

Borden County Ranch

2,560± acres | \$7,200,000 | Gail, Texas | Borden County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chassmiddleton.com • (806) 763.5331

Borden County Ranch

We are extremely proud to offer for sale this exceptional “turnkey” recreational property. This ranch offers magnificent accommodations, surface water amenities that are unmatched in the area and a portion of the property is game fenced for trophy whitetail deer and exotics. No expense has been spared on this rare offering and the property has been operated and maintained with an open checkbook.

The ranch is located about 4 miles southwest of Gail, approximately 72 miles southeast of Lubbock, 78 miles northeast of Midland, and 37 miles west of Snyder. Access is provided by a graded, very well-maintained county road.





This ranch is situated in the Texas Rolling Plains offering an undulating topography drained by Grape Creek. This seasonal creek meanders through the central part of the ranch and has an attractive canopy of hardwood trees. Overall, the ranch has a moderate to dense cover consisting mainly of mesquite and hackberry trees.

The eastern half of the ranch, approximately two sections, is high fenced for trophy deer and exotics. There are approximately 1,300 acres low fenced on the western side of the property, used primarily for grazing cattle and hunting native wildlife. This area is fenced into four pastures for rotational grazing of cattle. The northwest portion of the ranch includes a field seeded to improved grasses and a cultivated field generally planted to wheat or other grain for grazing.

Water Features

The ranch is very well watered. A massive purification and water storage system is supplied by two taps on a county rural water system. Water is piped to a 10,000-gallon metal storage and pumped through an electronically controlled network of pressure tanks and electric pumps to numerous livestock and wildlife drinking troughs and to the structural improvements. Over one mile of new PEX piping has been installed on this system in the previous year.

Surface water features include seasonal holes of water in Grape Creek and 8 large earthen tanks. These tanks offer great fishing as most are stocked with bass, catfish, and other bait fish. All pastures, including the high fence, have access to reliable water piped to concrete drinking troughs.





Hunting • Wildlife • Recreation

The Borden County area has a good reputation for producing quality whitetail deer as well as good quail and dove hunting. Antelope are commonly seen through the pastures as well. The numerous earthen tanks offer excellent waterfowl and migratory bird hunting opportunities.

Approximately two sections of the ranch are game fenced into two separate pastures. One pasture is devoted to trophy whitetail deer with quality genetics, the other is devoted to exotic game species. The game fence has been up for approximately 10-12 years and whitetail does are bred and deer are raised on the property. To increase the huntable trophy whitetail population, older bucks are occasionally introduced. Exotics include axis, blackbuck, fallow, red stag, wildebeest, gemsbok, scimitar oryx, catalina sheep, paint sheep, pere david, zebra, nilgai, corsican sheep, and red sheep. There is a 7-acre release pen for introducing new deer and exotics. The game fence was well-built and water gaps were well thought out. Overall, there have been very few issues with the fence, and it should last for many years.

















Ranch Lodge

The ranch is extremely well improved, and all improvements are very well maintained making this offering truly "turnkey". The ranch includes a lodge set on top of a ridge offering endless views of the surrounding area and Gail Mountain.

The lodge includes a nearly 5,000± sq. ft. indoor recreation and party room. This structure includes a full commercial kitchen equipped with two commercial refrigerators, two dishwashers, a commercial ice machine, a large gas stove/oven, etc. This sturdy structure also features a large bar with a sink, two bathrooms, a pantry, and a cedar lined gun storage and cleaning room. Additional features include a central four-sided fireplace, 16 televisions, an R/O water system, a wrap-around porch, and plenty of covered parking.

The lodge features ten bedrooms, each with their own full bath. Three of these bedrooms were built for family and the remainder are for guests and friends. Each bath is equipped with a tile shower with a glass door and each room is equipped with independent heating and A/C systems. Two tankless hot water systems supply nearly endless hot water. There are two laundry rooms in the lodge and plenty of storage.

The three larger family bedrooms are very nicely furnished. One offers two queen beds, one with a king bed and a custom set of bunkbeds, and one with a king bed. Of the remaining seven bedrooms, there is a mix of single and double beds, all furnished tastefully and ready to enjoy.

The courtyard is where everyone seems to congregate in the evenings. The beautiful pool is the centerpiece, complete with double waterfall features, gas fire bowls, electronic cover, no maintenance turf, and a putting green. This area is well-lit and complete with a sound system. The pool was built with ease of use and simplicity in mind. There is very little maintenance required and the pool has automated self-cleaning features. Gutters channel rainwater underground away from the lodge and courtyard.







Additional Improvements

Adjacent to the lodge is an insulated garage/shop featuring four overhead doors for storing ranch hunting vehicles. There is another large metal building near the lodge that serves as a hangar or additional storage. Both of these sturdy structures are spray foam insulated and have electric overhead doors and LED lights.



