

Lehman Ranch

9,953.4± acres | \$6,917,913 | Morton, Texas | Cochran County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lehman Ranch

We are proud to have obtained an exclusive listing on the Lehman Ranch. This is an outstanding working livestock/recreational ranch located in mule deer country of western Cochran County.

Location

The Lehman Ranch is located in the South Plains Region of the Texas Panhandle in western Cochran County. The ranch is situated approximately 10 miles southeast of Morton, Texas and approximately 55 miles west of Lubbock. The community of Lehman is 5 miles east of the northeast corner of the ranch. The ranch has good access and road frontage with State Highway 125 along the north property boundary. County Road 95 fronts a portion of the east boundary, and County Road 41 bisects the southern pastures. The public road frontage, and locations of the roads in and around the ranch, provide an excellent investment opportunity to divide the ranch into multiple parcels for resale.

Land Tenure

The Lehman Ranch includes 9,953.40± deeded acres. Of this total, 8,813 acres± are native pasture. The balance of 1,140.49 acres was recently enrolled in the Conservation Reserve Program (CRP). This new CRP contract began on October 1, 2022, and runs for 10 years, expiring on September 30, 2032. The contract includes an annual payment of \$42.05 per acre or \$47,958 per year. This CRP contract is a tremendous asset to the overall ranch, providing a steady source of cash flow for the next 10 years, and potentially beyond.







