

Andrew Ranch

1,038± acres | \$1,209,270 | Croton, Texas | Dickens County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Andrew Ranch

We are pleased to have obtained the exclusive listing on approximately 1,038 acres, being a combination CRP and native pasture located in the northeast quadrant of Dickens County. The Andrew Ranch is a long-time family-owned property that has the potential to be an outstanding quail or deer hunting ranch with the added benefit of CRP income.

Location • Access

Being slightly over an hour's drive from Lubbock, the Andrew Ranch is located approximately 12 miles northeast of Dickens, Texas and approximately 4 miles east of the small community of Croton. Access is excellent, being by graded CR 244 on the south and graded CR 259 on the east.

General Description

The Andrew Ranch has a rolling terrain, with an elevation change of approximately 70 feet. Currently, 871.5 acres are enrolled in the Conservation Reserve Program and approximately 166.5 acres remain in native pasture. The CRP is receiving an annual payment of \$18,084, with the last payment for this contract being in October of 2031. The native pasture area is located near the center of the property in two blocks. The brush cover across the entire ranch is a great mixture of shinnery oak, scattered oak mots, and mesquite

Fencing

The property is fenced on the west and a portion of the north side. The remainder of the ranch is not fenced.











Water

To the best of our knowledge, there are no working water wells located on the property.

Hunting

The Andrew Ranch has been under the same family ownership for over 50 years, and to the best of the family's knowledge, basically no hunting has ever been allowed on the property. This ranch is located in some of the best quail and whitetail deer hunting in Dickens County.

Price • Minerals

\$1,209,270 • \$1,165 per acre

The seller will retain all minerals owned; however, all other interests will convey.

2023 Property Taxes

\$3,500±

Remarks

If you are looking for a reasonably priced recreational ranch with the added benefit of CRP income, the Andrew Ranch deserves your attention. With a little work, this could become an outstanding quail or whitetail deer hunting ranch.

Please call Rusty Lawson at (806) 778-2826 for additional information.