Near the ranch entrance is the 3-bedroom, two-bath ranch manager's home, equipment shed, and recently constructed game cleaning barn with a walk-in cooler. A new 1,500± sq. ft. metal barn was constructed in 2022. This large, sturdy structure is complete with three large overhead doors, spray foam insulation, and LED lighting. Overhead feed storage bins are located nearby as well.



Resources

While no minerals are available with this offering, the ranch will convey with 100% of all surface rights and all owned alternative energy rights. There are no pipelines, power lines, or significant encumbering easements through the property.

Remarks • Price

This is an exceptional recreational property with unmatched recreational opportunities and accommodations. This offering is realistically priced at \$7,200,000, or approximately \$2,810 per acre. The ranch is priced with all interior furnishings and an extensive list of equipment and rolling stock.

Partial Inventory List

- Two Chevrolet 2500 Crew Cab 4x4 Ranch/Hunting Trucks with High Racks
- One Chevrolet 3500 Crew Cab 4x4 Ranch Truck
- John Deere Tractor
- Skid Steer with Attachments
- Several Kawasaki Mule UTVs
- Ranch Trailers, etc...

•• Bonus ••

The seller has a low-interest assumable loan through Capital Farm Credit.

For more information or to schedule a showing,
please contact Charlie Middleton at (806) 786-0313





