

Diamond Ranch

3,886.21± acres | \$5,246,383.50 | Gail, Texas | Borden County



Chas. S. Middleton

— AND SON LLC —

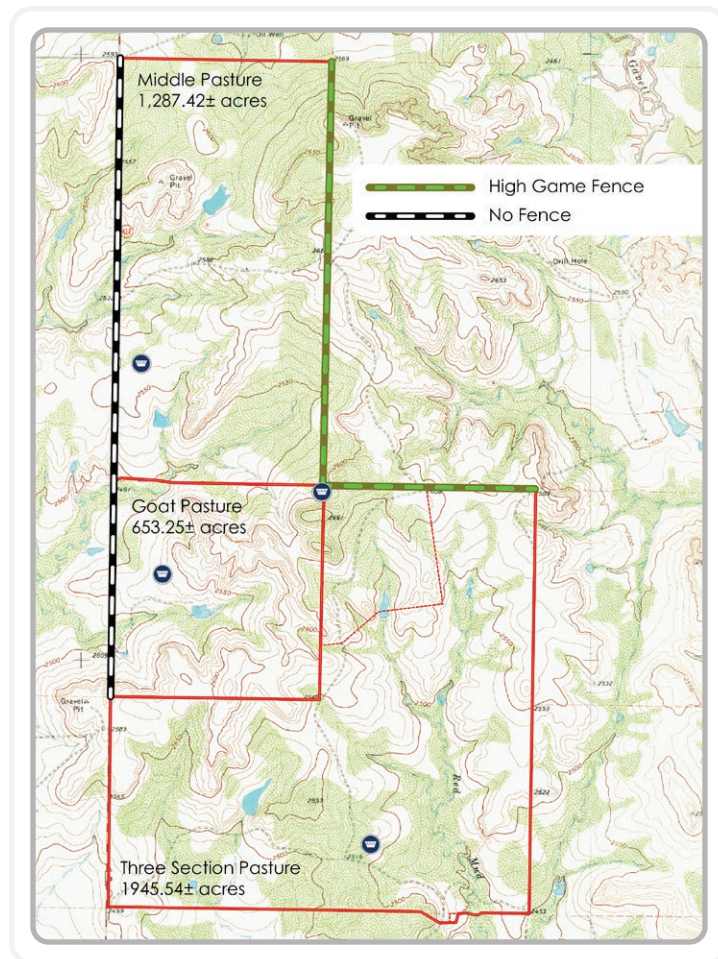
FARM - RANCH SALES AND APPRAISALS

Est. 1920

Diamond Ranch

We are proud to offer the Diamond Ranch for sale. This is a long term family ownership and has never been offered for sale. This offering is for the eastern portion of the ranch, and the property is being offered for sale as one unit (3,886.21 ± Acres), or in any combination of three tracts.

653.25 ± Acres Goat Pasture
1,287.42 ± Acres Middle Pasture
1,945.54 ± Acres Three Section Pasture



Acreage Figures Were Generated Using Computer Mapping Software.
True Acreage To Be Determined By Survey Supplied By Seller and Prices Adjusted Accordingly

Location

The Diamond Ranch is located approximately 9.5 miles northeast of Gail in Borden County. This great location gives quick access to Lubbock, Snyder and the Midland/Odessa/Permian Basin Region.

All three tracts have frontage on paved FM 612.







Water Features

The Diamond Ranch offers some impressive surface water features.

There are some very nice ponds on the ranch, very evenly
disbursed through the ranch.

Goat Pasture - 2 Ponds

Middle Pasture - 4 Ponds

Three Section Pasture - 7 Ponds

Each of the three divisions has had a massive 10,000 ± gallon water storage system installed which gravity flows water to drinking troughs for livestock and wildlife. With the availability of subsurface water being extremely difficult to locate in this region, water has been trucked in from time to time and pumped into these storage reservoirs. This has given the Diamond Ranch the ability to maintain their cattle and wildlife at times when droughty weather persists. There are several options available for having water delivered in the area, and many times people have found this option to be cheaper than drilling/maintaining water wells.









High Game Fence

One of the neighboring ranches that joins the Diamond Ranch is high game fenced. Approximately three miles of the boundary for the Diamond Ranch is game fenced (See Map on page 2). This part of the property is the eastern boundary of the Middle Pasture and part of the northern boundary of the Three Section Pasture.

Boundary Fence

Approximately three miles of the western boundary of the Diamond Ranch is currently not fenced. The old fence was taken down along this portion of the ranch boundary but never replaced. This part of the property is the western boundary of the Middle Pasture and the western boundary of the Goat Pasture. (See Map on page 2) This was taken into consideration when pricing the ranch.

There is a lot of flint in this area and a considerable amount of Native American history and artifacts as well.









Hunting, Wildlife and Recreation

This region has a very good population of whitetail deer, and the Diamond Ranch offers hunting opportunities for magnificent bucks.

Upland bird hunting is generally good, with populations of wild quail being good during years with timely rainfall. Migratory bird hunting is generally very good in this area as well, with excellent populations of dove.

Pronghorn antelope are often seen on the ranch as well as turkey. Coyotes, bobcats, and other predators along with feral hogs are present as well.

