

Red Mud Creek Ranch

7,643± acres | \$8,292,655 | Spur, Texas | Dickens and Kent County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Red Mud Creek Ranch

Property Description

We are proud to have the exclusive listing on the Red Mud Creek Ranch. This property has been under the same family ownership for approximately ten years, operated primarily as a cow/calf operation with the benefit of good wildlife and hunting opportunities.

The terrain on the ranch is described as gently rolling to level over much of the property with elevations ranging from about 2,100'-2,350'. Little Red Mud Creek traverses the property offering topographic relief and exceptional wildlife habitat. Several fingers of the creek extend outwards into the ranch offering additional contour.



Soils are predominately loamy in nature and most of the brush canopy on the ranch consists of mesquite and hackberry trees with some small pockets of cedar. Throughout the creek bottoms there are scattered cottonwoods.

The ranch has generally an open appearance with few pockets of dense brush. There are two cultivated fields on the western portion of the property, one being approximately 93 acres, and the other about 37 acres. These fields are generally planted to wheat or grain sorghums which benefits livestock as well as wildlife.

Most of the invasive mesquite has been sprayed in recent years and is starting to fall. There are areas all over the ranch where mesquite has fallen and is in a state of decay.



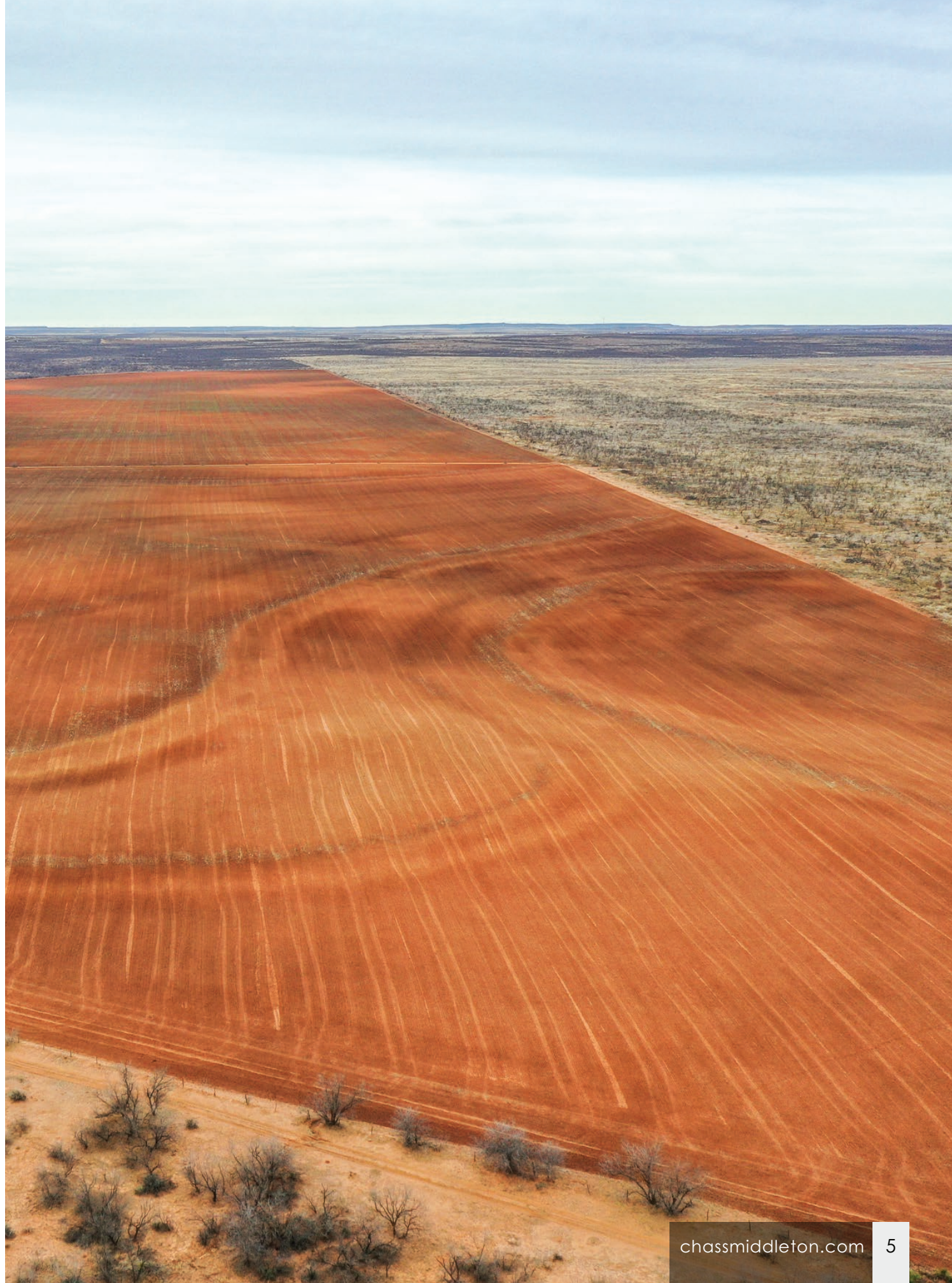
Location

The ranch is considered to be very well located, being southwest of Spur in the center of the Texas Rolling Plains. The ranch has highway frontage as well as frontage on county roads, so access is very good.

The ranch fronts paved Highway 1081 on the west and County Road 236 divides the ranch into two tracts, the north portion being approximately 4,300 acres, and the southern portion being approximately 3,300 acres.

Distance to Lubbock is under 70 miles, Midland is approximately 140 miles, and the western edges of Fort Worth are approximately 250 miles.







Water Features

The Red Mud Creek Ranch is considered to be well watered for livestock and wildlife. Approximately 5 electric water wells are being used to pipe water to drinking troughs throughout the ranch and there are two windmills currently in use.

The topography of the property lends itself to holding holes of water through rainy seasons and typically Little Red Mud Creek, which runs through the ranch from north to south for approximately three and one-half miles, will have holes of water throughout the year.

Several dams have been constructed on the ranch and there are five or six nice ponds that appear to hold water very well. Additionally, the terrain lends itself to constructing several large lakes if desired.







