

# Sawyers Ranch

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633± acres | \$883,035 | Post, Texas | Garza County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

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# Sawyers Ranch

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## Property Description

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We are proud to have the exclusive listing on the Sawyers Ranch. This outstanding 633 ± acre recreational ranch is located in Garza County, Texas approximately 6 miles northwest of Post just off Highway 84, where County Road's 210 and 155 meet.

The ranch is located both on top and just off the Caprock Escarpment. The topography on the ranch is Caprock canyons flowing east into rolling mesquite bottoms. Elevations start on top at 2932 ft. dropping to approximately 2750 ft. The ranch drains from West to East along the Caprock. The brush on the ranch is considered dense closer to the Caprock. The tree species consists of Juniper (Cedar), Mesquite, and Hackberry, with Willow trees around the stock tanks.

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## Water Features

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The ranch had two wells drilled on the western most side years ago that produced water, however there is no water well production at this time. There 4 stock tanks on the property. During wet years these tanks will have water and being equally spread out across the ranch allows the wildlife to have water readily available.

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## Oil Field Production

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This ranch is currently under an oilfield lease. There is lots of production on the property. This activity allows the new owner to have plenty of roads to get around. The ranch roads are in great shape.

## Improvements

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There are no improvements to speak of on this property. Perimeter fencing with some cross fencing.

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## CRP Land

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There are 3 tracts of CRP land under contract until 9-30-2022. Two are on top behind a cross-fence and one is in the southeast corner also behind a cross fencing.

## Hunting • Wildlife • Recreation

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This Sawyers Ranch is best suited for hunting. With plenty of cover, canyons, and gentle drains the wildlife does thrive. Hunting for white tail, mule deer, hog, quail, and dove makes this ranch a quality recreation ranch. There has been no hunting on the ranch in the last 10 years.

## Price

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\$883,035 • \$1,395 per acre.

## Remarks

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If you are in the market for a recreational ranch near Lubbock along the Caprock Escarpment this is an outstanding property that should be seen.

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Call Ben Kirkpatrick at (806) 790.6644 for more information or to schedule a tour.











