

Lehman Ranch East

5,000± acres

| \$3,475,000

| Morton, Texas

| Cochran County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lehman Ranch East

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

Location

The Lehman Ranch East 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 entire north property boundary. County Road 95 fronts a portion of the east boundary, and County Road 160 fronts a portion of the south boundary.

Land Description

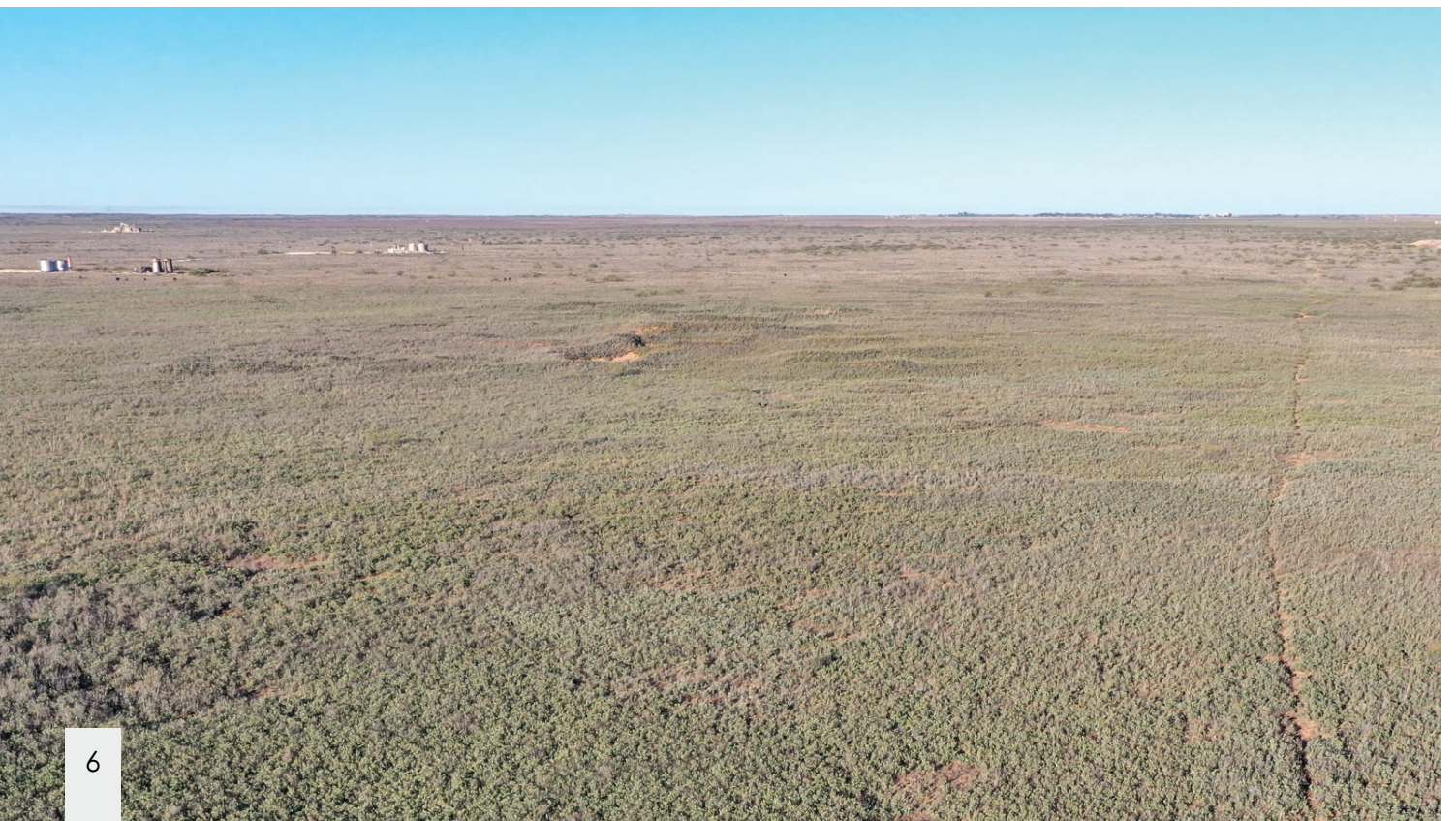
The Lehman Ranch East contains approximately 5,000 acres of level to rolling native pasture. The ranch is a good combination of sandy shinnery country and tighter mesquite country. The ranch is fenced and cross fenced into two pastures. Grass cover is dominated by grama and bluestem and is very productive from a livestock grazing standpoint.



















Water Features

The Lehman Ranch East is well watered. Livestock water is provided by two wells. There is an extensive network of waterline to numerous drinking troughs positioned throughout the ranch.

Water quality is reported to be good.

Wildlife

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.



Resources

This offering and ultimate sale will have no reservations as to minerals or renewable energy rights. There is scattered oil and gas production.

