

Hill Canyon Valley Ranch

2,236± acres | \$3,501,576 | Post, Texas | Crosby and Garza Counties, Texas



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Hill Canyon Valley Ranch

Property Description

The Hill Canyon Valley Ranch is a working cattle ranch that has been under the ownership of the same family for over ten years. This property has been utilized as a cow/calf operation; however, the ranch would be well suited as a recreation hunting ranch or as a combination livestock grazing/hunting operation.

This area is typically sandy in nature. Mesquite, sand sage, wild plums, bear grass, motts of oak brush and scattered shinnery are all present along with groves of chinaberry and hackberry trees.

The ranch is fenced and cross-fenced into three main pastures. Much of the property has an open appearance and two of the largest pastures are best described as prairie meadows. The other pasture, being approximately 320 acres, has a denser cover with shinnery being more prevalent.

The grass turf is in excellent condition and there is very little or no pear cactus present. It is apparent when touring this property that the ranch has not been overgrazed.





Location

The ranch is located between the communities of Post and Crosbyton. Most of the property is in Garza County, however, a portion extends into Crosby County.

The property is located between State Highway 207 and FM 651, less than a mile from the Brazos River. Access is provided by graded county roads.









Water Features

The ranch is well watered for livestock/wildlife. There are three operable solar water wells that supply water to drinking troughs. Additionally, there is a water well that has not been utilized and two others that do not currently operate.

Runoff water has been captured in several areas using dams and there are two large ponds and three small ponds located on the property.













Hunting • Wildlife • Recreation

This is a semi-secluded area with large ranch operations being common. Wildlife flourish in this region and there are good populations of whitetail deer, turkey and migratory dove. Quail are in abundance in years with timely rainfall. Feral hogs are common at times as well as all manner of varmints.





Resources

No reservations for renewable energy sources such as wind, solar, etc. will be made by the seller. All wind energy and solar energy rights will convey to the buyer at closing.

Price

The ranch is very realistically priced at \$1,565 per acre.

Taxes are very reasonable in this area and are approximately \$1,250/year.

Remarks

This is a very nice ranch offering excellent location, privacy, and excellent hunting/recreation and livestock grazing opportunities.

Electricity is available on the north side of the ranch and there are no large obstructive power lines or wind turbines nearby!

If you're in the market for a very nice ranch within an hour of Lubbock do not miss this opportunity.

Call Charlie Middleton today at (806) 786-0313 for more information.