Land Description

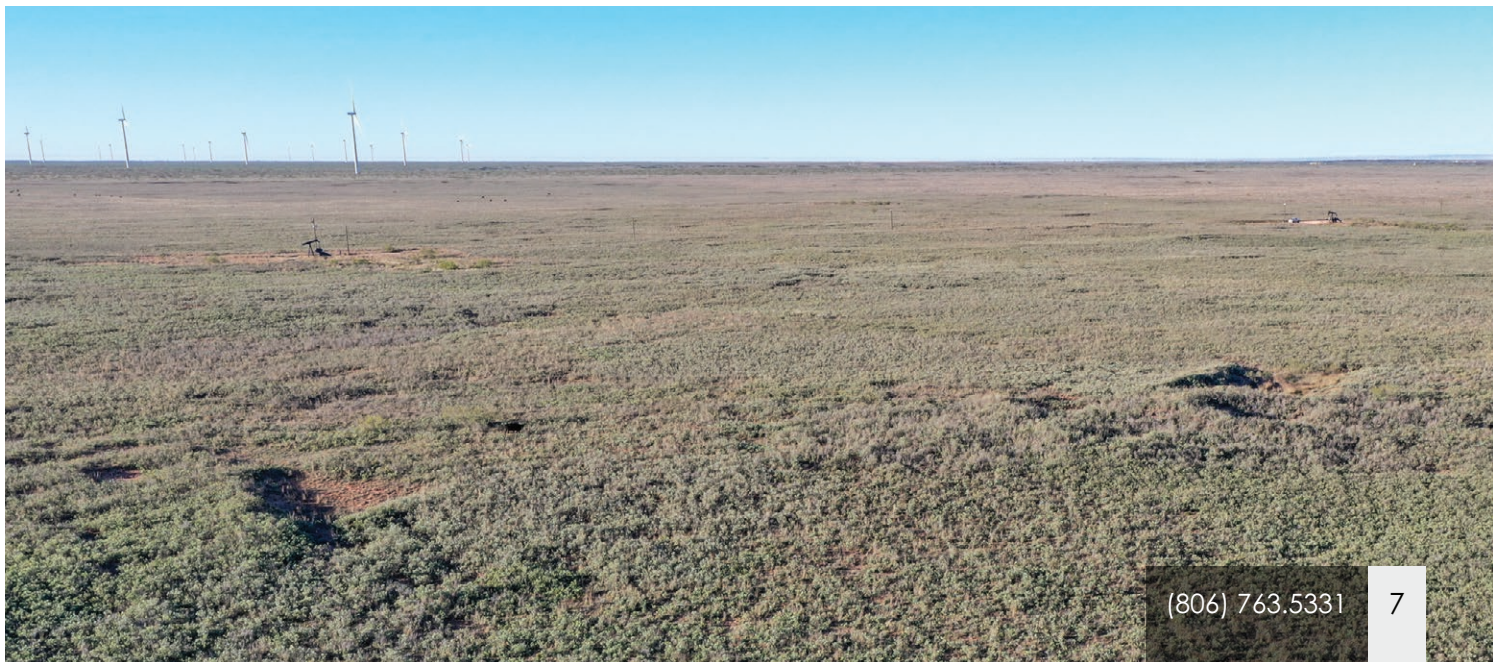
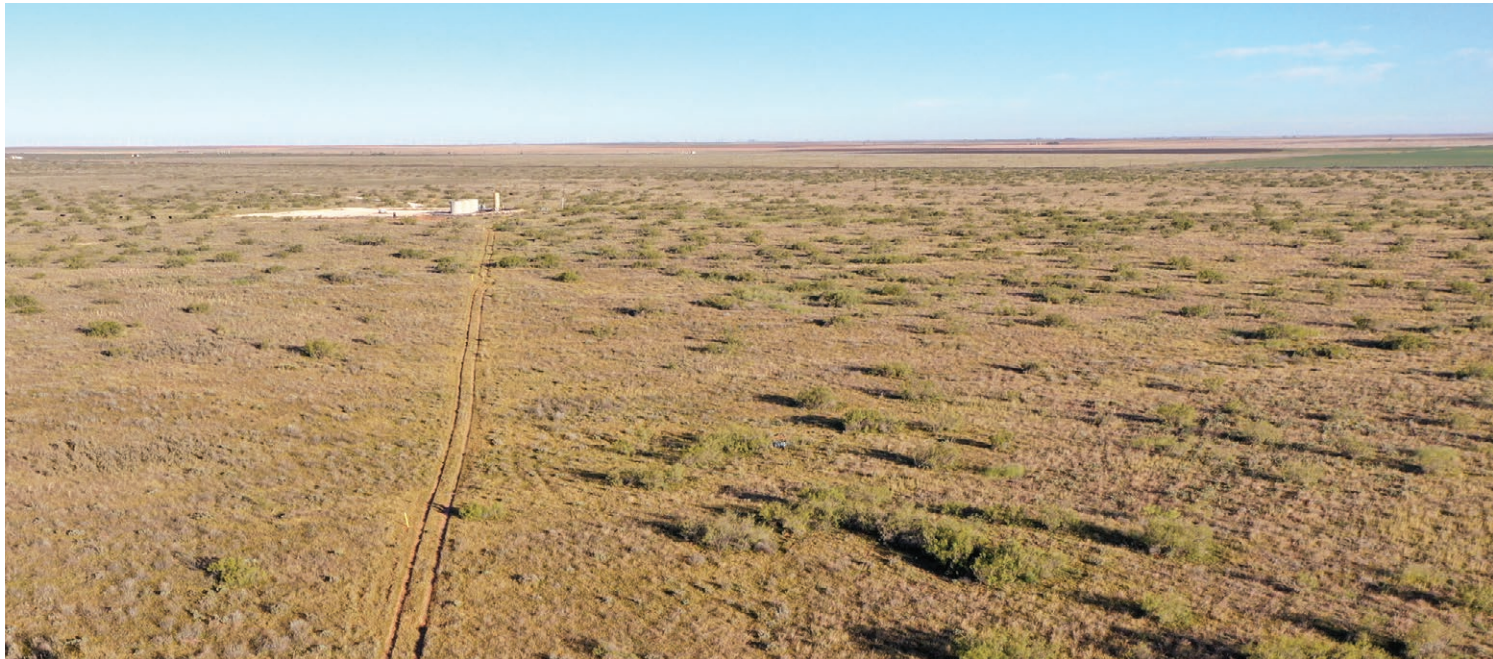
The Lehman Ranch is comprised of two contiguous rectangular blocks, with each containing approximately 5,000 acres. The northeast block is situated on the south side of SH 125 and the west side of CR 95. This tract has a level to undulating terrain. This tract is a combination of sandy shinnery country and tighter mesquite country and is cross fenced into two main pastures.

Grass cover in this portion of the ranch is dominated by grama and bluestem and is productive from a livestock grazing standpoint.

The southwest block is divided by CR 41. Approximately 3,900 acres of this block is dominated by shinnery and bluestem covered rolling sand hills. This area of the ranch is excellent mule deer country. Cochran County had 7 mule deer qualify for the Texas Big Game Awards Registry from 2017 to 2020. The county also had 4 pronghorn antelope qualify during the same time period. The 1,140 acres of CRP are found in the southern portion of the southwest block. The CRP acreage is all contiguous.













Water Features

The Lehman Ranch is well watered. Livestock water is provided by three wells. There is an extensive network of waterlines to numerous drinking troughs positioned throughout the ranch. Water quality is reported to be good.

