

# Willoughby Ranch

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640± acres | \$761,600 | Dumont, Texas | Cottle County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Willoughby Ranch

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We are pleased to have obtained the exclusive listing on approximately 640 acres located in the southwest corner of Cottle County. This is a long-time family-owned property that has been under the same ownership since it was originally conveyed from the State of Texas in the late 1870s.

## Size

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According to the State of Texas, this property contains 640 acres, more or less.

## Location • Access

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As mentioned, this property is located approximately 5 miles east and 2 miles north of the small community of Dumont and approximately 110 miles east/northeast of Lubbock, Texas.

Access is by graded CR 294 and paved FM 452.

## Legal Description

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Six hundred forty (640) acres, more or less, of land being all of the International and Great Railroad Company Survey 11, and being patented November 28, 1877, to Sarah F. Clapp, Assignee of said Railroad Company, by Patent 562 of Volume 41, and for the metes and bounds and further description of said survey reference is here made to said patent, which is of record in Volume 2 on page 83 of the Cottle County Patent Records.

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## General Description

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The majority of the Willoughby Ranch remains in native pasture; however, there are approximately 130 acres located on the west side of the property that are in cultivation and operated on a dryland basis. This area of the property is leased for the 2023 crop year. The native pasture, grazing and hunting, is not leased at this time.

The terrain varies from nearly level to sloping with some broken areas.

Two large tributaries to the North Wichita River extend through the native pasture of the ranch, entering the northwest and northeast sides and meandering through the property, exiting the south-central side. These tributaries, or creeks, will stand seasonal water. The majority of the native pasture area drains to these two tributaries. Brush canopy across the ranch is moderate, with mesquite being in the more level areas and larger hardwoods, such as larger mesquite, hackberry, and chinaberry trees being in the lower creek bottoms. The cultivated portion of the property has a terrain that is gently sloping to rolling. Soils in this area become sandier in nature, but can be productive when properly managed. Some terraces have been constructed throughout the cultivated land to reduce soil erosion.

The elevation on the entire property changes a total of approximately 120 feet, being approximately 2,020 feet on the west side of the property and descending down to approximately 1,900 feet in the creek bottoms.

The perimeters of the appraised property are partially fenced; however, the majority of the fencing is in poor condition. This fencing is a combination of steel T-post and barbed wire, cedar posts and barbed wire, and single-strand electrical fencing.

The grass turf found throughout the native pasture ranges from good to thinner in the rougher areas of the ranch. Typical grasses found include blue grama, little blue stem, Arizona cottontop, buffalograss, hairy grama, sand dropseed, plains bristleglass, side-oats grama, Canada wildrye, switchgrass, and western wheatgrass.

