

Cooper 80

83± acres | \$162,000 | Spur, Texas | Dickens County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Cooper 80

We are proud to have obtained the exclusive listing on 83± acre Cooper 80. Located in Dickens County, Texas, this is a great property for the recreational landowner. The property is located about 7 miles Northwest of the town of Spur, Texas on FM 2565.

The ranch consists of mainly love grass and mesquites. Some oak trees are on the property's northernmost end, making it somewhat diverse.

Elevations of the ranch average around 2,400 feet.

Improvements

There are no structural improvements on the property. It has a 5-wire barbed wire fence on 3 sides, the North, South, and West sides.

Wildlife • Hunting

Wildlife consists of Whitetail deer, turkey, quail, dove, and wild pigs.

Water Features

Water is good on the Cooper 80. A well is located on the Northwest side of the ranch that appears to be in good shape and pumps into a small stock tank. Plus, there is also rural water near the entrance that has not been used.

Price

\$162,000 • \$1,951.81 per acre

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









US 82

Dickens

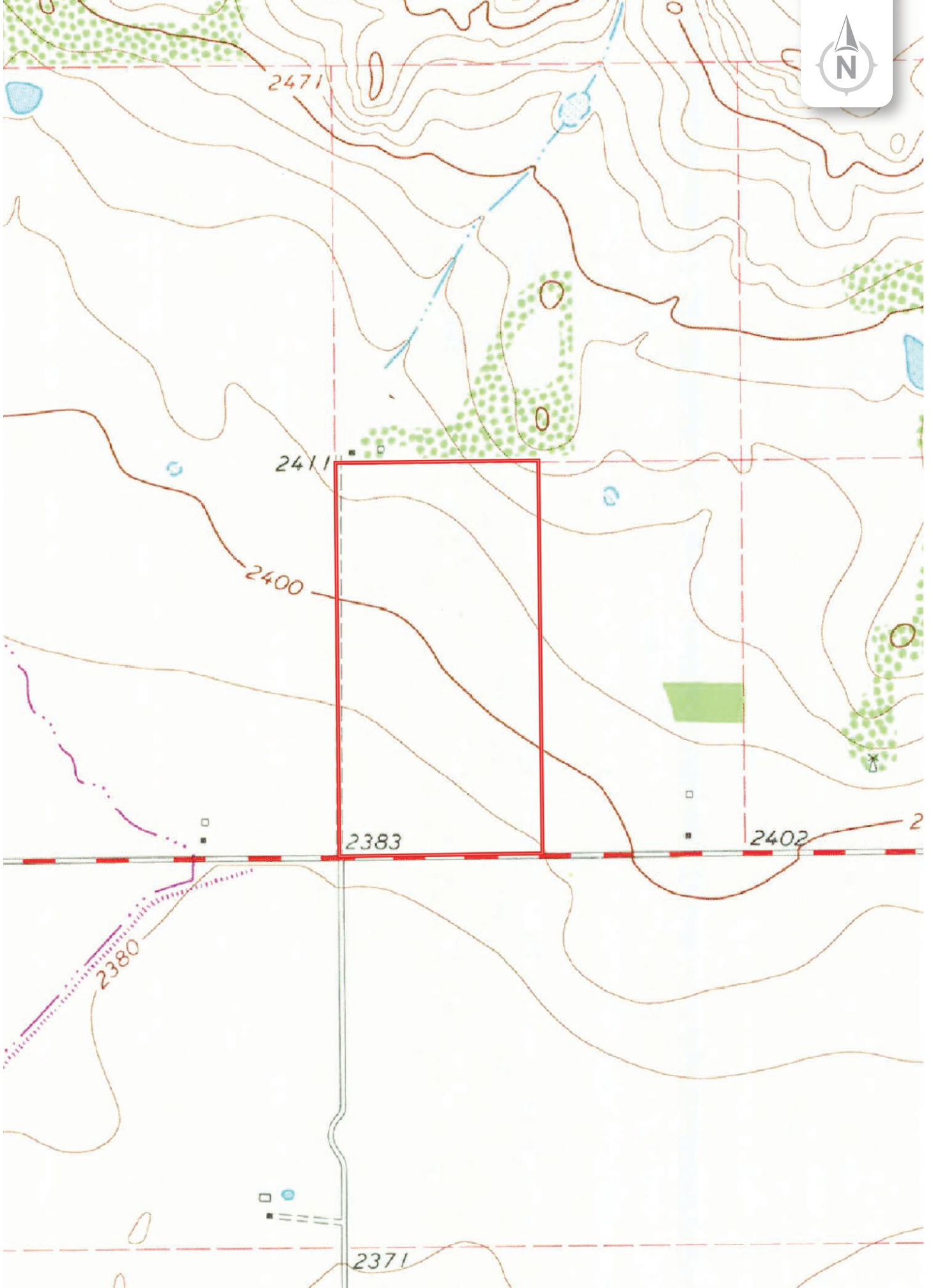
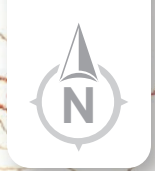
COOPER 80

Spur



33.5474, -100.9312

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Ben Kirkpatrick

Real Estate Sales Agent • TX

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Scan QR Code for more details on the Cooper 80.

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YouTube

