



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



Double Mountain River Ranch

JUSTICEBURG, TEXAS

\$4,198,320 (\$2499/ACRE)

1,680± TOTAL ACRES

VARIOUS TRACT SIZES AVAILABLE

The Double Mountain River Ranch is located just an hour outside Lubbock, and only 6 miles away from Lake Alan Henry in Garza County.

The ranch boasts scenic views, incredible location, easy access, as well as fantastic hunting opportunities just minutes from the lake and an hour from town.

Buyers will be thrilled to have the chance to choose the size of their West Texas paradise, and with available lot sizes ranging from 80 to 880 continuous acres, there's something here for everyone.

1,680± Acres in Garza County | Justiceburg, TX

TOTAL ACRES: 1,680±

TRACTS AVAILABLE: One 80ac tract, two 160ac tracts, two 640ac tracts. Tracts can also be combined according to buyer's preference. Currently, the largest continuous stretch is 880± total acres.

WATER: The ranch has no active wells, but features multiple dirt tanks throughout the property.

HUNTING: Whitetail deer, aoudad, hogs, coyotes, dove, quail, ducks, and turkey all have healthy populations in the area.

IMPROVEMENTS: The ranch's perimeter is fenced with new five-strand barbed wire fences.

FINANCING: In addition to cash or conventional loan offers, sellers are willing to offer Owner Financing with as little as 10% down.

Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.

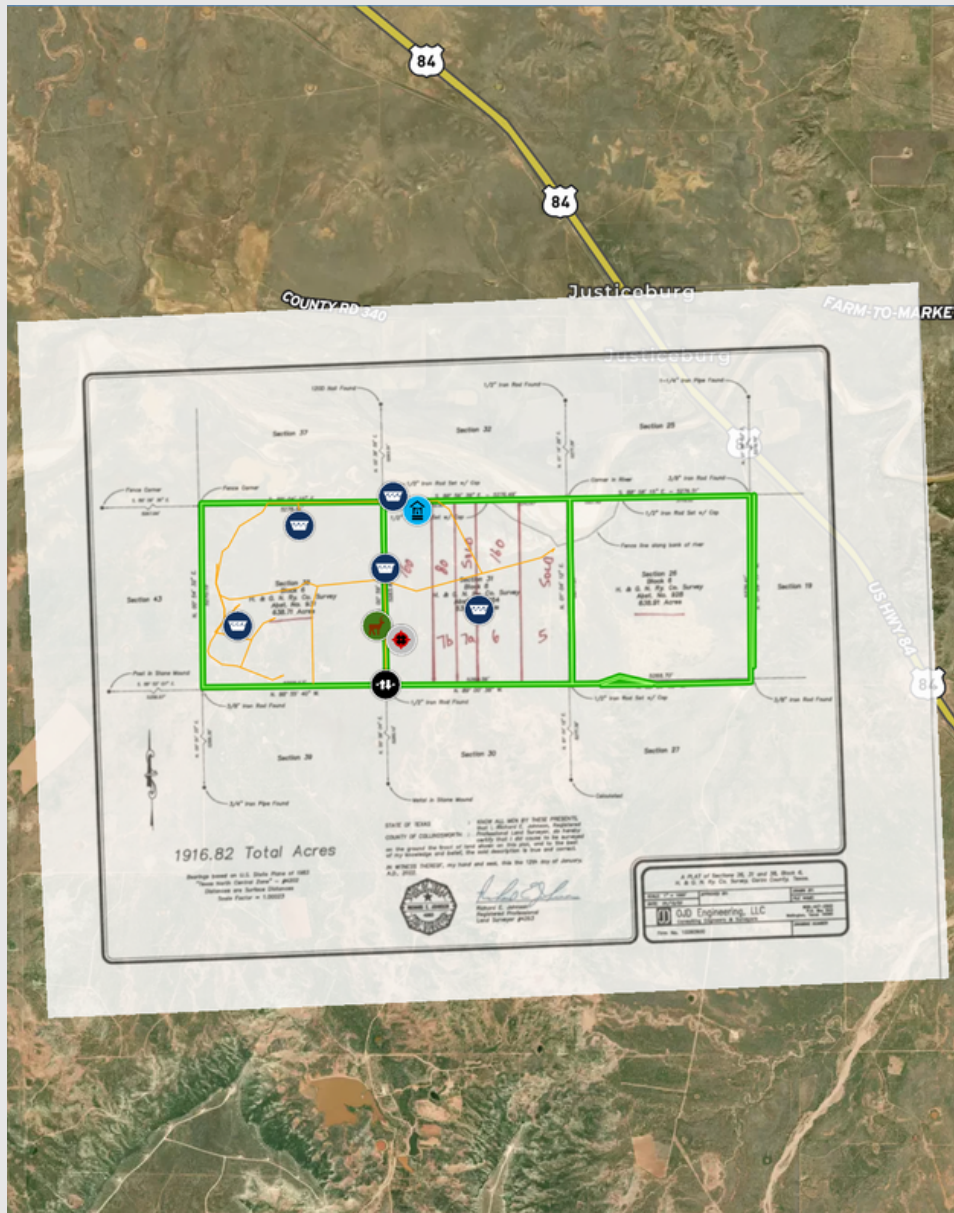
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TRACTS 1-4

of Acres: 640

Price: \$1,599,360

TRACT 6

of Acres: 160

Price: \$399,840

TRACT 7b

of Acres: 80

Price: \$199,920

TRACT 8

of Acres: 160

Price: \$399,840

TRACTS 9 & 10

of Acres: 640

Price: \$1,599,360



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