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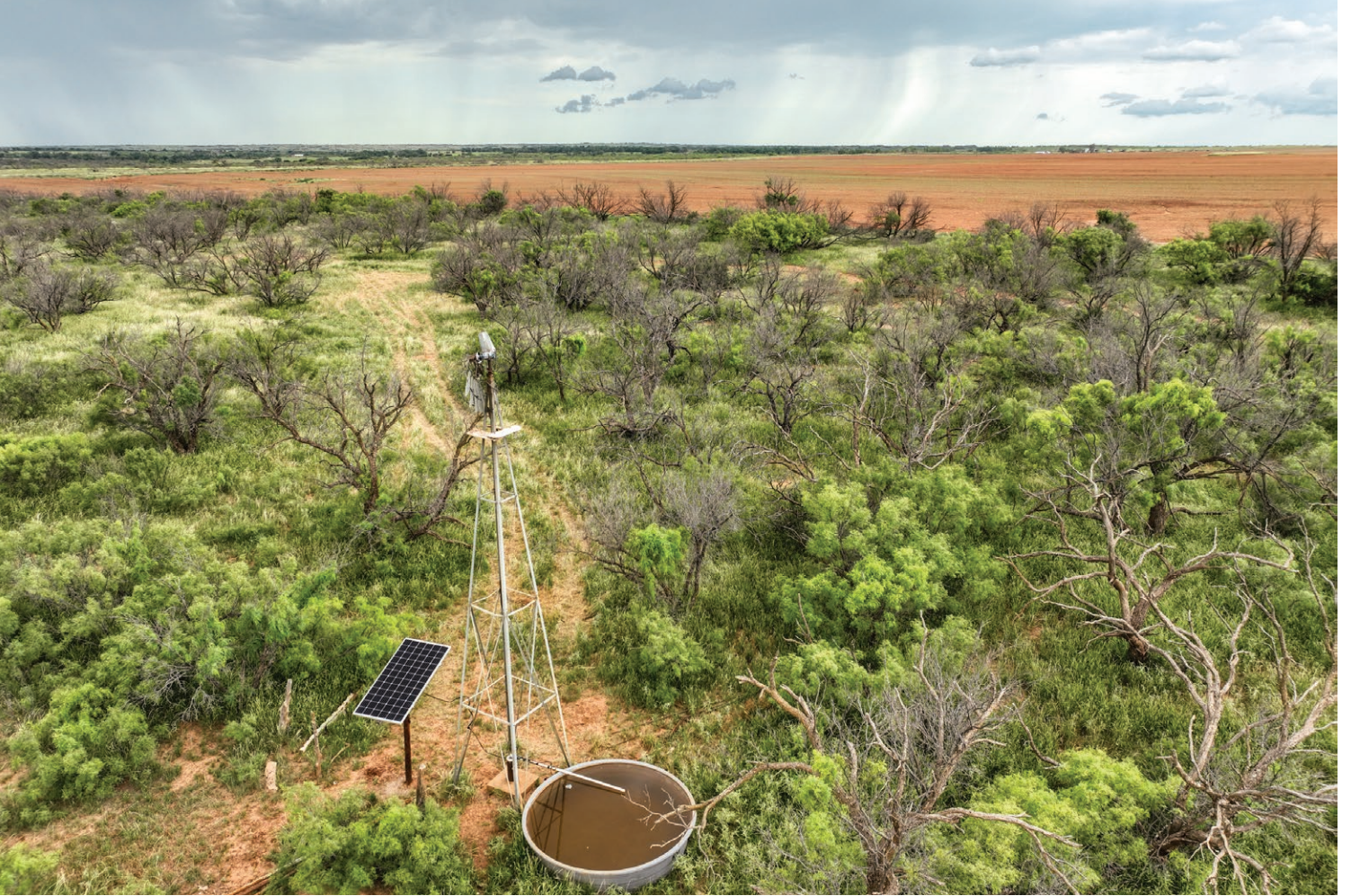














## Water

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Water is provided by a livestock well located on the northeast side of the ranch. This well is equipped with a new solar-powered pump and a new 10-foot poly water trough. This well is set up to produce approximately 6 gallons per minute. Additionally, there is a rural water line running across the western portion of the cultivated land. To the best of our knowledge, a person can get a tap on this line, if desired.

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## Price

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\$761,600 • \$1,190 per acre

## Minerals • Wind Energy

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The Seller will retain all minerals.  
The wind energy rights will convey to a buyer.

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## Remarks

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This long-time family-owned ranch has been leased to a few local ranchers/farmers over the years and has had little hunting pressure. This property is located slightly over 1 mile east and north of the large Tongue River Ranch. If you are looking for a small hunting ranch located in this area of West Texas, the Willoughby Ranch deserves your attention.

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For additional information, please contact Rusty Lawson at (806) 778-2826 or Brendan Garrison at (806) 790-5900.











