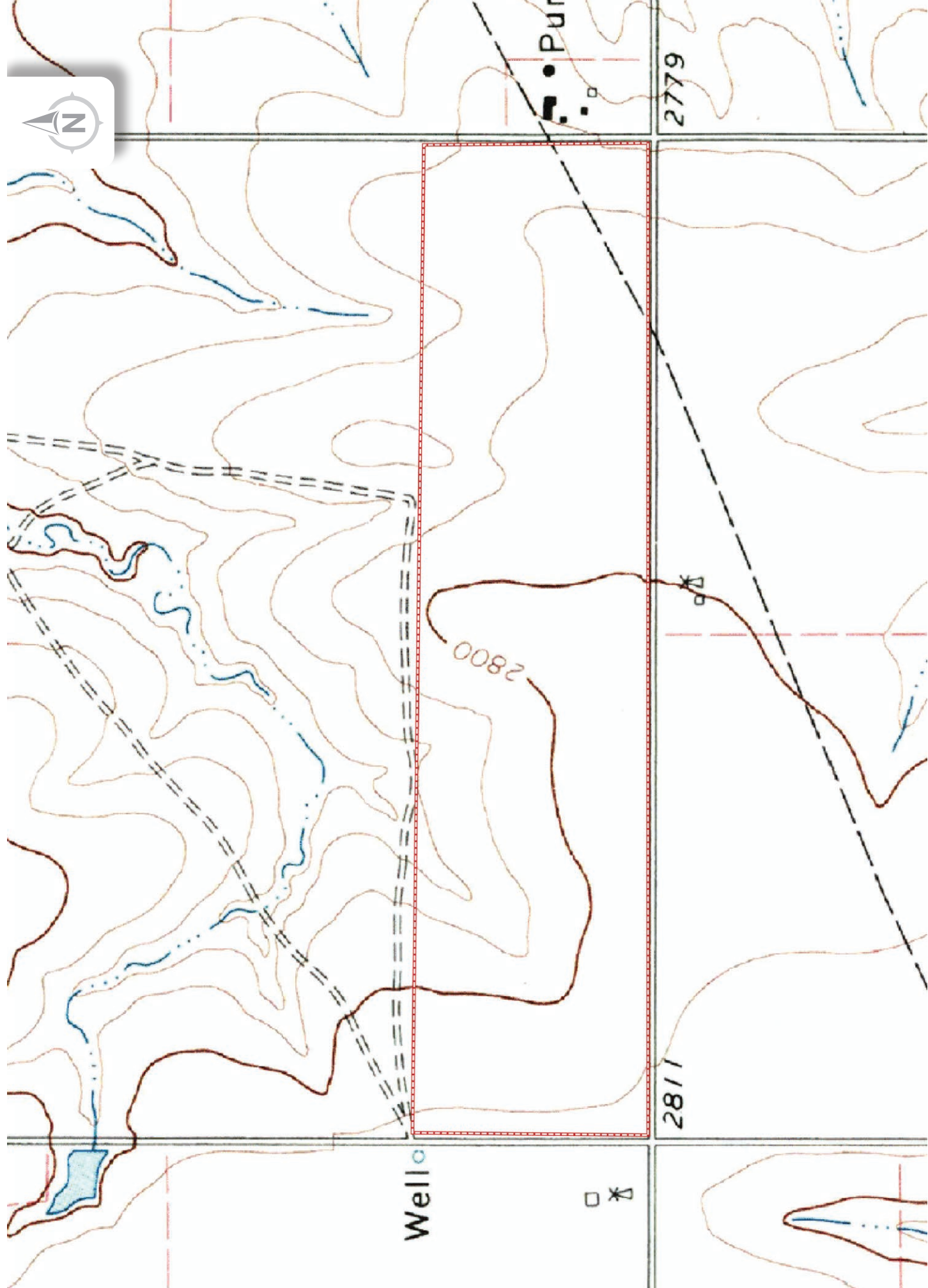
COUNTY RD 6

COUNTY RD 6

COUNTY RD 6

COUNTY RD 6

36.4068, -100.4474



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmansion.com



Scan QR Code for more details on the Lipscomb County 150 Ranch on chasmiddleton.com.

(806) 763.5331

chasmiddleton.com



YouTube