The minerals were reserved by prior ownerships. The Lehman Ranch adjoins the Abilene Christian University-Masten Ranch, which includes the producing 150 MW Wildcat Ranch Wind Project.

Price • Remarks

The Lehman Ranch East offering represents a tremendous opportunity to acquire a quality working livestock ranch with excellent hunting opportunities at a very reasonable price. This ranch includes approximately 6.5 miles of road frontage, which provides an opportunity to divide this property into multiple recreational units.

The ranch is priced to sell at \$695/acre. If you are looking for a productive livestock and recreational ranch, whether it be for expansion, first ranching enterprise or tax deferred exchange, the Lehman Ranch East deserves your attention.

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





TEXAS NEW MEXICO

Littlefield

Morton

Lubbock

Levelland

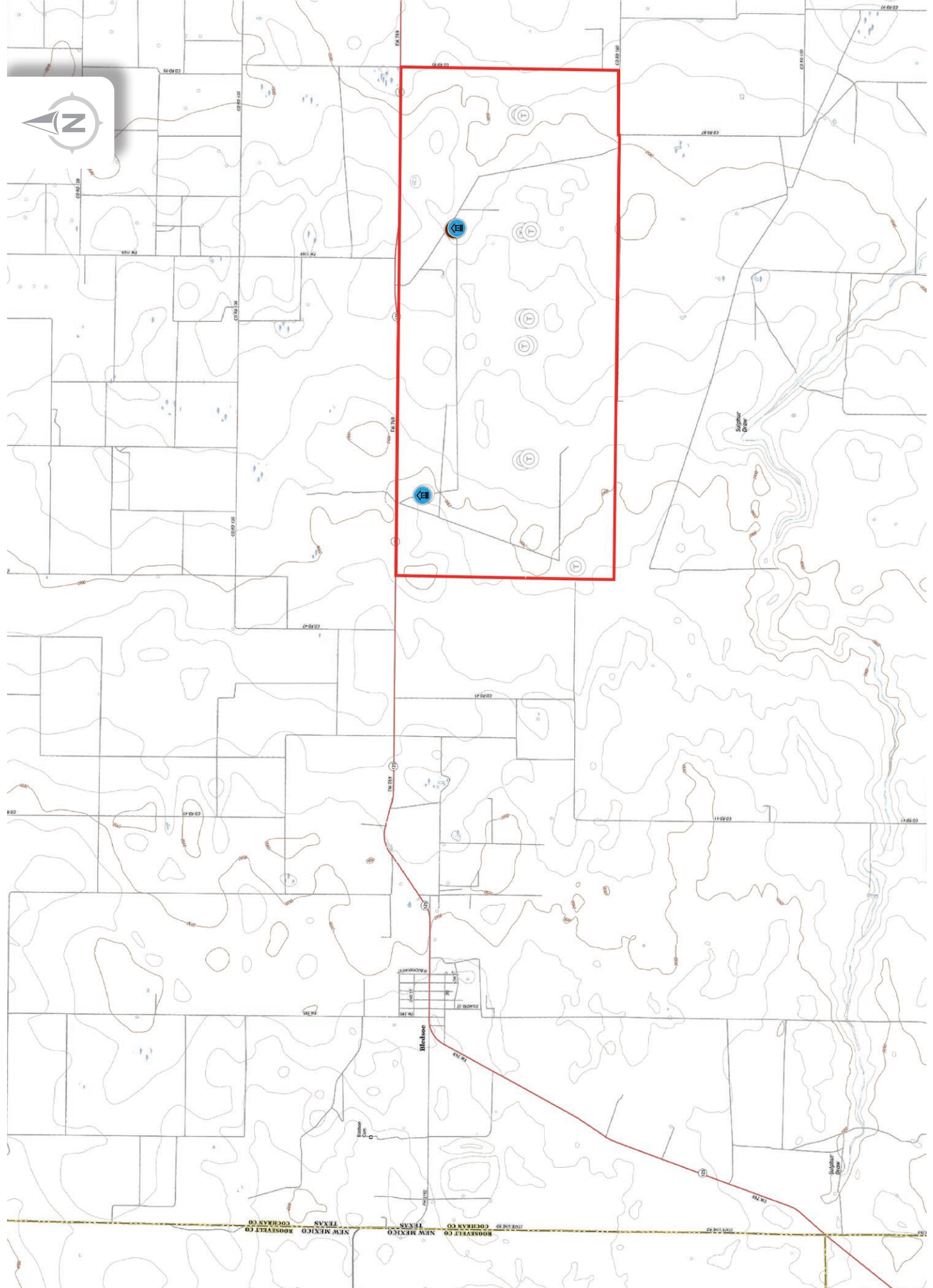


LEHMAN RANCH EAST

Brownfield



33.5788, -102.9822



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Scan QR Code for more details on the Lehman Ranch East.

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