LUBBOCK COUNTY

CROSBY COUNTY

Ralls

Lubbock

**HILL CANYON
VALLEY RANCH**

Post

Tahoka

LYNN COUNTY

GARZA COUNTY



COUNTY RD 238

COUNTY RD 238

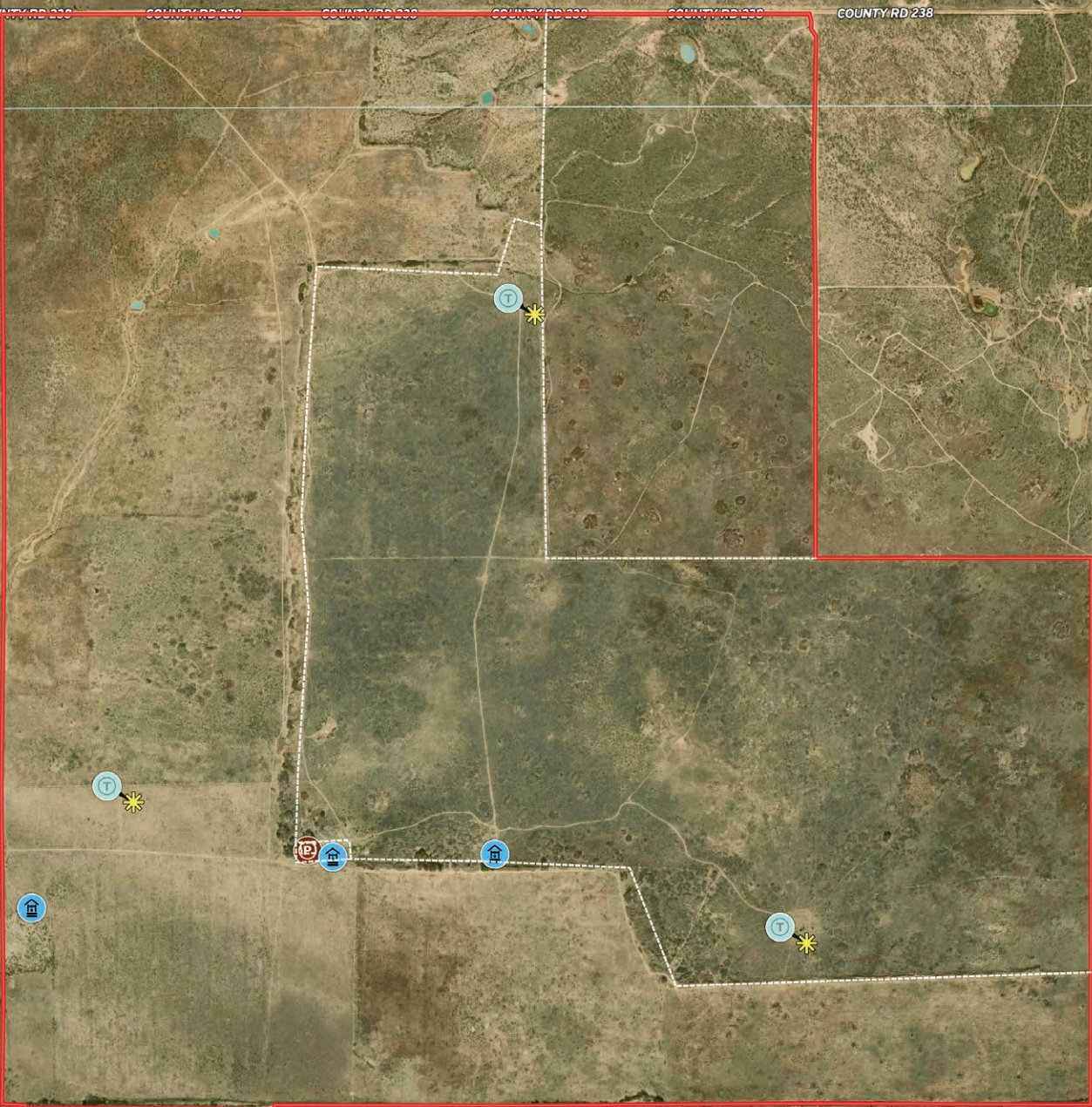
COUNTY RD 238

COUNTY RD 238

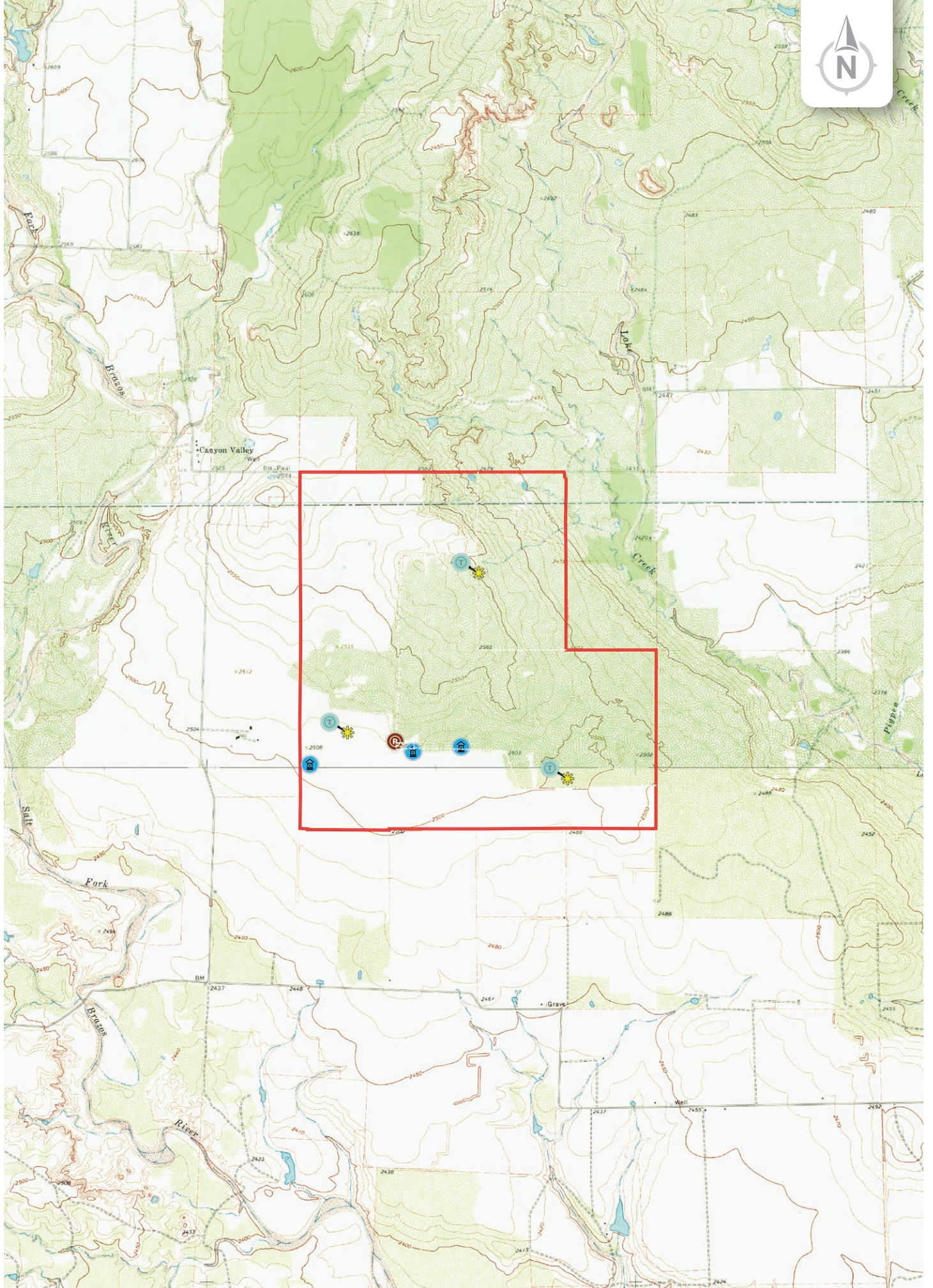
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33.3846, -101.3096



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Scan QR Code for more details on the Hill Canyon Valley Ranch.

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