

# Davis Dickens County Ranch

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160± acres | \$304,000 | Spur, Texas | Dickens County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Davis Dickens County Ranch

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## Property Description

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We are proud to have the exclusive listing on the Davis Dickens County Ranch. This 160± acre ranch is located in Dickens County, Texas. The ranch has both pastureland and cultivated ground which gives this place a nice diversity.

## Location

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The ranch is located roughly 3.5 miles southwest of Spur. The entrance of the ranch faces east along paved Highway 1081.

## Water Features

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The ranch has one water well that supplies the old deer camp as well as the cattle and horses that have been run in the past.

## Improvements

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There is electricity at the water well. It has been used for an RV in the past several years. There are RV hookups available. The perimeter fence for the ranch is in very good shape.

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## Hunting

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Hunting will be very good. White-tailed deer being the main game. With the fields planted in wheat, this ranch will be a big draw for the deer and pigs. You can expect to see bob-white quail, doves, and turkey. This ranch could accommodate several different forms of hunting.

## Remarks

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The opportunities are endless for this 160-acre ranch/farm. With half the ranch being in wheat fields, you can attract wildlife in the winter and or graze cattle in the early spring. Another option would be to simply let the fields come back in native grasses and have more quail. This is a great 160± acre ranch for the price of \$1,900 an acre, or \$304,000 total.

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







Dickens

Spur

**DAVIS DICKENS  
COUNTY RANCH**

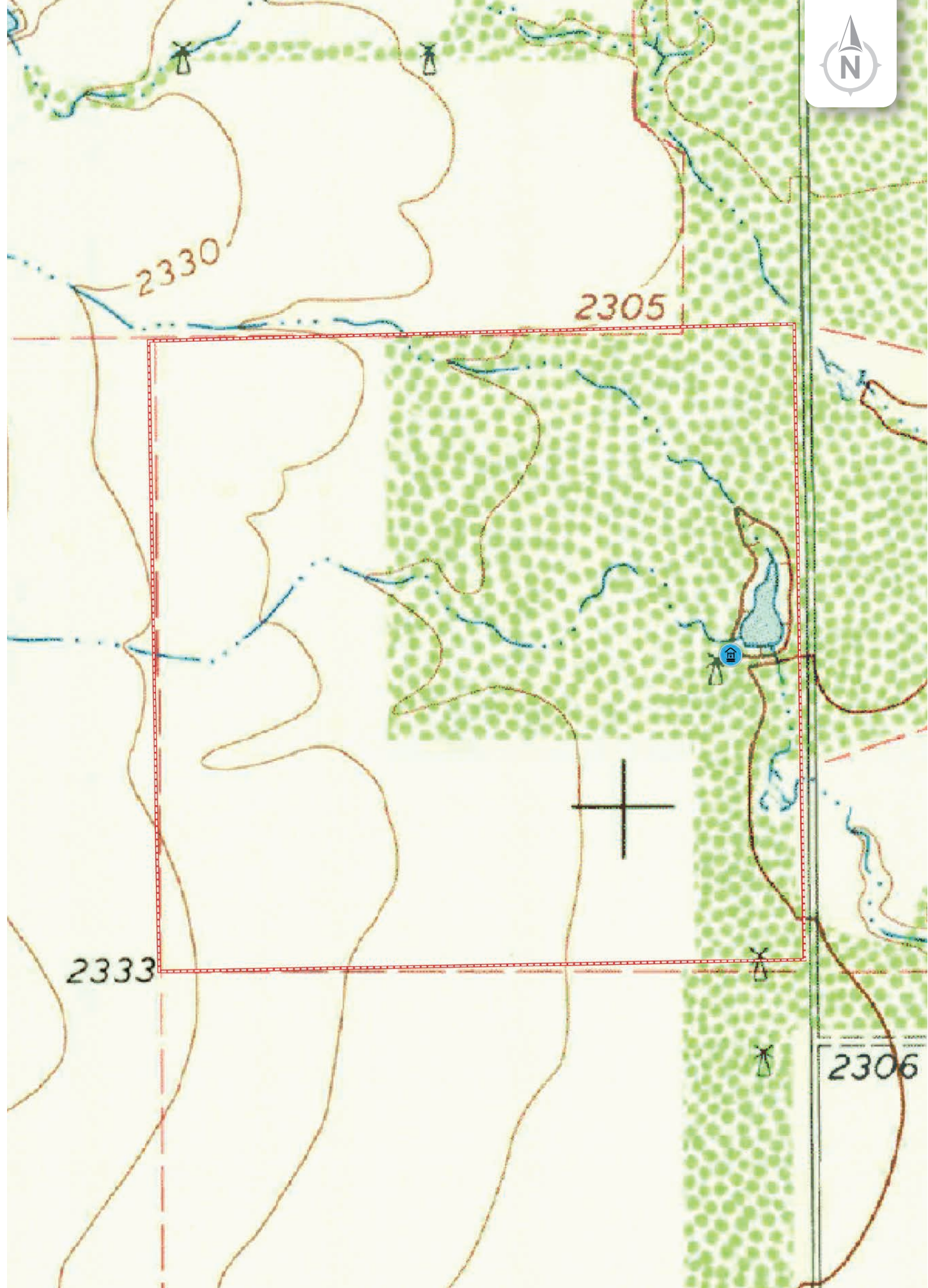






33.4604, -100.9192





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

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