

Whiteflat 320 Ranch

320± acres | \$448,000 | Matador, Texas | Motley County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Whiteflat 320 Ranch

We are pleased to offer this 320± acre ranch property in Motley County, Texas.

Location

This Whiteflat 320 acre ranch is located in the Rolling Plains region of West Texas. It is located 3.5 miles east of White Flat, and 6 miles north of Matador Texas. It's about a 1 hour and 20-minute drive from Lubbock, and less than a 2-hour drive from Amarillo. Well maintained county graded roads are on three sides of the ranch, with CR 214 to the south, CR 213 to the east, and CR 222 on the north.

Topography • Soils • Grass Cover

The topography of the ranch is mostly level to gently sloping. Soils consist of fine sandy loam, to loam and clay loam soils with 1 to 3% slopes.

The north half of the ranch has been terraced to reduce run-off and hold rainfall in place.

Years ago, the north half of the ranch was planted to improved bluestem grass, and this grass eventually spread to many areas over the entire property. The grass cover can often allow for heavier stocking rates than normal during the growing season. The ranch is well suited for a yearling operation as well as a cow-calf operation.

Brush management has been implemented on the ranch. Mesquite trees have been treated and there is little re-growth being observed.



Improvements

Structural improvements consist only of one set of steel pipe and cable pens with load-out. A fiberglass water tub is located inside the pens that is served by one submersible well on the property. The owner states this well is able to maintain over 100 yearlings in the summer with no problems.

The property is exterior fenced, with one cross fence dividing the property in half. Fences and gates are considered in good condition.

Single-phase electricity is available along the south and east sides of the ranch. A fiber optic cable runs along the east side that would allow for the owner to connect to high-speed internet and phone service through Cap Rock Telephone Cooperative.

An electric transmission line is along the eastern boundary of the ranch.









Resources

The property is being offered for sale on a surface-only basis.
The owners would consider a mineral conveyance with an acceptable offer.

Wildlife

Both whitetail and mule deer are found in this region of the Rolling Plains. Other game animals observed include dove, quail, hogs, and predators including coyotes and bobcats.

Remarks • Price

With improved grass, good fences, pens, and watering ability, the Whiteflat 320 Ranch is one of the better small cattle ranches being offered for sale.

If you are in the market for a cow-calf, yearling operation or small hunting property, this ranch should be seen today. It is realistically offered for sale at \$1,400 per acre.

For more information or to schedule a showing,
call Clint Robinson at (806) 786-3730 or Brendan Garrison at (806) 790-5900.





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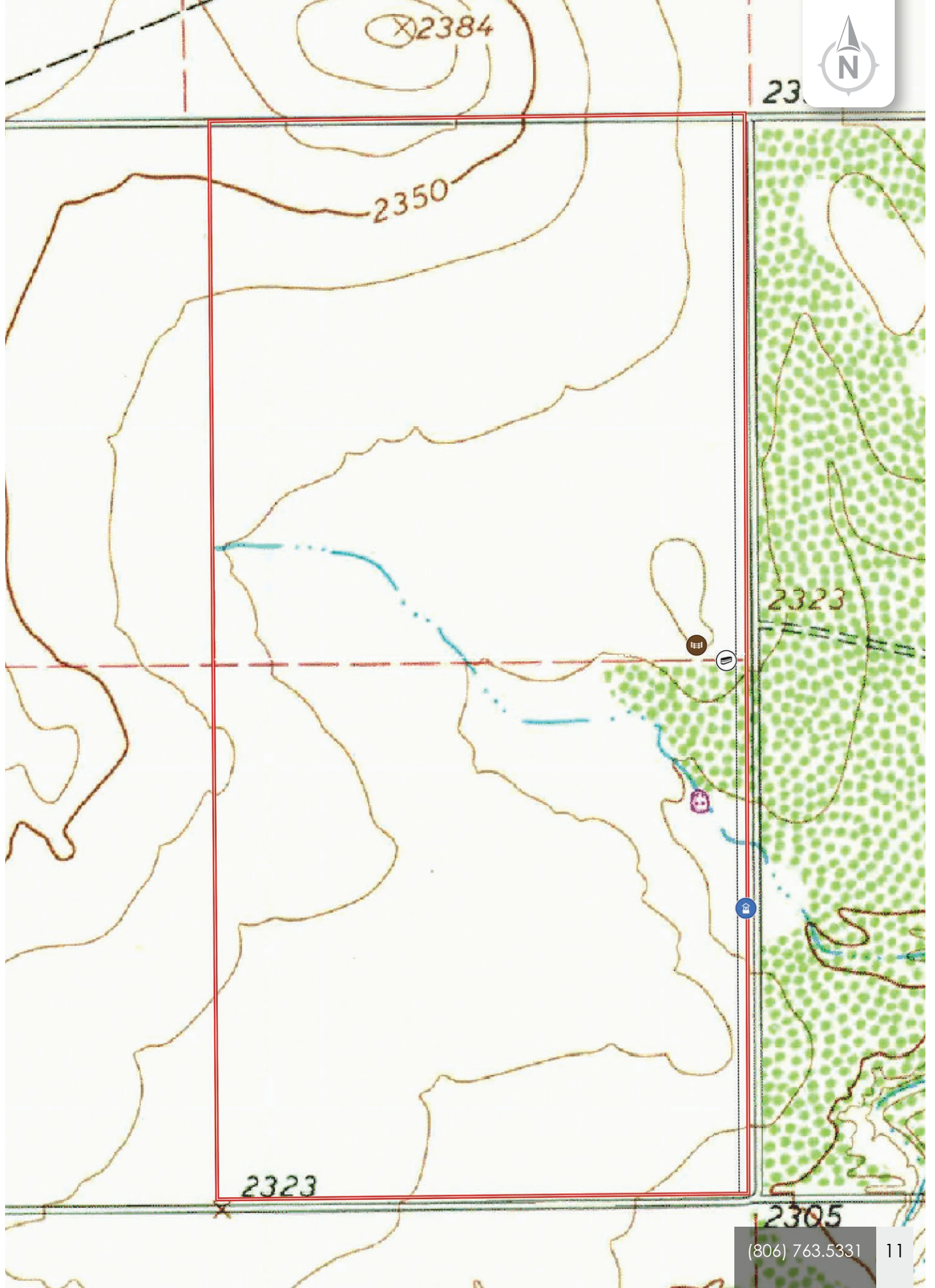
Plainview

Matador

Lubbock



34.1132, -100.8244



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