

Tee Pee Flats Ranch

320± acres | \$544,000 | Roaring Springs, Texas | Motley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Tee Pee Flats Ranch

We are proud to have the exclusive listing on the 320-acre Tee Pee Flats Ranch located in Motley County, Texas. This outstanding hunting, cattle, and recreational property is located 4 miles east of the town of Roaring Springs. Access to the ranch is provided by paved FM 648 on the south side and graded County Road 421 on the west side.

Topography

Topography of the Tee Pee Flats Ranch is level to gently rolling with elevations ranging from 2,580 ft on the north end of the property to 2,550 ft on the south. Slope across the ranch ranges from 0-5%. The ranch is made up of mostly fine sandy soils with an outstanding grass turf. Grasses on the ranch include Sand Dropseed, Sand Bluestem, Little Bluestem, Switchgrass, Sideoats Grama, Yellow Indiangrass, and Sand Lovegrass to name a few. There are some motts of oak trees throughout the ranch that make for great wildlife habitat. There is very little brush covering on the ranch. Brush species include Shinoak, Redberry Juniper, and Mesquite. The average annual rainfall for Motley County is 21 inches.





Hunting

Hunting on the Tee Pee Flats Ranch is considered to be outstanding with game species that include whitetail deer, dove, quail, and feral hogs. There is one older deer blind that will convey with the sale.





Fencing

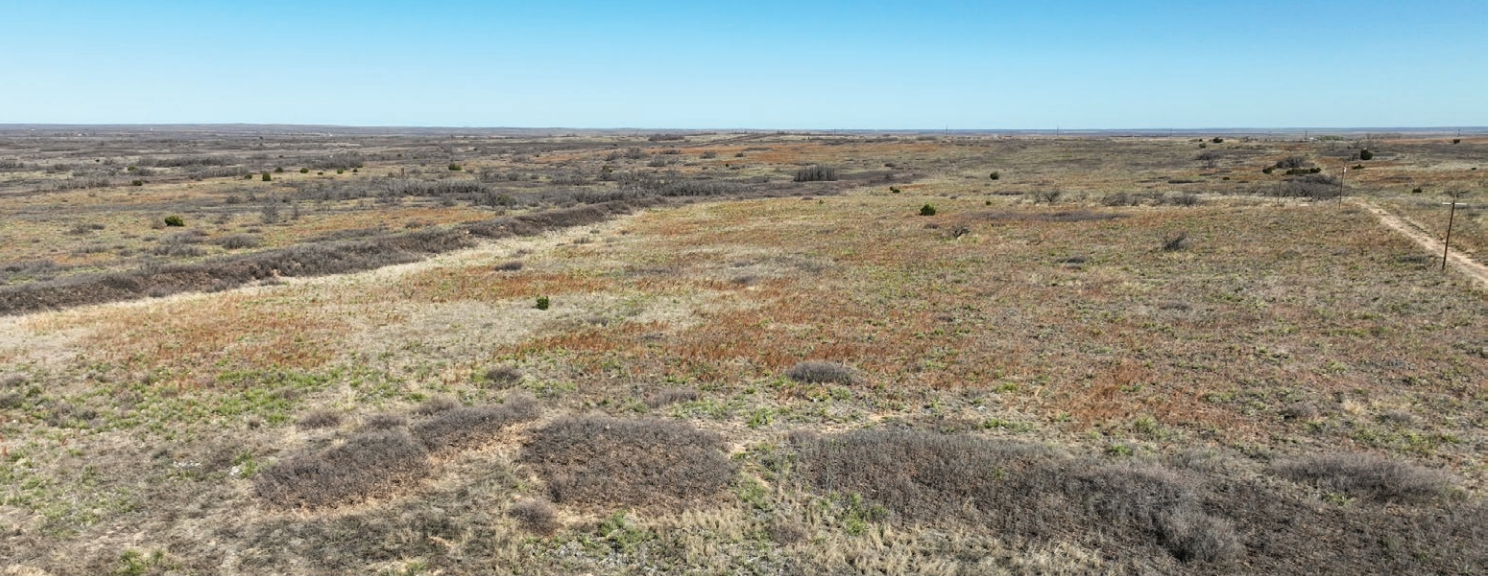
The ranch is considered to be well fenced. The ranch has brand new fencing along the north side, newer fences along the south and west sides, and new fence along a portion of the east side. There is one section along the east side that is in poor condition.



Water • Electricity

Water on the ranch is provided by two electric submersible water wells. There is electric service on the north and south ends of the ranch that is provided by two different electric companies.





Broker Remarks

If you are in the market for an outstanding hunting, cattle, and recreational property in close proximity to Lubbock (80 miles), Abilene (141 miles), and Amarillo (142 miles) please give the Tee Pee Flats Ranch your full consideration. The Tee Pee Flats Ranch is realistically priced at \$1,700 per acre.

For more information or to schedule a showing please give Brendan Garrison a call (806) 790-5900.





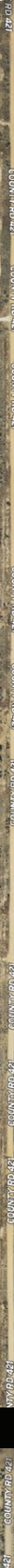
Amarillo

Plainview

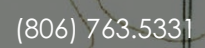
TEE PEE FLATS RANCH

Lubbock

Abilene



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