

# Lipscomb County 647 Ranch

647.354± acres | \$712,085 | Booker, Texas | Lipscomb County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Lipscomb County 647 Ranch

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## Property Description

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We are pleased to offer for sale the 647.354± acre Lipscomb County, Texas ranch. This improved and native grass ranch is located in the Northeastern Texas Panhandle, about 5 miles south of the Oklahoma state line.

## Location

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The Lipscomb County 647 Ranch is situated on paved View Point Road, 5 miles southeast of Booker, Texas. It is bounded by pavement on the east side, caliche CR 6 on the west, and caliche CR H on the south. It has 1 mile of paved frontage on View Point Road.

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## Topography

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The landscape is level to gently rolling terrain. The ranch has a good cover of improved and native grasses. Approximately 400 acres of the property was once in farm ground and expired CRP, and contain productive soils that have been terraced to reduce rainfall runoff. Grasses include bluestem and a mixture of 6 grasses. Approximately 230 acres of the ranch is in native grasses that contain buffalo and other native grass species. A large tree grove is found on the north side of the property.

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## Improvements

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There are no structural improvements on the ranch other than a small set of livestock pens. Three-phase and single-phase electricity is available on the property. The ranch is fenced and cross-fenced into five pastures. Fences are rated as overall good to average on the ranch. Cattle guards are located at two of the entrances.

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## Water

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A solar well provides water to the livestock pens. A draw in the center of the ranch and earthen tank also provides livestock water.

## Resources

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This property is surface only. There are two inactive oil/gas wells on the property. All of seller's wind energy generation rights will convey to the new owner.

## Hunting • Wildlife • Recreation

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Whitetail deer, dove and Bobwhite quail are seen on the property. Bobcats are sometimes found in the tree grove on the north side

## Remarks

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The Lipscomb County 647 Ranch is being offered at \$1,100 per acre. This property has the potential for a great rural homesite or a farm. It is currently being utilized as a productive cattle ranch, and the owner states he has been able to run 40 cows on the ranch under normal grazing conditions.

If you are in the market for a northern Texas Panhandle ranch of this size, this property should be seen.

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For more information or to schedule a private showing, call Clint Robinson at (806) 786-3730











OKLAHOMA  
TEXAS

BEAVER COUNTY

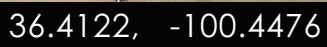
OCHILTREE COUNTY

LIPSCOMB COUNTY

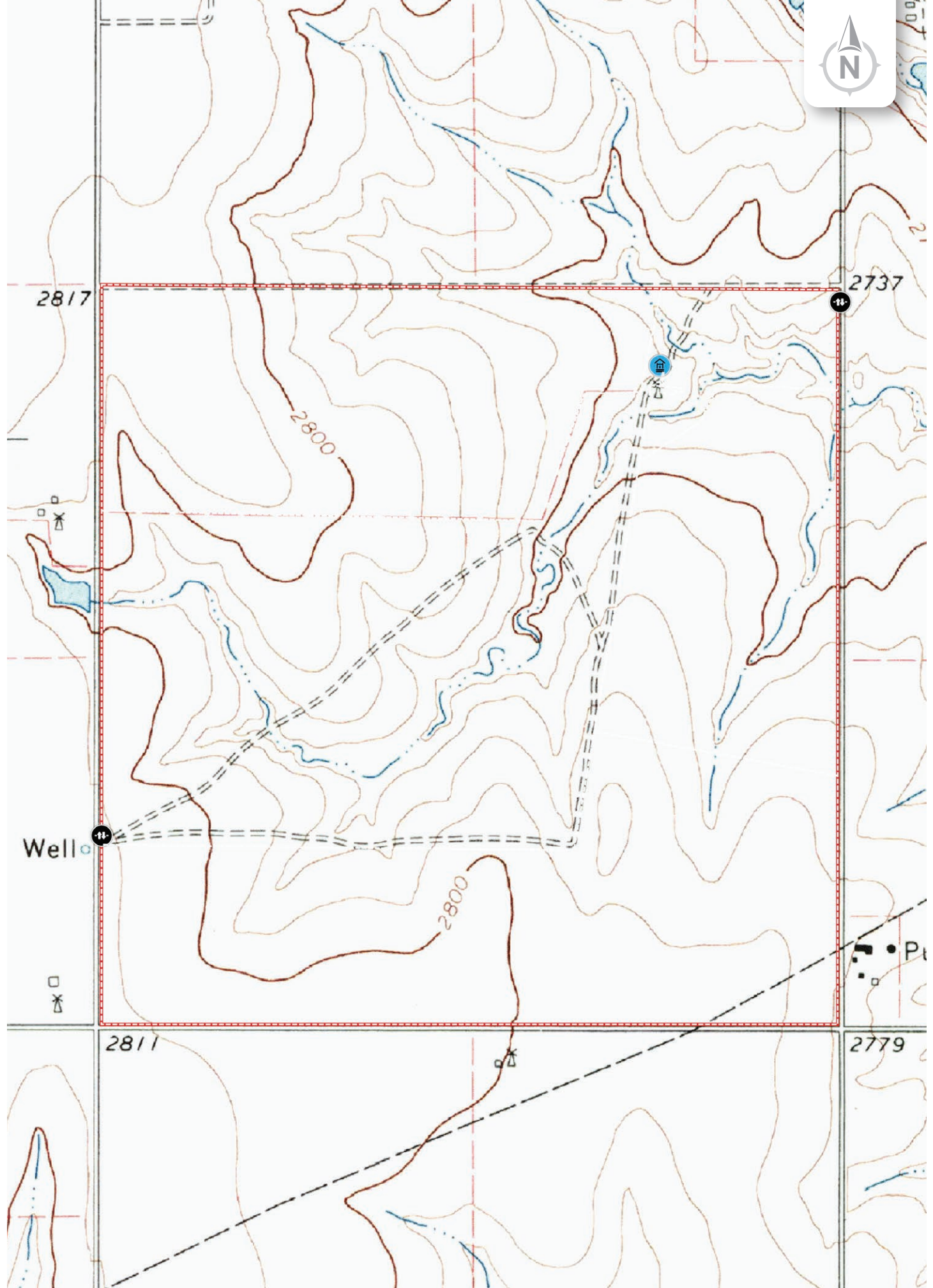
Perryton

Lipscomb County  
647 Ranch











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Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmansion.com



Scan QR Code for more details on the Lipscomb County 657 Ranch on [chasmiddleton.com](http://chasmiddleton.com).

(806) 763.5331

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