Resources

The Lehman Ranch offering includes no minerals. However, all rights associated with alternative energy production will be conveyed. The Lehman Ranch adjoins the Abilene Christian University-Masten Ranch, which includes the producing 150 MW Wildcat Wind Project.



Price • Remarks

The Lehman Ranch offering represents a tremendous opportunity to acquire a quality working livestock ranch with excellent hunting and recreational opportunities and the added benefit of CRP income. This ranch is priced to sell at a very reasonable \$695 per acre. If you are looking for a productive livestock/recreational ranch, whether it be for expansion, 1031 exchange, or investment, the Lehman Ranch deserves your attention.

For more information or to schedule a showing, please contact Chad Dugger at (806) 773-4749.





TEXAS NEW MEXICO



LEHMAN RANCH

Morton

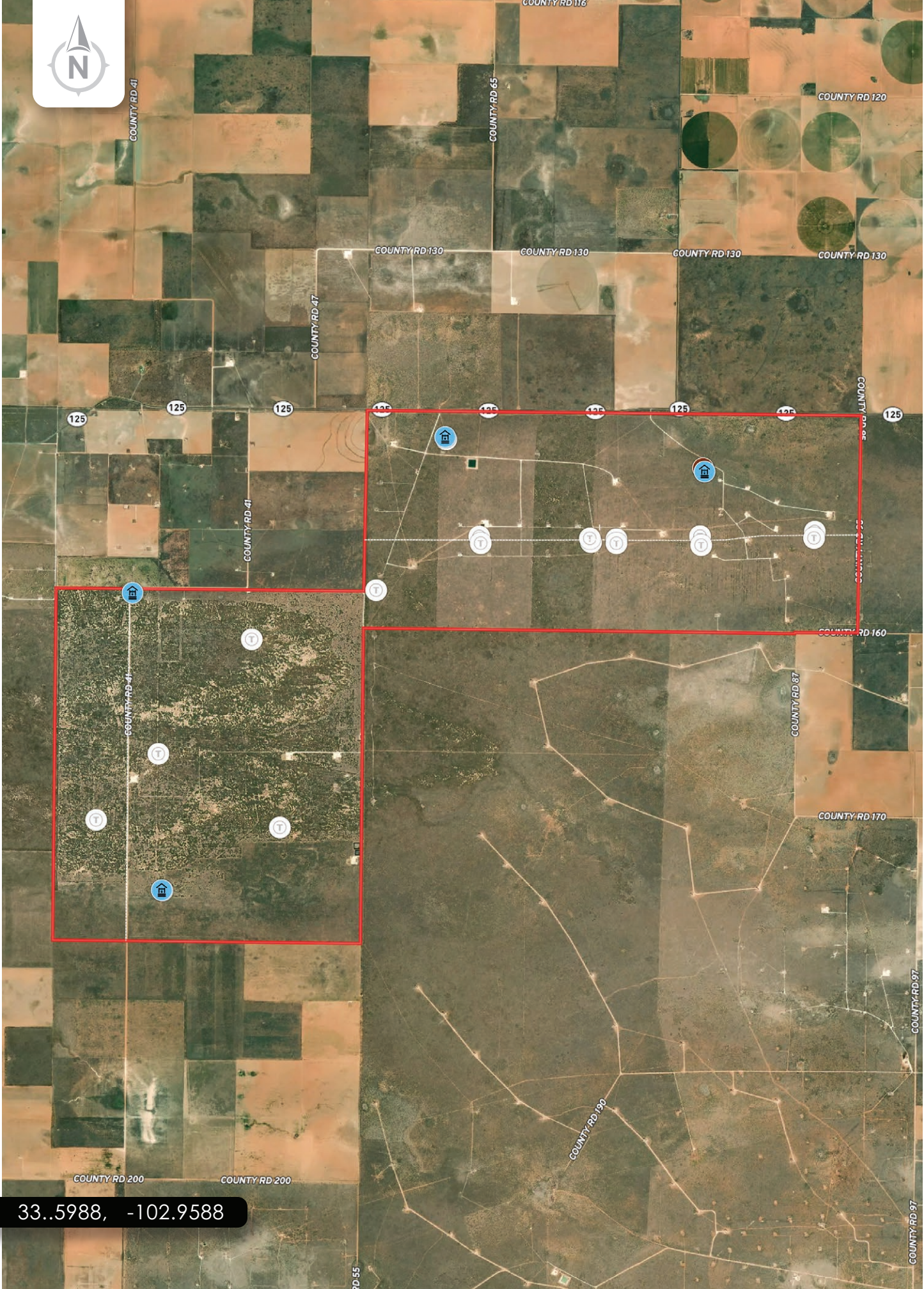
Littlefield

Levelland

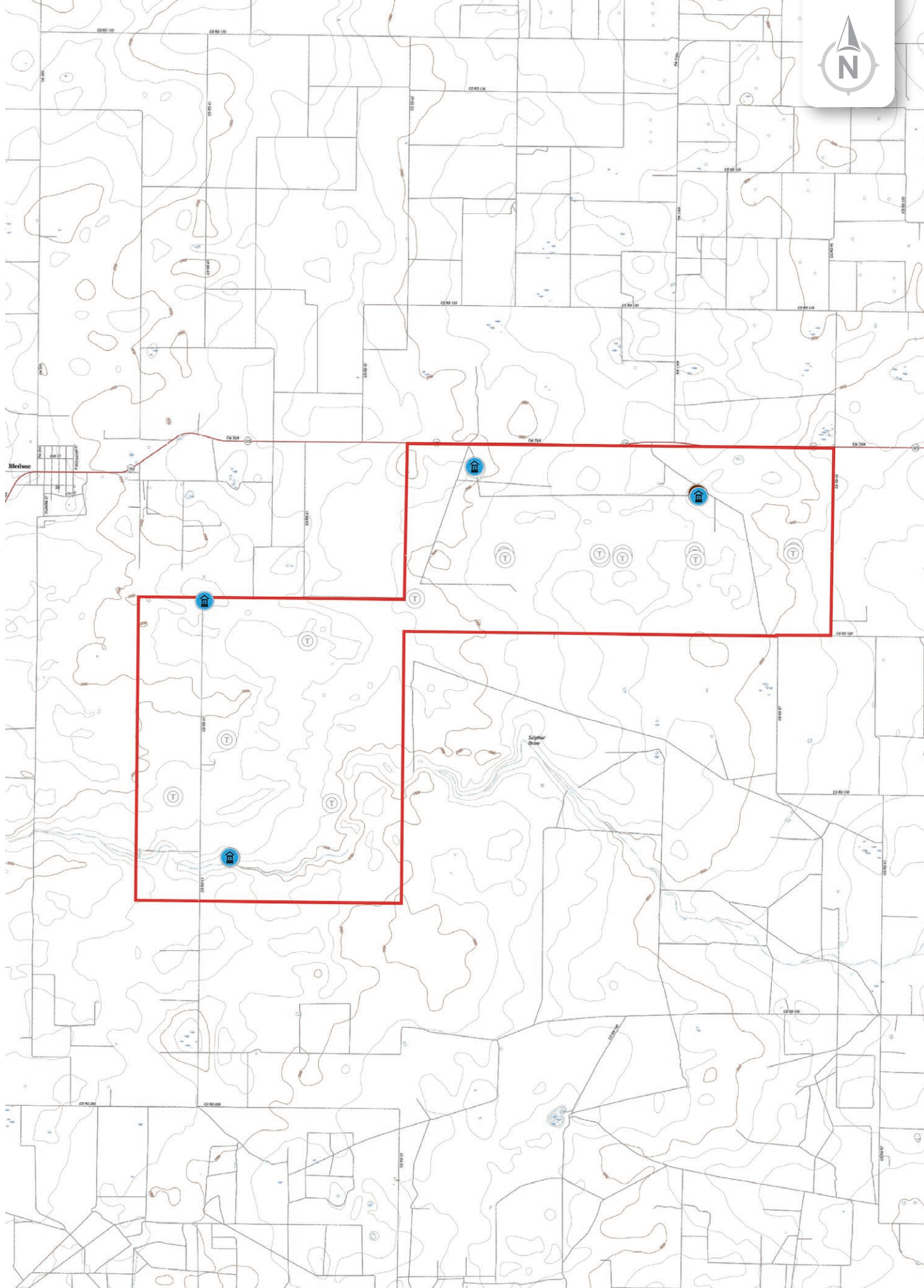
Lubbock

Brownfield

Seminole



33.5988, -102.9588



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Chad Dugger, ARA

Real Estate Broker • TX, NM
General Certified Appraiser • TX, NM

(806) 773.4749

chad@csmmandson.com



Scan QR Code for more details on the Lehman Ranch.

(806) 763.5331

chasmiddleton.com



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