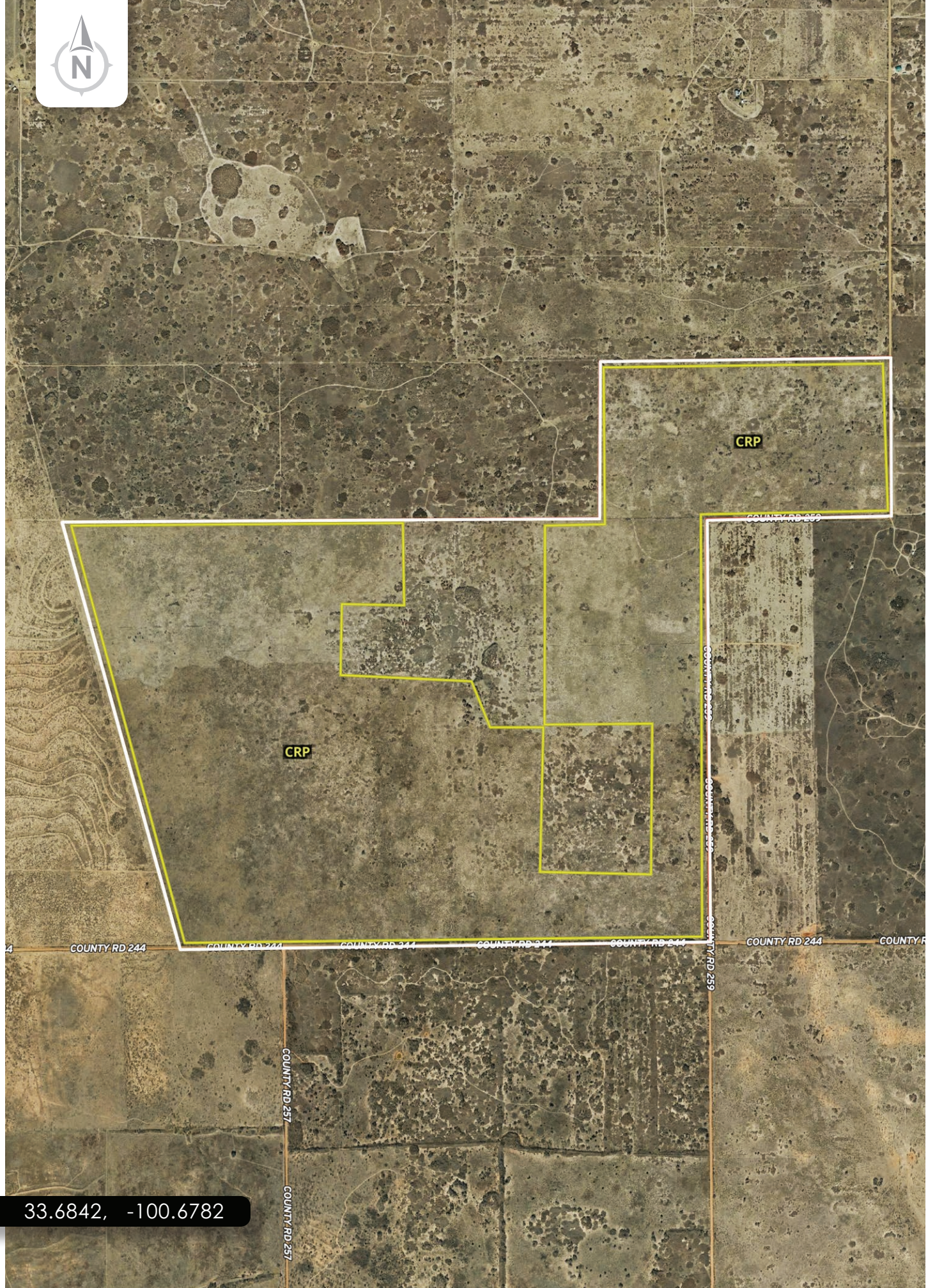
Plainview

ANDREW RANCH

US 82

Lubbock

Post



CRP

CRP

COUNTY RD 244

COUNTY RD 244

COUNTY RD 244

COUNTY RD 244

COUNTY RD 244

COUNTY RD 244

COUNTY RD 244

COUNTY RD 257

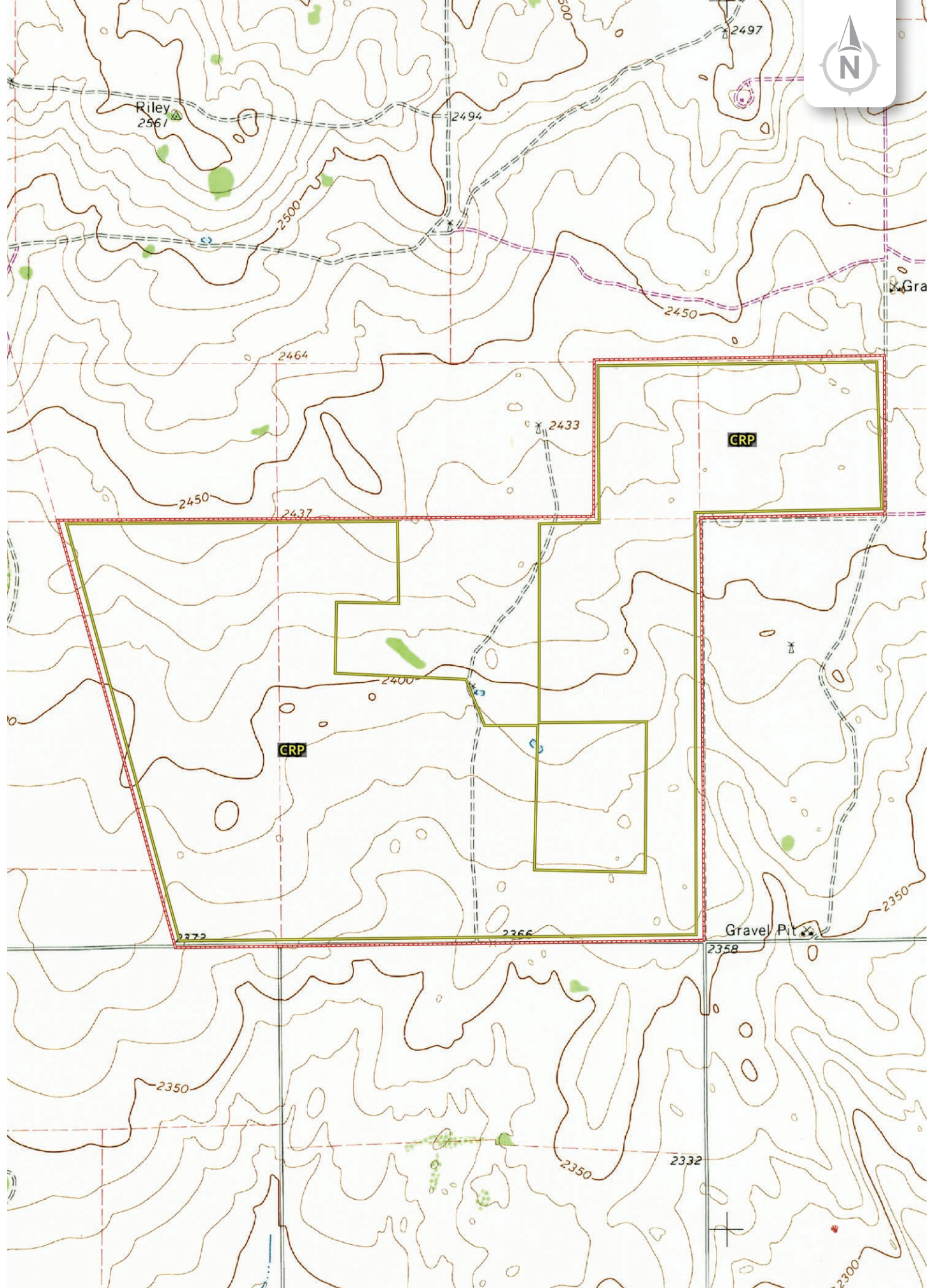
COUNTY RD 257

COUNTY RD 257

COUNTY RD 257

COUNTY RD 257

33.6842, -100.6782



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Rusty Lawson

Real Estate Broker • TX
Certified Appraiser • TX

(806) 778.2826

rusty@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

