

Davis Kent County Ranch

180± acres

| \$342,000

| Spur, Texas

| Kent County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Davis Kent County Ranch

Property Description

We are proud to have the exclusive listing on the Davis Kent County Ranch. This outstanding 180± acre recreational ranch is located in Kent County 12.7 miles southeast of Spur, Texas, 35 miles east northeast of Post just off Highway 1081. The entrance to the ranch is just west of Highway 1081 and along P2350.

Water Features

The ranch has one productive water well. This well provides plenty of water for cattle and an RV camping area.

Improvements

There is electricity at the water well location. It has been used for an RV hookup. The ranch has perimeter fencing that is in decent shape. Cattle are being grazed on the property until sold.





Hunting

This ranch is best suited for hunting. These 180 acres seem larger due to the density of the Mesquite brush. You can expect better than average white-tailed deer. Of course, it wouldn't be Texas if you didn't find a few wild hogs. Dove, quail, and turkey will be the predominant birds on the ranch.

Remarks

This is a great hunting recreational ranch. It has everything you need. Plenty of cover, food, and water. Good UTV road around the perimeter of the ranch allows you good travel to and from your deer blinds. The east side boundaries are old CRP fields which make this place the bedding area for the local deer herd. Being so densely populated with old-growth mesquite trees affords this ranch great deer and quail hunting and makes this ranch seem bigger than it is.

All in all, this is a jewel for the deer hunting recreational family. Priced at \$1,900. an acre or \$342,000 total this ranch won't be on the market long

For more information, or to schedule a showing, please call Ben Kirkpatrick at (806) 790.6644.





Crosbyton

Dickens

Spur

Post

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DAVIS KENT COUNTY RANCH



33.3066, -100.9416



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2186

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Scan QR Code for more details on the Davis Kent County Ranch.

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