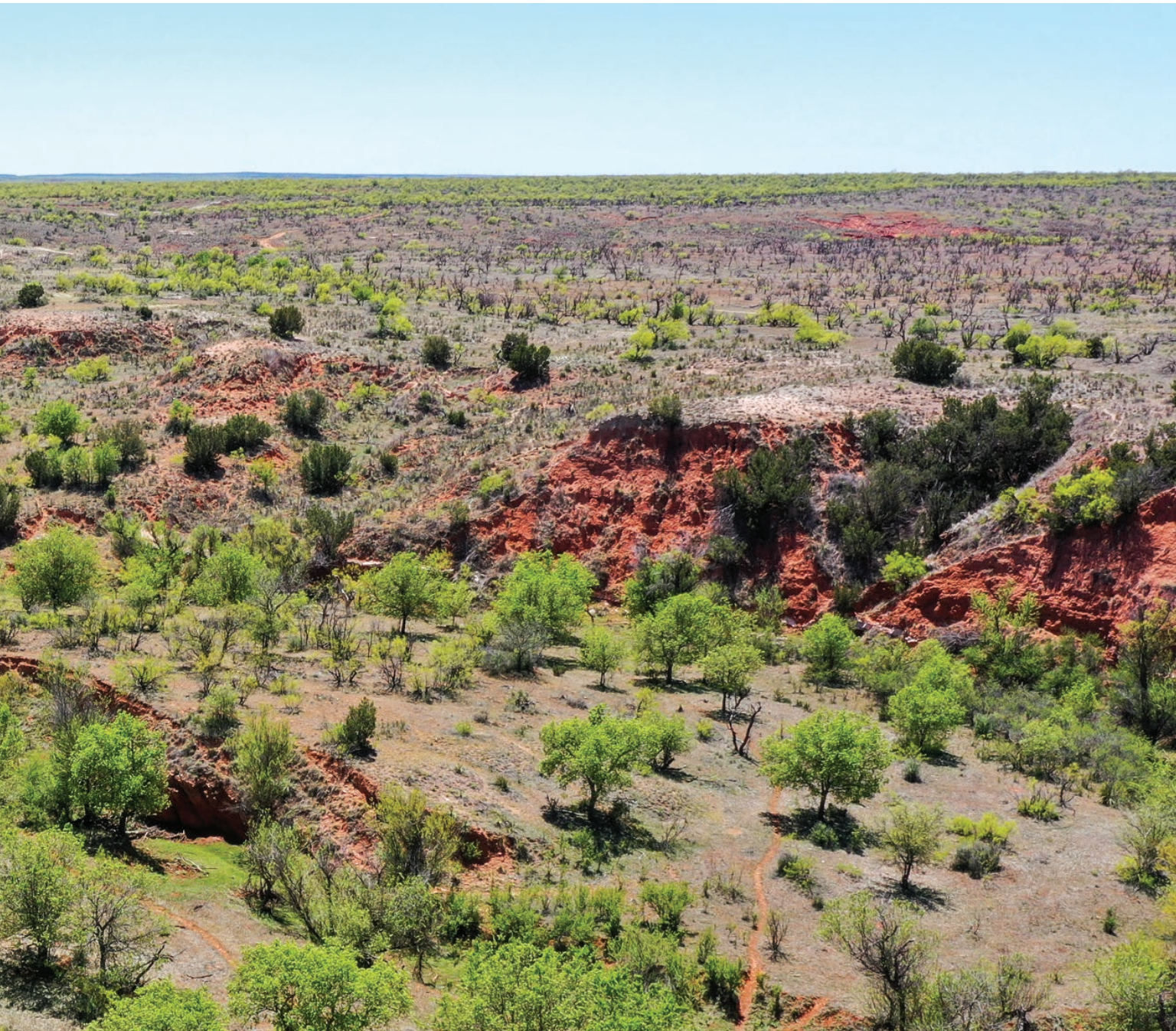
Hunting • Wildlife • Recreation

This area produces quality whitetail and deer numbers are good. Turkey are common as well as migratory dove and many species of predators. Quail are present in years with timely rainfall.









Improvements

The ranch is improved by a nice rock house, two sets of pipe working pens, and a metal building that serves as hunter's quarters. The rock house is approximately 1,200-1,400 square feet and is located on the western side of the property. This home offers an open floor plan living area/kitchen, a small loft as well as one bedroom and bath. In addition, the house is equipped with a metal roof and fireplace.

Nearby there is a large barn with a dirt floor, pipe stalls, and working pens. Near the central portion of the ranch is where the hunter's quarters is located. There is an additional set of pipe pens and a pipe roping arena nearby.



Hunter's Quarters



Rock House









Resources

The seller owns no portion of the minerals, however, there is no oil production on the ranch and there are no easements for oilfield pipelines through the property. There is electric power to both the north and south portions of the property.

There are two overhead powerlines that traverse the ranch, one being identified as a 138V KV Line, the other appears to be a 69V line.

The seller owns 100% of all wind and solar rights and will make no reservations for wind, solar or any other green energy royalty.

Price • Remarks

The Red Mud Creek is a very desirable ranch offering livestock and hunting/recreation opportunities. This property is realistically priced at \$1,085 per acre. If you are in the market for a multi-use ranch in this area, the Red Mud Creek Ranch deserves your attention.

Call Charlie Middleton today at (806) 786.0313 for more information or to schedule a tour.







