

Falls Creek Ranch

1,965± acres | \$1,965,000 | Southland, Texas | Garza County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Falls Creek Ranch

We are pleased to have obtained an exclusive listing on a scenic 3-section ranch located just off the Caprock Escarpment in Garza County. The Falls Creek Ranch consists of approximately 1,965 acres located in the northwest quadrant of Garza County, Texas.

This property is located approximately 10 miles southeast of Southland, approximately 3 miles northwest of Post and approximately 30 miles southeast of Lubbock, Texas. Access is excellent, being by paved Farm to Market Road 211 which adjoins the north side of the property.

Property Description

The Falls Creek Ranch has a diverse terrain, ranging from nearly level to gently rolling, with areas of rougher broken country. The north section of this ranch has a mostly level terrain. This area of the ranch has extensive oil production. The south two (2) sections become more rolling and broken, giving this area of the property a much more scenic appeal.

Falls Creek, and several tributaries of this creek, meander through the south two sections of this ranch. This creek runs through the ranch in an easterly direction, eventually spilling into the North Fork of the Double Mountain Fork of the Brazos River which is approximately 2.5 miles east of the ranch.

This offering is all native pasture, with the exception of an old cultivated field consisting of approximately 95 acres located on the north end of the ranch which has grown back to grass. The property has a good mix of fairly open to dense mesquite.

Some scattered Cedar is found in the rougher areas. This ranch supports a good blend of palatable native grasses and browse. Elevations range from approximately 2,750 feet on the upland plains to around 2,570 feet in the creek bottoms.

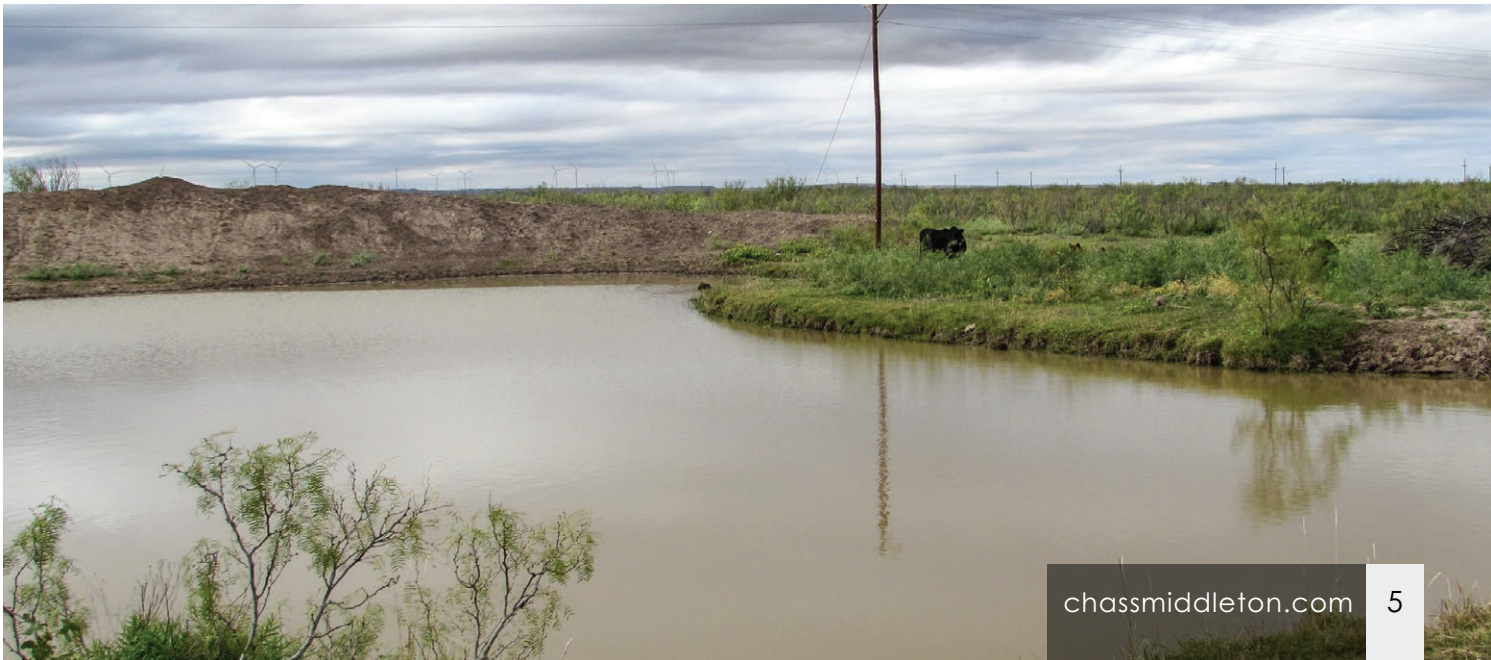






FENCING • WATER FEATURES

The Falls Creek Ranch is fenced and cross-fenced. The exterior fences are in fair to excellent condition, with approximately 4 miles of the exterior fence being constructed within the last 15 years. Several dirt tanks provide water to the ranch. One windmill is located on the property; however, this windmill is not in working condition.







