



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



Crazy Horn Ranch

GIRARD, TX

\$391,650 (\$2100/ACRE)

We are pleased to have obtained the exclusive listing of the Loco Cuerno ("Crazy Horn") Ranch in Kent County, Texas. The 186.5+/- acre ranch is a fantastic opportunity for a hunting getaway, cattle operation, and off-roading course all in one location, ready for a new owner to steward it and use it to its full potential.

186.5± Acres Kent County | Girard, TX

LOCATION: Ease of access is just one of the things that makes this ranch great. The property runs along HWY 70, just South of the Dickens County line. County Road 181 is extremely well-kept, and runs North and South along the ranch's western border. The ranch's main entrance is located on the county road near the northern end of the property.

IMPROVEMENTS: Perhaps the most attractive part of the Crazy Horn Ranch is its turnkey status as an immediate getaway, capable of entertaining guests, running cattle, and hunting in-season game within its first days of ownership. Fully fenced with five strand barbed wire, the ranch includes a 1999 79'x16' mobile home in excellent condition, equipped with a new front porch, paint job, and a roof in newer condition. The home is fully furnished, and said furnishings will convey with an acceptable offer. Near the house is a fire pit and benches, perfect for crisp evenings under the stars. A 28'x40' carport will provide its new owner's vehicles protection from the West Texas weather, and a 40' high cube storage container is also present near the house and carport for additional storage. The house is equipped with a 500 gallon septic tank, along with an 80ft leach and infiltrators. The ranch also features terraces on the northeastern and southern portion of the ranch, which could potentially be put back into cultivation in the future. The ranch also features two blinds and two feeders for hunting season, which will both convey with the property.

SOIL: The ranch is made up of a number of different soils. Miles fine sandy loam covers the most ground at around 25%, Sagerton clay loam covers roughly 20%, and Woodward-Deepwood complex makes up around 15%. Breaks-Yomont complex, Obaro loam, Berda fine sandy loam, and others, are also present on the ranch.

WATER: The ranch features one well, roughly 90 feet in depth, and choked down produces roughly 3gpm. The well supplies water to both the house as well as to a 12ft fiberglass stock tank for cattle. The water from the well is not suitable for human consumption (gypsum), but has been used for washing clothes and cattle water. In addition, there is a large dirt tank near the center of the ranch. When it rains, the tank bleeds into a creek running through much of the northern side of the property.

LAND: The ranch is made up almost entirely of two types of soil. Heatly fine sand makes up around 90% of the ranch, and Miles loamy fine sand making up the other 10% or so. Slopes on the ranch vary from 0-5% throughout.

HUNTING: The Crazy Horn ranch is a low fence property with deer, hogs, coyotes, bobcats, porcupines, and a large population of turkey able to move freely across the property at all times. As stated previously, the ranch also has two blinds and feeders that will convey with the sale.

MINERALS: The sellers are not believed to own any minerals, however, the ownership of their wind rights will convey with the sale.

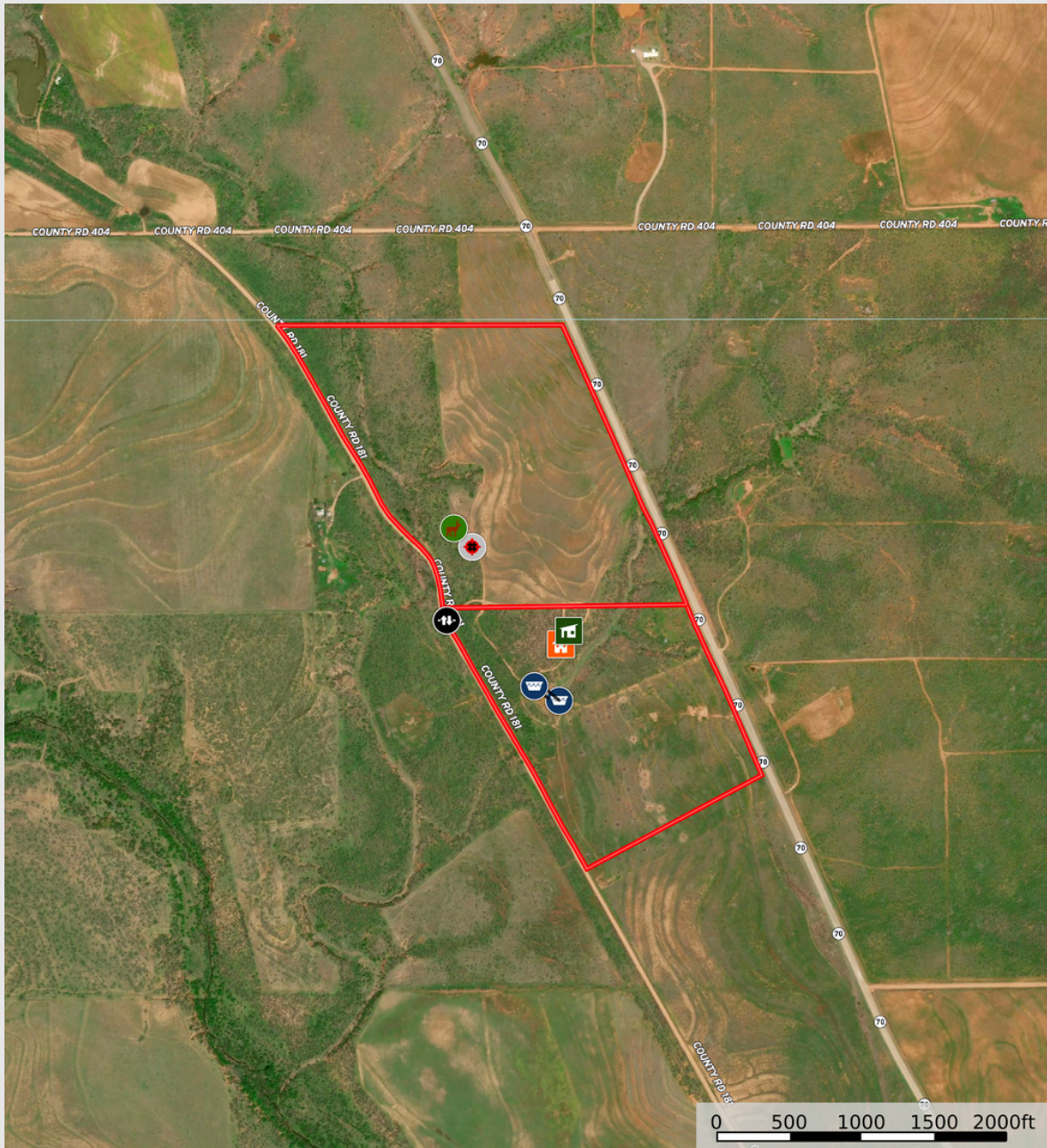
ADDITIONAL DETAILS: The ranch features multiple trails throughout, some easy to drive through, and some perfect for off-roading and dirt biking. The owner's 1974 CJ 5 Jeep is also available with the property, and will convey with a full-price offer. The Jeep includes two sets of tires, 31s and 33s, and is ready to serve its new owner on this incredible piece of Texas.

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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