Several of the larger ponds are stocked with fish, making this a great four season recreation ranch.

The community of Gail has become a hotspot for weekend entertainment, offering an RV park and the infamous Coyote Country Store, which hosts several great country music concerts throughout the year.











Remarks • Price

The Diamond Ranch is a very well located property that offers good cattle grazing as well as hunting, fishing and many other recreation opportunities. The ranch is very realistically priced at \$1,350 per acre and is offered for sale as a whole or in one of three units:

653.25 ± Acres Goat Pasture
1,287.42 ± Acres Middle Pasture
1,945.54 ± Acres Three Section Pasture

Seller will provide a survey and the price will be adjusted based on surveyed acreage.

The Diamond Ranch is an opportunity to own a great recreation ranch.
For more information call Charlie Middleton (806) 786-0313.







Lubbock

Diamond Ranch



Gail

Lamesa

Snyder

Big Spring



FM 612

FM 612

FM 12

FM 12

FM 612

FM 12

FM 9

FM 612

FM 12

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Water Storage Tank



High Game Fence

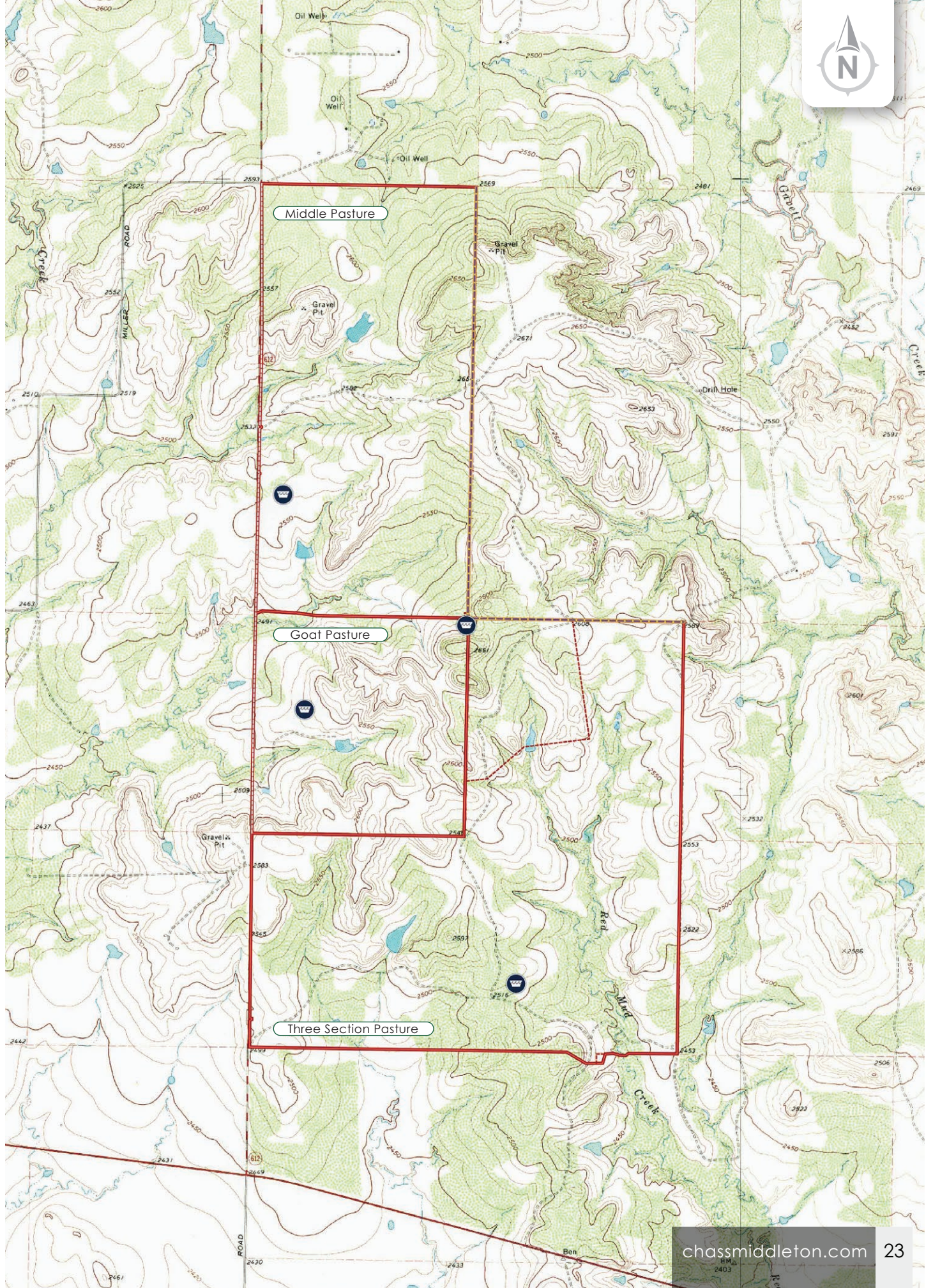


Fence



No Fence

32.7972, -101.2816



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Diamond Ranch

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YouTube