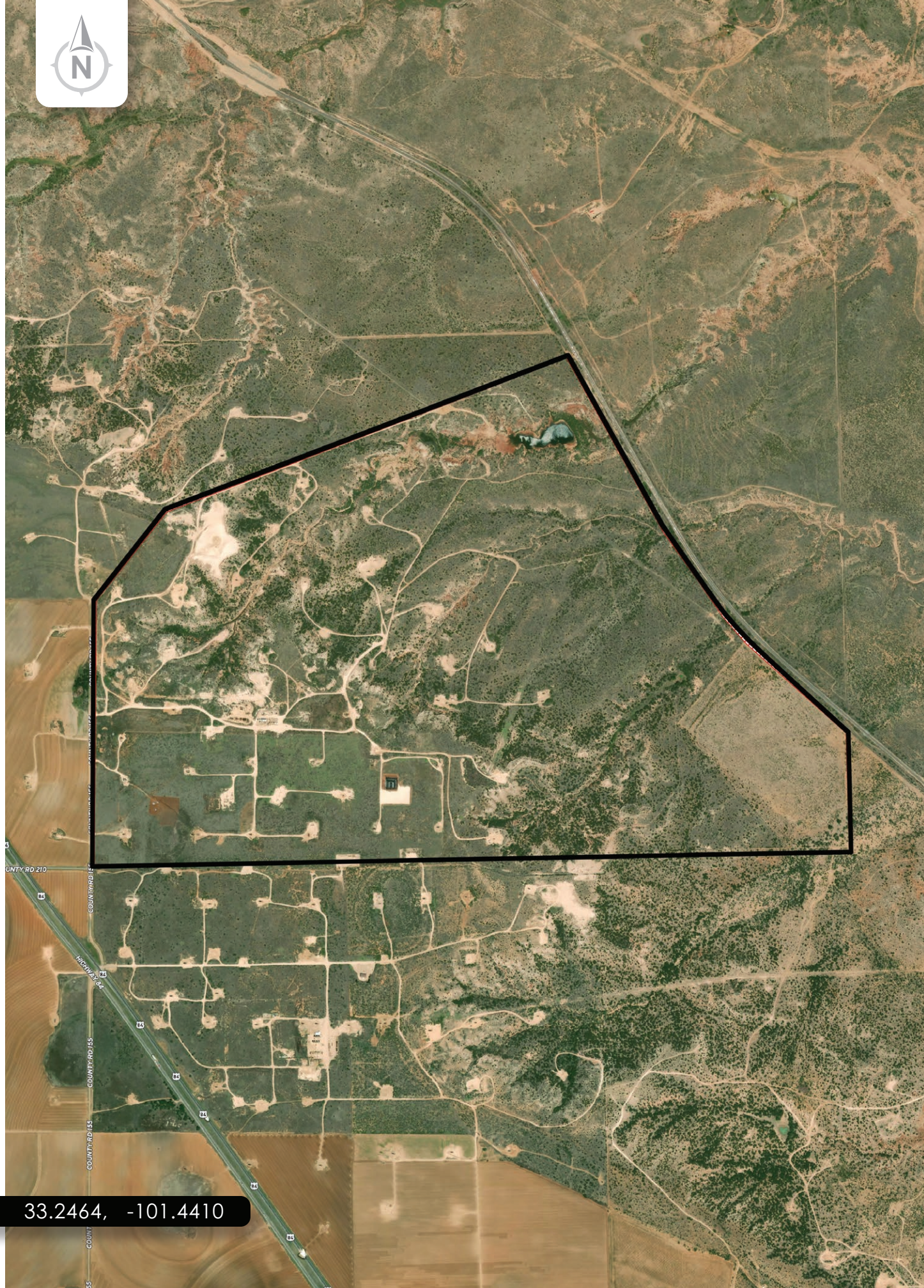
Lubbock

Slaton

**SAWYERS RANCH**

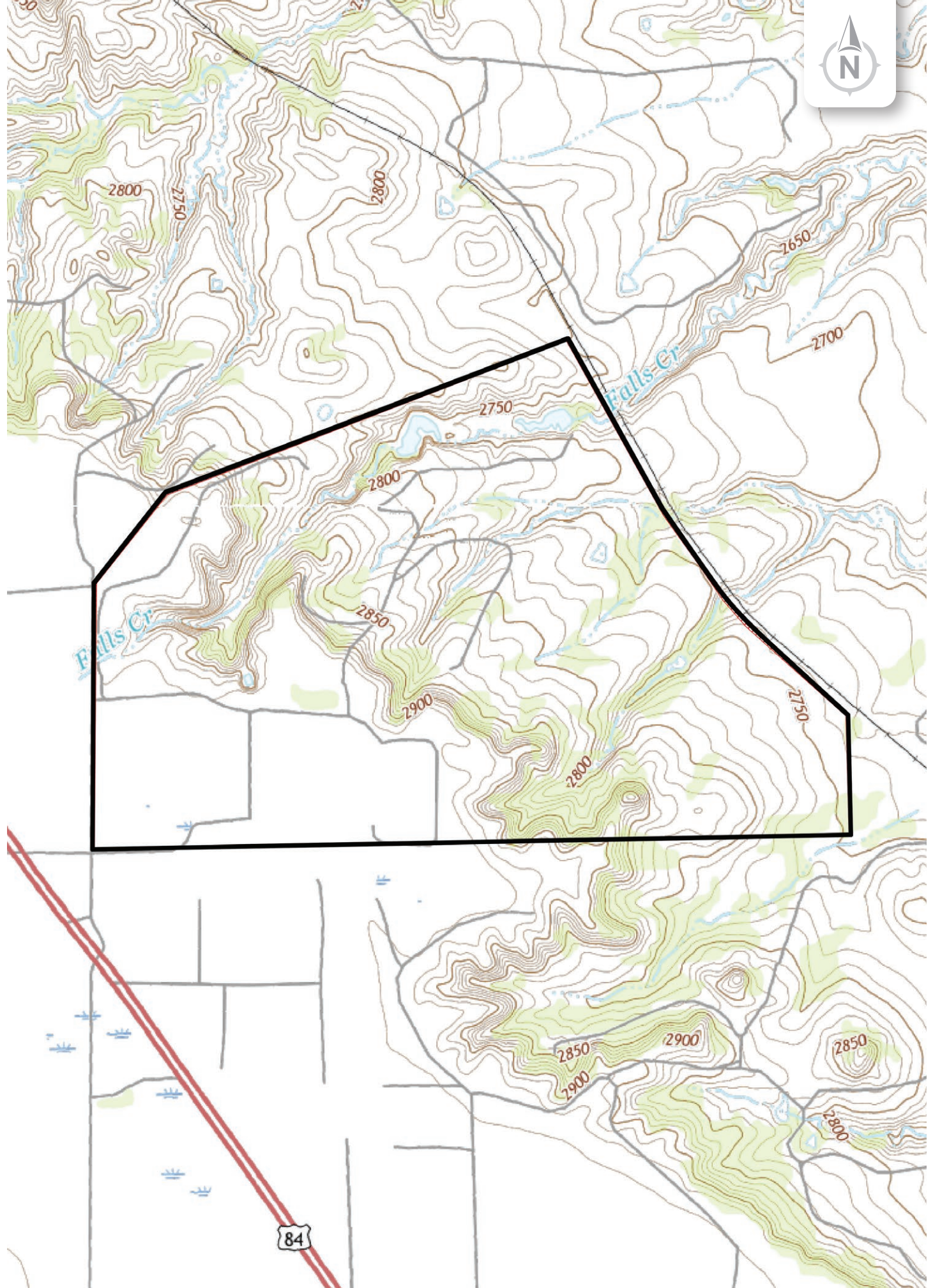
Post





33.2464, -101.4410







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Scan QR Code for more details on the Sawyers Ranch.

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