

Red Mud Creek North Ranch

4,309.52± acres | \$4,675,830 | 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 North Ranch

Property Description

We are proud to have the exclusive listing on the Red Mud Creek North 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.

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 located on the western portion of the property, one being approximately 93 acres, the other is about 37 acres. These fields are generally planted to wheat or grain sorghums which benefits livestock as well as wildlife.





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 238 to the south and east.

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 North Ranch is considered to be well watered for livestock and wildlife. Approximately 2 electric water wells are being used to pipe water to drinking troughs throughout the ranch and there is a windmill currently in use.

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, barn and set of pipe working pens. The rock house is approximately 1,200-1,400 square feet and is located on the western side of the property. This home offers open floor plan living area/kitchen, a small loft as well as one bedroom and bath. This home is equipped with a metal roof and fireplace. Nearby there is a large barn with dirt floor, pipe stalls and working pens.









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 is an overhead powerline that traverses the ranch being identified as a 138V KV Line.

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 North Ranch 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 North Ranch deserves your attention.

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







Lubbock

Spur

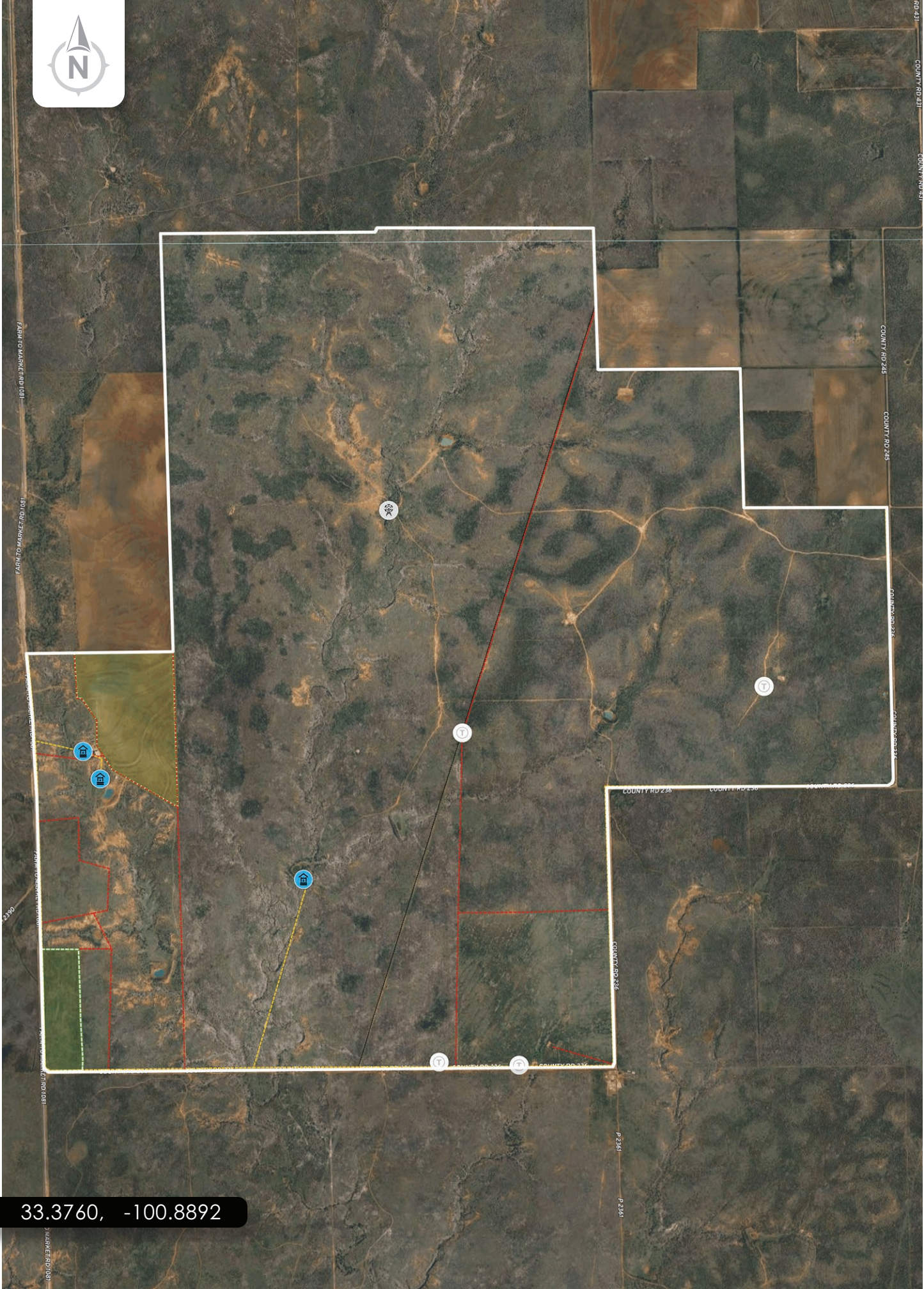


RED MUD CREEK NORTH RANCH

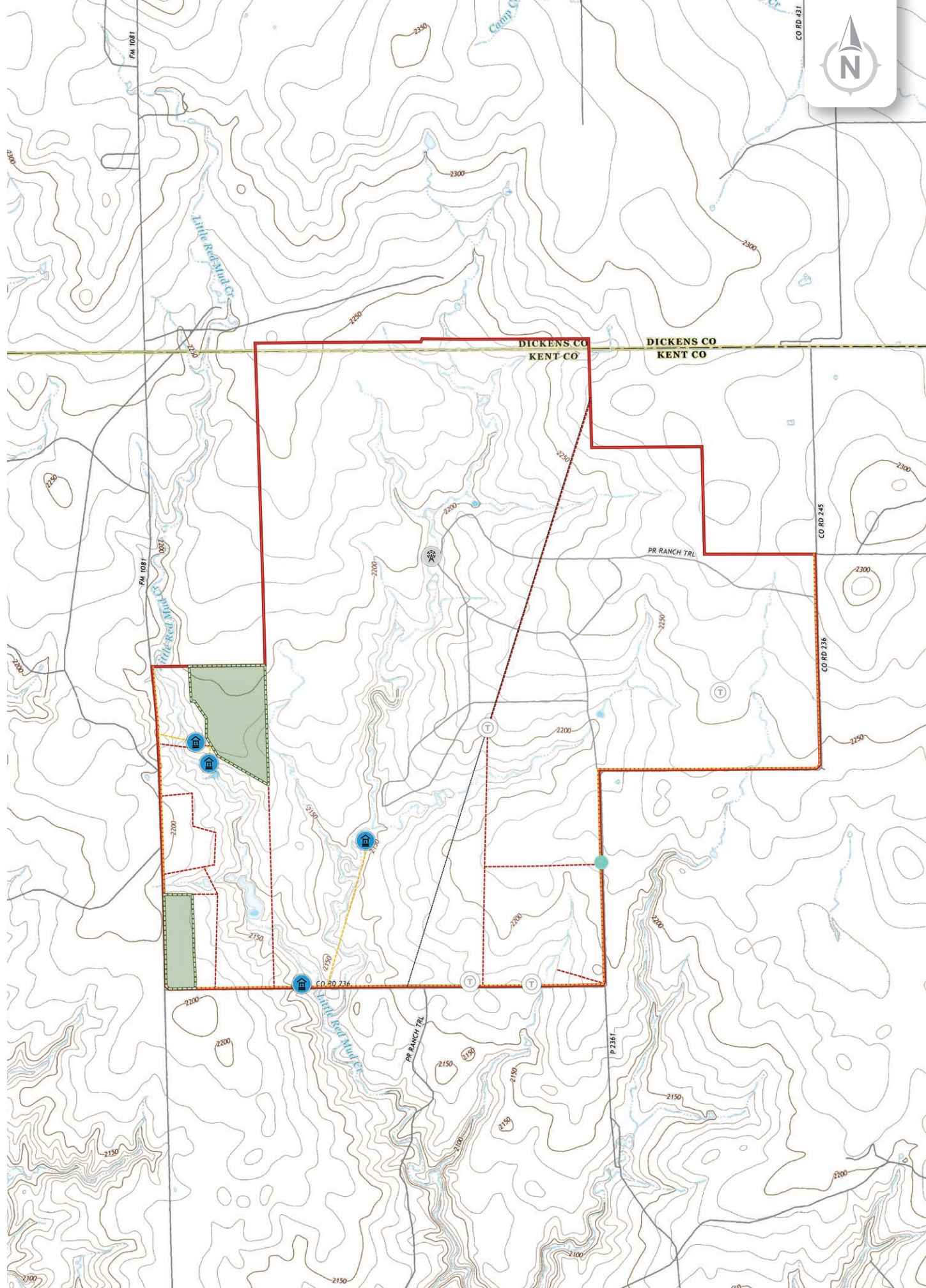
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Scan QR Code for more details on the Red Mud Creek North Ranch.

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