Paducah

Guthrie

**WILLOUGHBY RANCH**

Matador

Plainview

Lubbock





COUNTY

COUNTY RD 281



FM 452

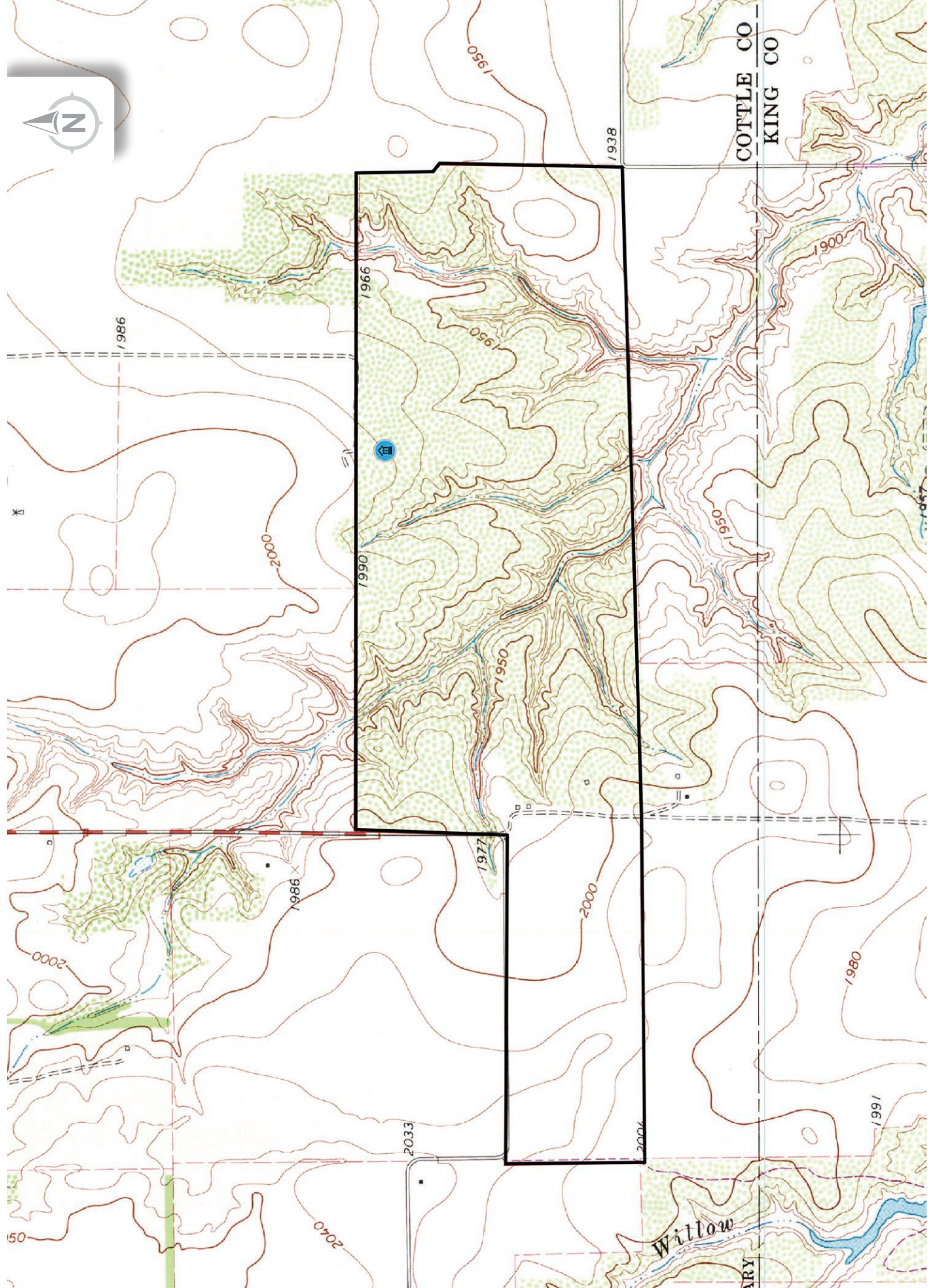
FM 452

FM 452

COUNTY RD 281

33.8438, -100.4078







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## Rusty Lawson

Real Estate Broker • TX  
Certified Appraiser • TX

(806) 778.2826  
rusty@csmansion.com

## Brendan Garrison

Real Estate Broker • TX  
Real Estate Sales Agent • OK, KS

(806) 790.5900  
brendan@csmansion.com



Scan QR Code for more details on the Willoughby Ranch.

(806) 763.5331

chasmiddleton.com



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