Lubbock

Spur

RED MUD CREEK RANCH

Post

Lamesa

Snyder



FARM TO MARKET RD 1081

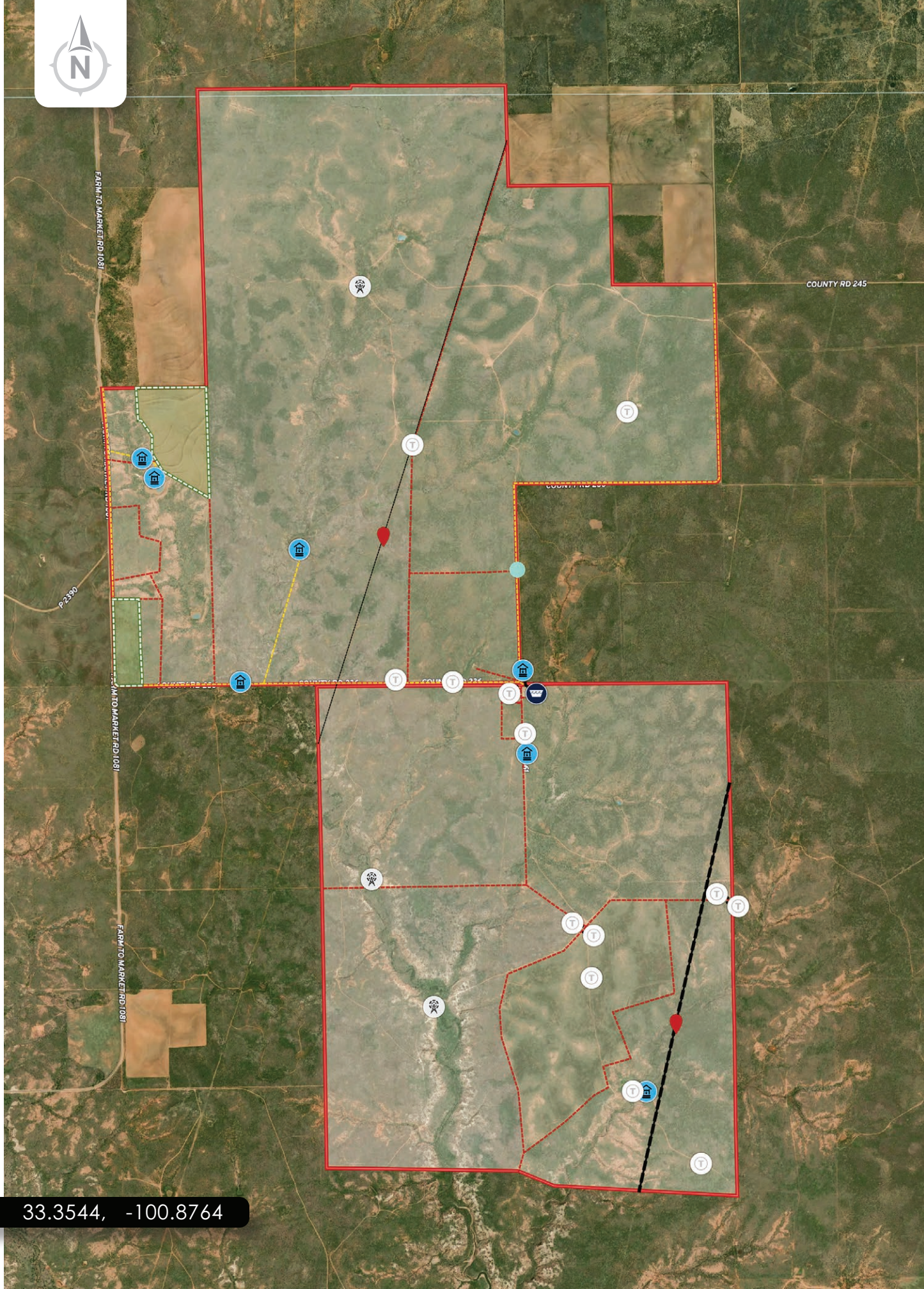
COUNTY RD 245

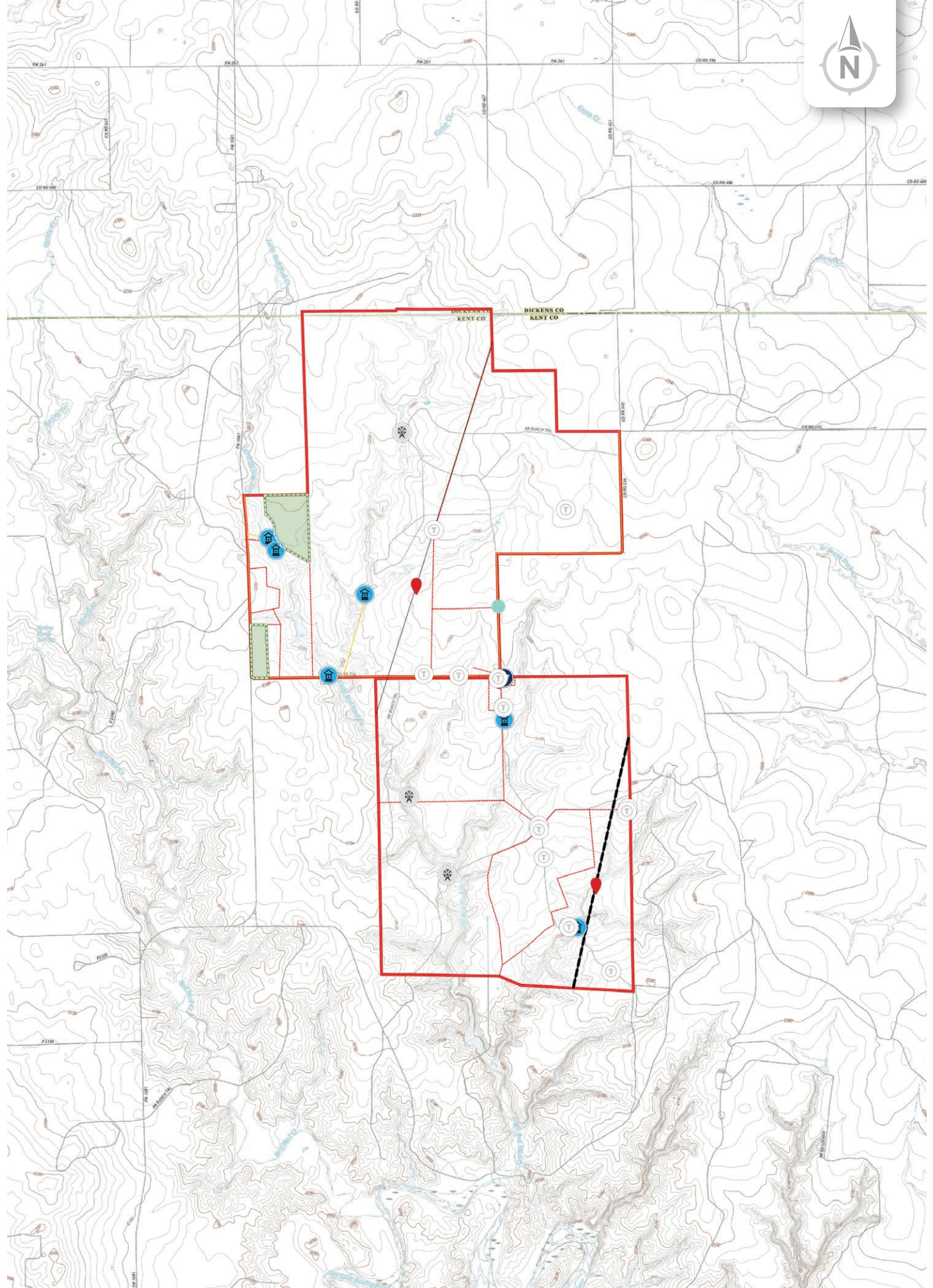
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FARM TO MARKET RD 1081

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33.3544, -100.8764





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Scan QR Code for more details on the Red Mud Creek Ranch.

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