

Sparling White River

995± acres | \$1,641,750 | Post, Texas | Garza County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Sparling White River

We are proud to have obtained an exclusive listing on a rare and unique recreational and livestock property in northeast Garza County and northwest Kent County.

Location

The Sparling White River property is well located approximately 13 miles southwest of Spur, 23 northeast of Post, 6 miles southeast of Kalgary, and 5.5 miles south of White River Lake. The property is situated 1.5 miles south of FM 261, bisected by Garza County Road 395.

Property Description

The Sparling White River property is truly a unique offering for this area. The property is a combination of irrigated cropland, dry cropland, and native pasture, all draining to White River, which bisects the western portion of the property. In all, there are approximately 530 acres of cultivation, of which there are 225 acres irrigated by two center-pivot irrigation systems. All of the cropland acreage is typically planted to wheat for cattle grazing. This acreage also makes for outstanding game food plots and a magnet for wildlife, as this is the largest block of wheat pasture along the White River corridor.

Diverse blocks of native pasture separate the cultivated areas. Along White River, the topography is broken and scenic with steep dropoffs. Vegetation in this area of the property includes scattered mesquite, cedar, hackberry, etc. The eastern portion of the property is rolling and primarily mesquite and shinnery country.









Water Features

Generally, groundwater in this area of Garza County is a rare commodity. This property is fortunate to have well-developed sources of irrigation and livestock water. Six wells equipped with electric submersible pumps provide irrigation water. Two wells feed the west pivot, and four wells are tied to the east pivot. According to the current tenant, both center pivots are nozzled at 200 gpm. There is one additional livestock well on the property. Surface water resources include seasonal holes of water in White River.











Hunting • Wildlife • Recreation

The recreational opportunities are excellent given the property's diverse land mix and location along White River. This area produces quality white-tail deer, along with hogs, dove, and quail.

Resources

All mineral rights were reserved by previous landowners. However, all alternative energy rights will be conveyed.



Price • Remarks

The Sparling White River property represents a rare and unique opportunity to purchase a quality recreational and production agriculture property in a reputation area of Garza and Kent Counties. This outstanding property is reasonably priced at \$1,650 per acre.

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





Crosbyton

Lubbock

SPARLING WHITE RIVER

Post



RD 245

White River

White River

White River

White River

COUNTY RD 395

COUNTY RD 395

COUNTY RD 395

COUNTY RD 395

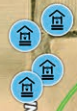
COUNTY RD 395

White River

White River

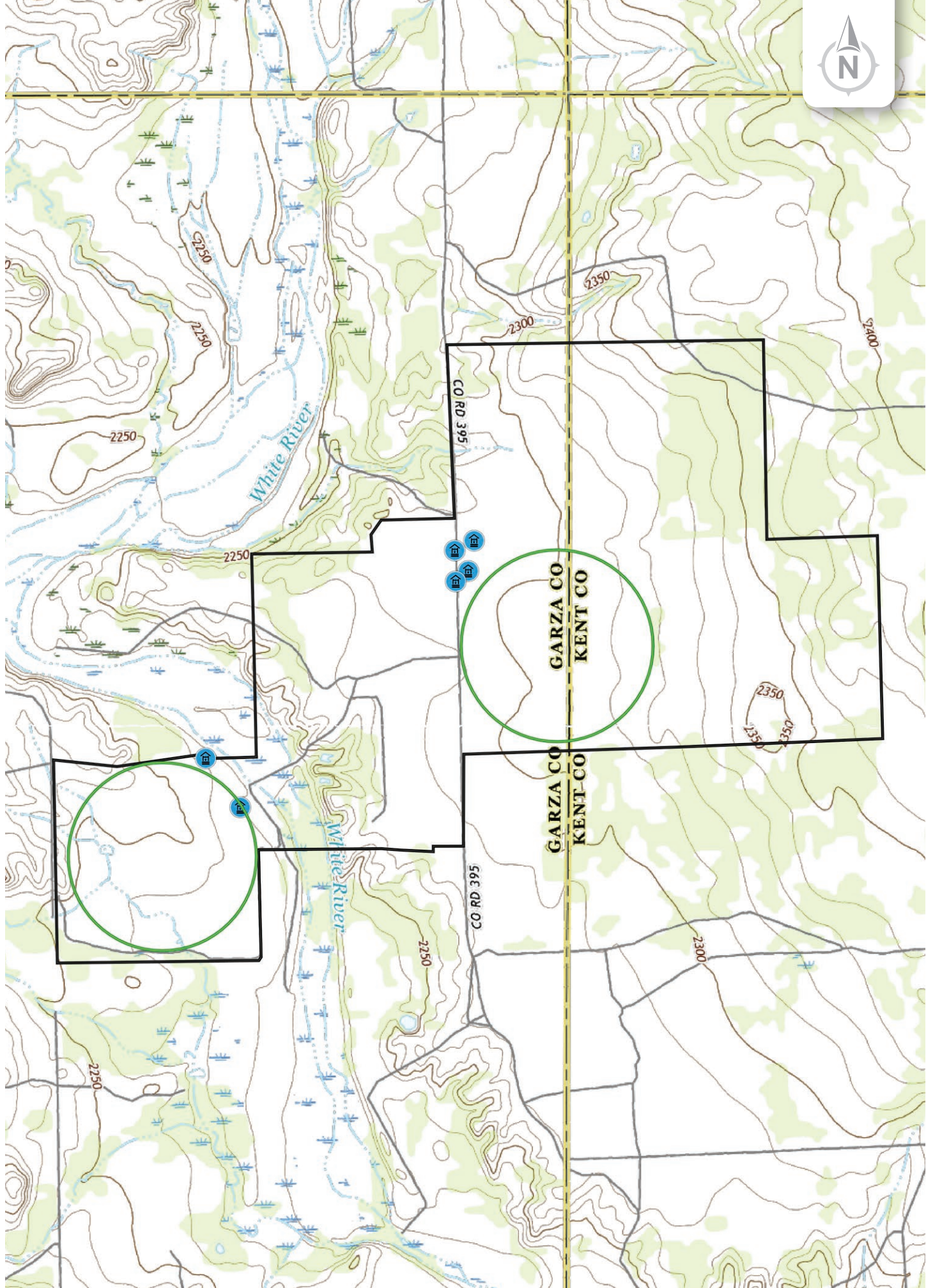
White River

White River



COUNTY RD 395

33.3804, -101.0434



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