Price

\$1,965,000 • \$1,000 per acre

Remarks

If you are in the market for a hunting/cattle ranch reasonably priced and conveniently located to Lubbock, this offering deserves your attention. The 2022 base property taxes are less than \$1.00 per acre, or a total of approximately \$1,860.

To schedule a showing, or for additional information, please contact Rusty Lawson at (806) 778.2826.





Lubbock

Slaton

Southland

Tahoka

FALLS CREEK RANCH

Post



TY RD 180

RD 180 FM 211

FM 211

FM 211

FM 211

FM 211

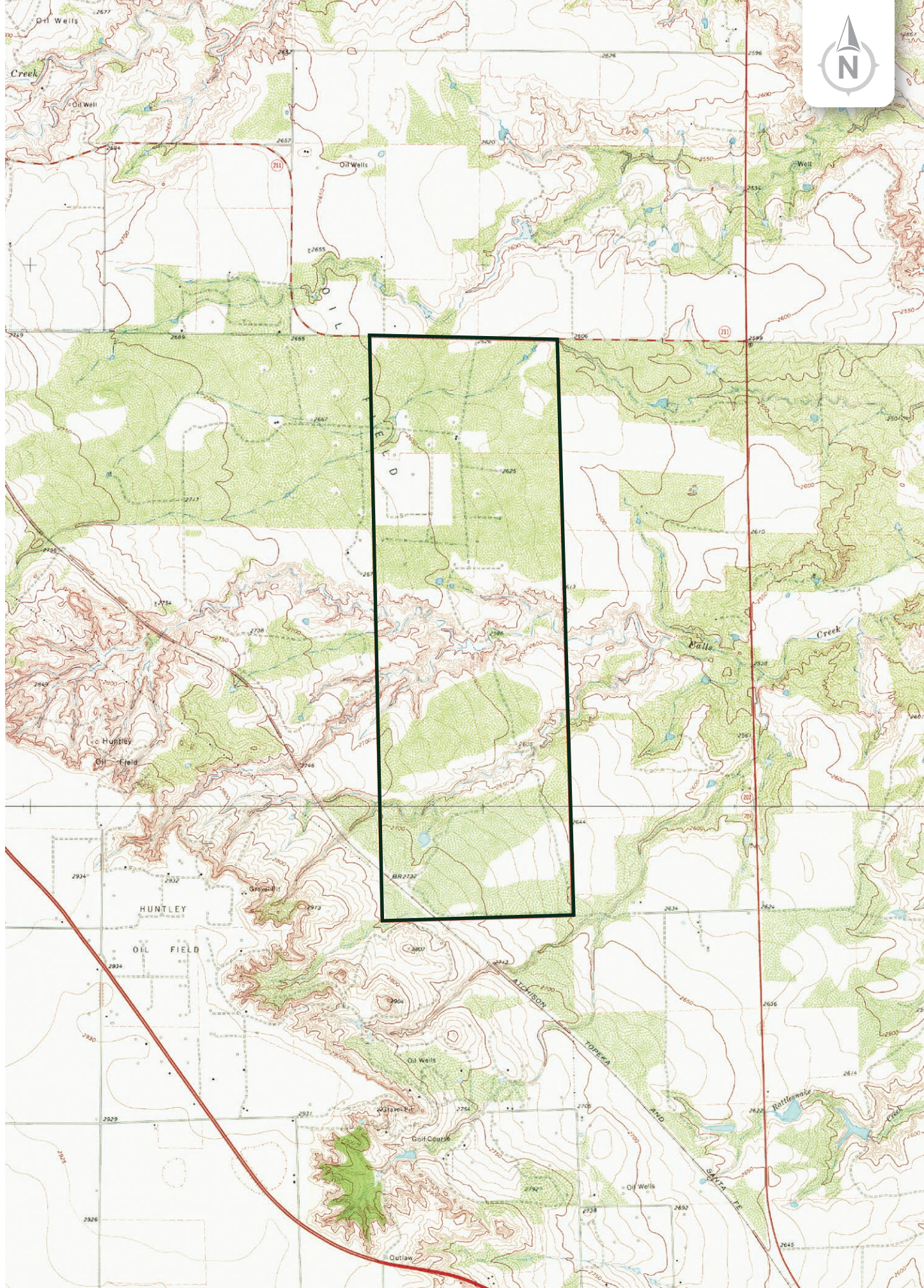
FM 211

FM 211

FM 211

33.2632, -101.4188

COUNTY RD 210



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Rusty Lawson

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Certified Appraiser • TX

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Scan QR Code for more details on the Falls Creek Ranch.

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YouTube

