

Stevenson Ranch

1,458± acres | \$3,287,710 | Calgary, Texas | Crosby and Garza Counties



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chassmiddleton.com • (806) 763.5331

Stevenson Ranch

We are proud to have the exclusive listing on the 1,458± acre Stevenson Ranch in Garza and Crosby Counties. This amazing cattle, hunting, recreational, and horse property is located off FM 261 in Kalgary, Texas. The ranch is conveniently located 54 miles southeast of Lubbock and 21 miles northeast of Post.





Topography

The topography of the Stevenson Ranch is mostly level to gently rolling with very little brush cover. There is a 390± acre pasture on the north end of the ranch that features some broken country that drains northeast towards White River Lake and has a moderate canopy of mesquite and cedar. The ranch is fenced and cross-fenced into eight pastures of which four are planted in improved grasses, three are native pasture, and a 240± acre pasture is in cultivation and is traditionally planted in wheat in the winter.

The ranch is in excellent condition with a good turf of grass. The current owner runs a cow-calf operation and typically runs around 80 cows. Elevations on the ranch range from 2,450' on the south end to 2,540' on the north end of the ranch. The average annual rainfall for Garza County is 18.91 inches.

Ranch House

The Stevenson Ranch is very well improved and features a newly remodeled 2,600± sq. ft. two-story ranch style 3 bed/3 bath house with an office, and game room. The house features wood floors throughout, new stainless appliances, granite countertops, a large front porch, and a 32kw Generac standby generator.





Barn • Shop (South Side)

- Large 40'x50' shop that features a large roll-up garage door, passage door, and concrete floor.
 - 24'x30' insulated shop with two passage doors, and a concrete floor.
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Shops (North Side)

- 30'x40' insulated shop with large roll-up garage door, passage door, and a full bathroom.
 - 30'x30' shop with a dirt floor.
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Horse Facilities

- 15'x15' tack room with concrete floor, built-in saddle racks, and lots of bridle hooks.
 - Multiple horse pens with water and loafing sheds.
 - 140'x 250' pipe roping arena with return alley, roping boxes, and chute.
-



Fencing

The fencing on the ranch is excellent, and the current owner has built over 6 miles of new fence in recent years.







Water Features

Water on the Stevenson Ranch is considered to be excellent with two electric submersible water wells of which one provides water to all the improvements. There is also rule co-op water provided by the White River Water. Along with the water wells and co-op water there is a large earthen pond on the north end of the ranch.







Hunting

Hunting on the ranch is considered to be good with game species that include whitetail deer, dove, quail, hogs, turkey, and waterfowl.





Brokers Remarks • Pricing

If you are in the market for an outstanding cattle, hunting, horse, and recreational ranch within close proximity to Lubbock (54 miles) you would be hard-pressed to find a nicer ranch than the Stevenson Ranch. With excellent improvements, great views, highway frontage, excellent grass turf, improved pastures, and hunting, the Stevenson Ranch has it all. The ranch is realistically priced at \$2,255 per acre.

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





Lubbock

Crosbyton

Stevenson Ranch

Slaton

Post



COUNTY RD 236

COUNTY RD 236

COUNTY RD 236

COUNTY RD 236

COUNTY RD 236

FM 261

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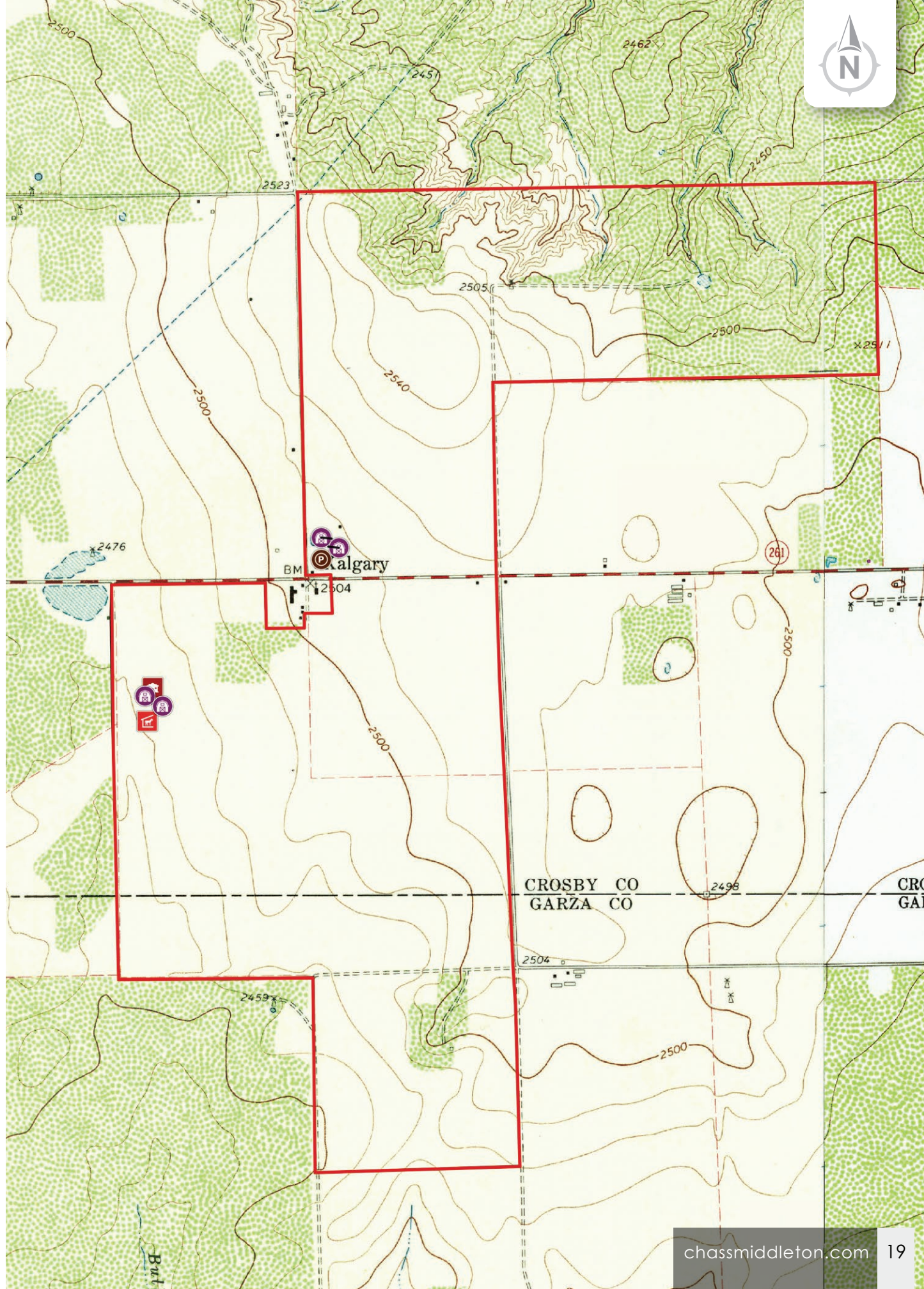
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COUNTY RD 110

COUNTY RD 110

33.4102, -101.1476



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YouTube

