

# Davis Estate Ranch

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1,278.61± acres | \$2,167,243.95 | Post, Texas | Garza County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Davis Estate Ranch

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## Property Description

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We are proud to have the exclusive listing on the Davis Estate Ranch. This 1,278.61± acre ranch is located in Garza County, Texas. This ranch is well suited for running cattle and offers numerous recreational opportunities.

## Location

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The ranch is located roughly 11.5 miles east of Post on State Highway 380. The entrance of the ranch faces north along paved HWY 380.

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## Water Features

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The ranch has one water well currently working. Two other wells have not been used in years but should be usable with a little work. There is an additional well that was drilled in 2010 but was never used.

## Improvements

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There is electricity available throughout the property. The oilfield locations have lines running directly to them. All roads are maintained by the oil lease. Fences are in good shape to run cattle. At this time there are some grass lease cattle on the property but will be removed before the sale closing date.

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## Hunting

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Hunting is very good with white-tail deer being the main game. You can expect to see bob-white quail, doves, and turkey. This ranch could accommodate several different forms of hunting. The landscape of this ranch is mature mesquite flats with some shinnery mixed in. In the past, there have been really nice whitetails taken in the area.

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## Remarks

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The opportunities are endless for this property in Garza County. Being less than an hour from Lubbock makes this a great place to get away. I really like the value of this property in the deer hunting category. I believe this is the perfect range to grow big whitetails. When we get adequate rainfall, this could be a very good quail ranch as well. The ranch has just enough topography that you don't feel like you're on a flat plain with some areas being quite unique. I believe this ranch is a good find this close to Lubbock.

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For more information or to schedule a private showing, call Ben J. Kirkpatrick today at (806) 790-6644.







**DAVIS ESTATE RANCH**

Post

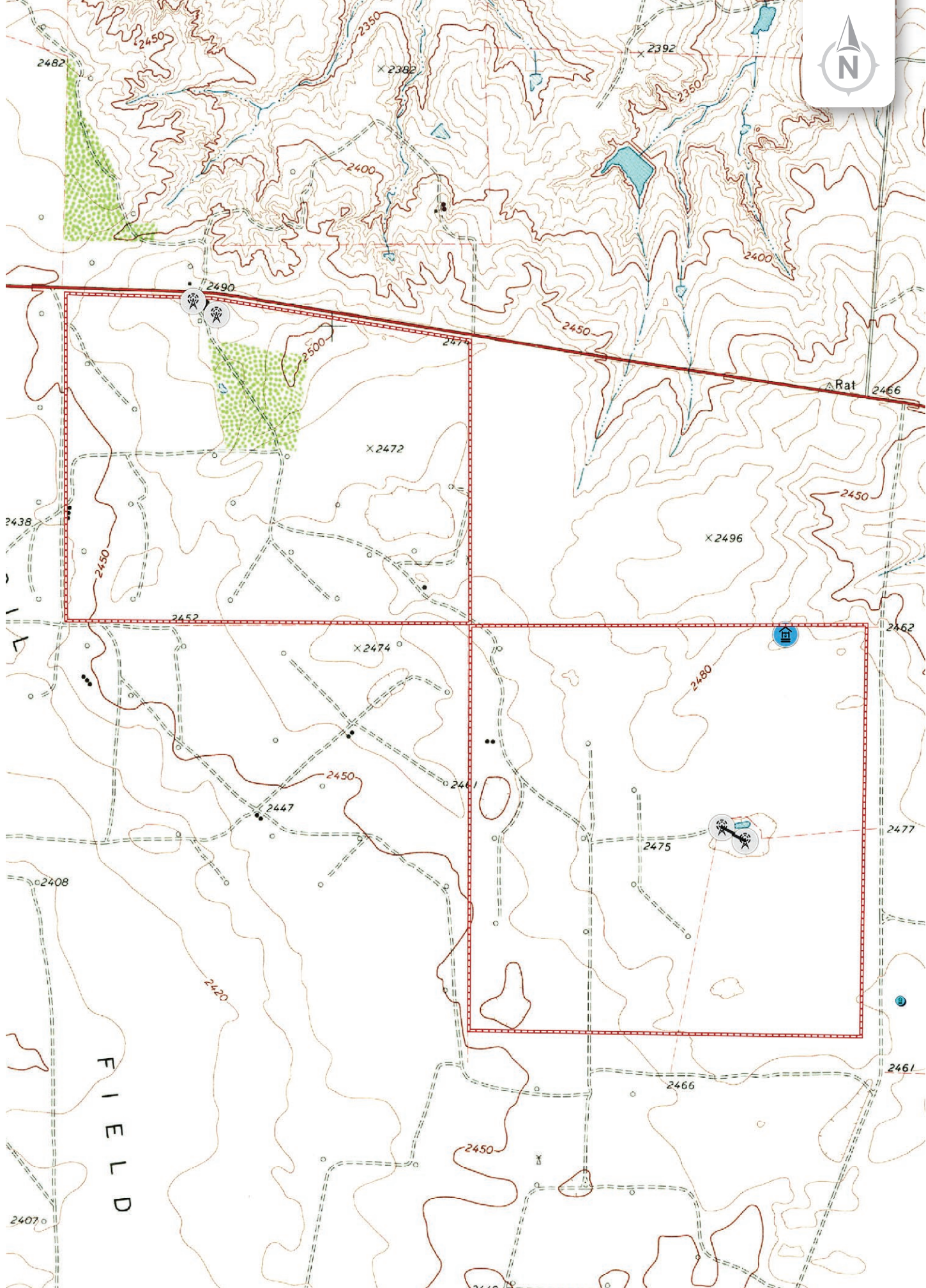
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Scan QR Code for more details on the Davis Estate Ranch.

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