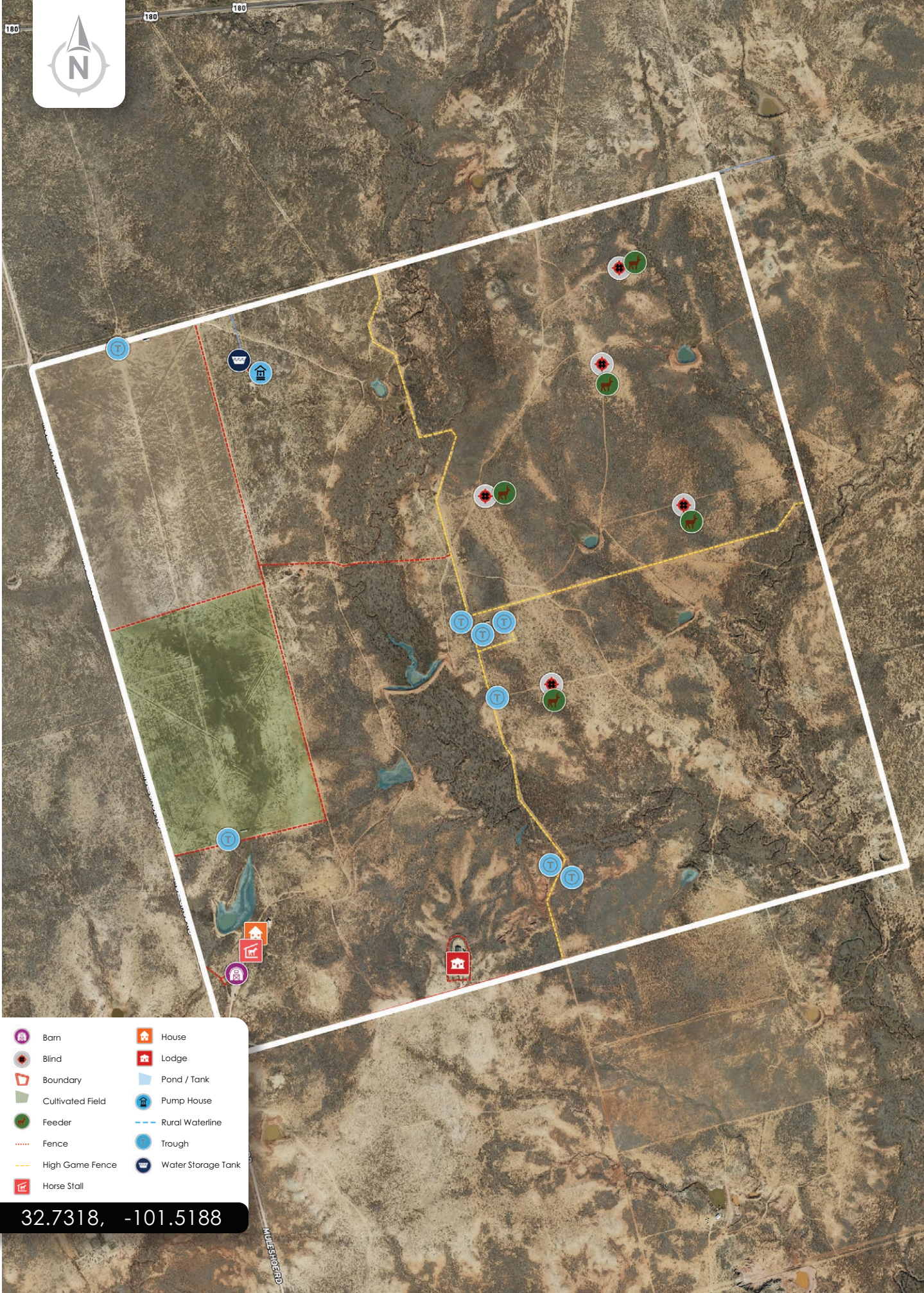
Lubbock

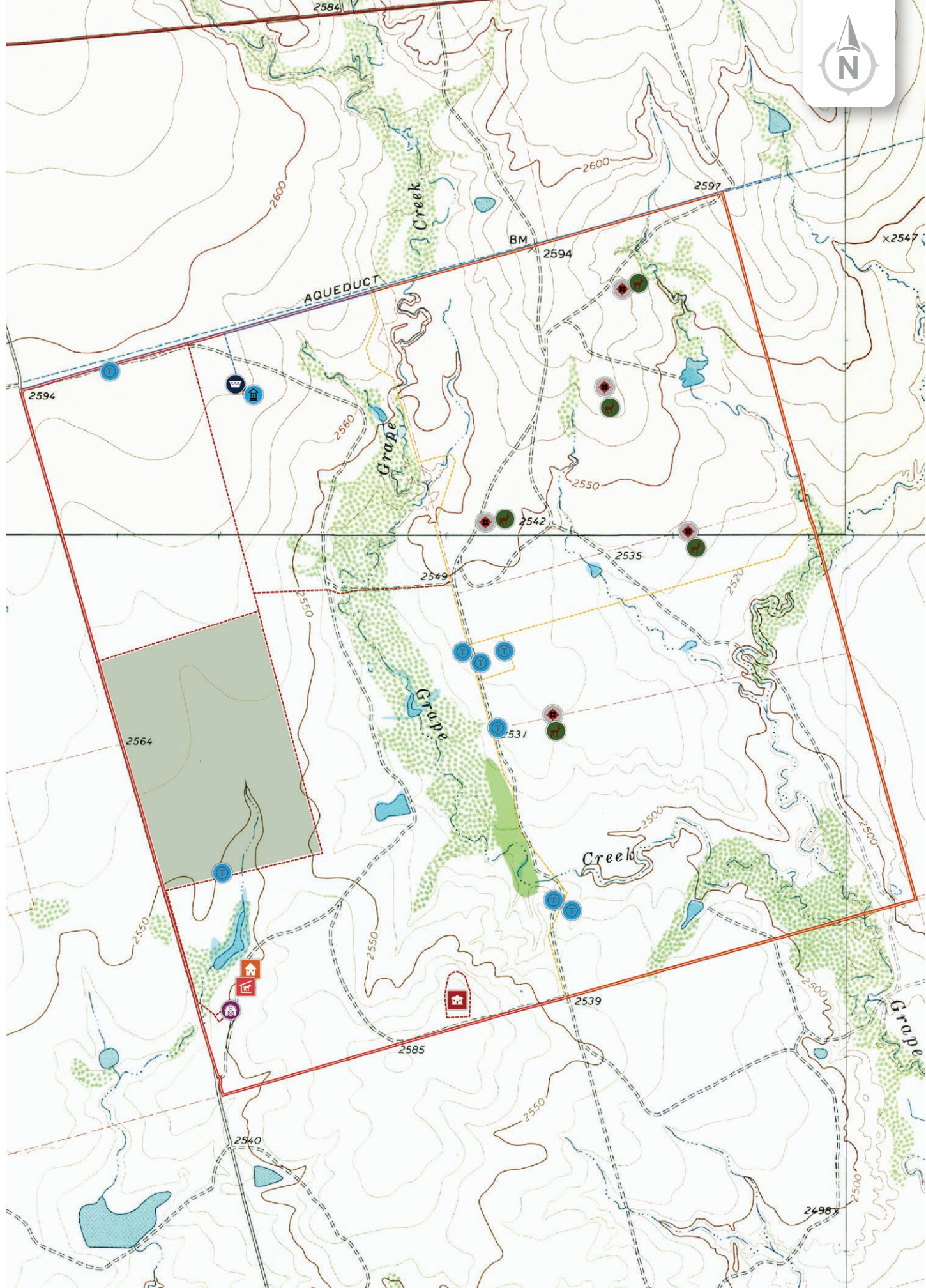
BORDEN COUNTY RANCH

Lamesa

Snyder

Big Spring





Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Charlie Middleton

Real Estate Broker • TX

Real Estate Associate Broker • NM

(806) 786.0313

charlie@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

