

# Wilson 4JL Ranch

---

477± acres | \$1,300,000 | East Afton, Texas | Dickens County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Wilson 4JL Ranch

---

## Property Description

---

We are proud to offer for sale the Wilson 4JL Ranch, which is located in central Dickens County. This quality recreation ranch offers very good hunting as well as four-season recreation opportunities.

The ranch has rolling topography with elevations ranging from about 2,300' to 2,400. The property generally slopes east, with the highest points having amazing views of the nearby Croton Breaks, the high ridges outside of Dickens, and the surrounding area.

The ranch has a good blend of mesquite and juniper, with hackberry and other hardwoods scattered throughout the dense thickets. Soils are generally clay loam, and native grasses are in abundance from several years of rest from grazing.

The property is fenced and fences appear to be in very good condition.

There are several nice hunting blinds and wildlife feeders setup on the property, all included in the sale of the ranch. There are four cultivated food plots on the property, ranging from 6 acres to 1 acre in size.

## Location

---

Lubbock	•	72 Miles
Abilene	•	126 Miles
Amarillo	•	159 Miles
Midland	•	170 Miles
Dallas-Fort Worth	•	250 Miles

---















## Water Features

---

There are four nice ponds on the property as well as an electric water well with a massive storage reservoir.

---













## Hunting • Wildlife • Recreation

---

This area supports good numbers of whitetail deer, turkey, quail, and migratory dove. Hunting for wild boar, feral hogs, and common varmints is considered to be very good as well.

---





















## Improvements

---

The ranch is nicely improved by a three-bedroom, two-bath home that contains an open kitchen/living area. This home has been recently painted and appears to be in good condition.

Near the home is a large metal barn with a concrete floor, suitable for RV or ranch equipment storage. This structure measures approximately 30'x40' and has two large bay doors. Another metal building is located near the home, this one measuring approximately 40'x50', with awnings on the east and west sides for covered storage. This building is spray foam insulated and has LED lighting.

---

























## Price • Remarks

---

The Wilson 4JL Ranch is realistically priced and ready to enjoy day one of ownership. Hunting blinds and wildlife feeders are installed and set up for hunting. There are two John Deere tractors on the property that are included in the asking price as well, making this a turnkey offering.

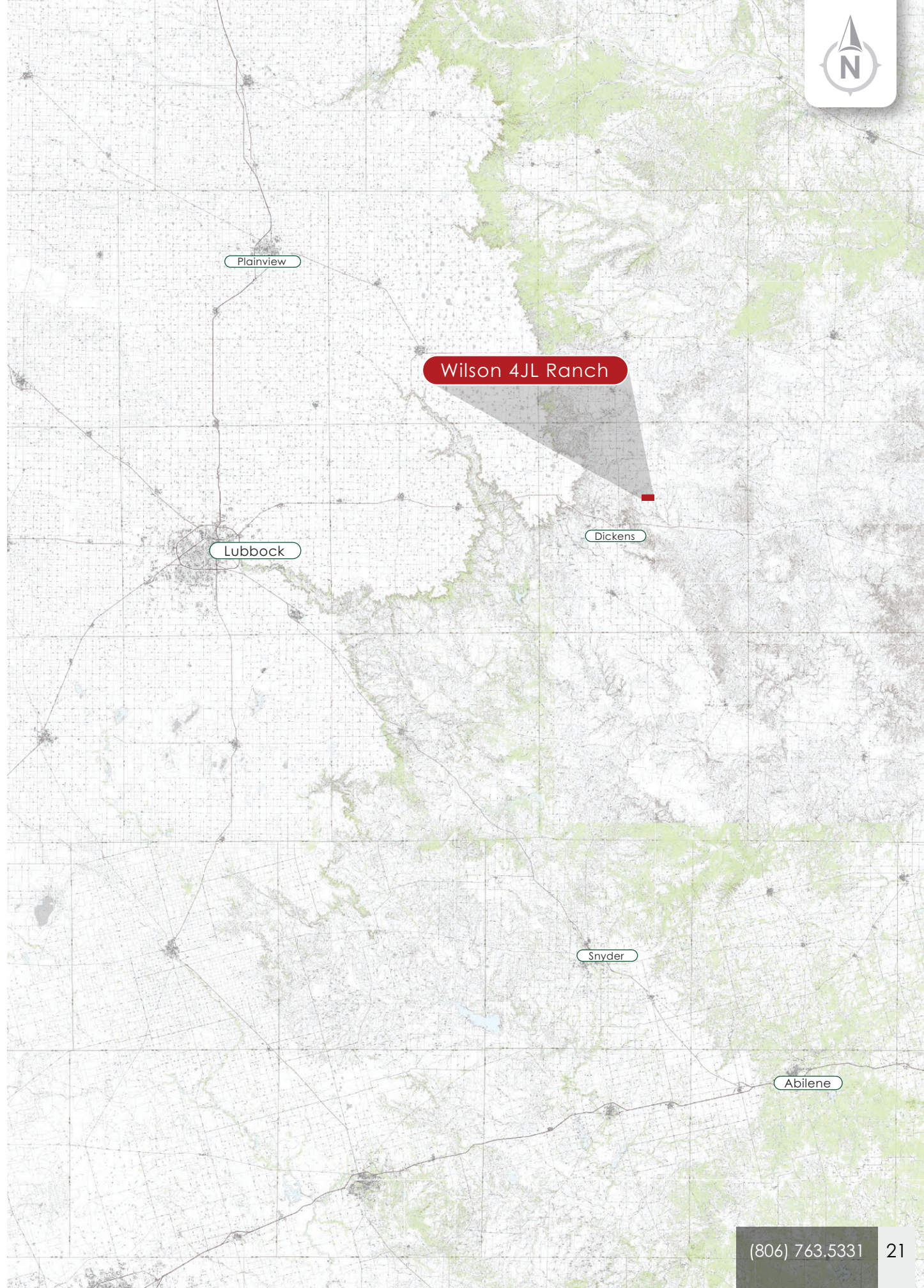
The ranch is priced at \$1,300,000 with the items mentioned above included. This is a quality property and it is ready to enjoy.

---

For information, please contact Charlie Middleton at 806-786-0313.







Plainview

Wilson 4JL Ranch

Lubbock

Dickens

Snyder

Abilene





FM 245

FM 245

FM 245

FM 245


FM 245


FM 245


FM 245


FM 245


COUNTY RD 242


 House

 Barn

 Blind

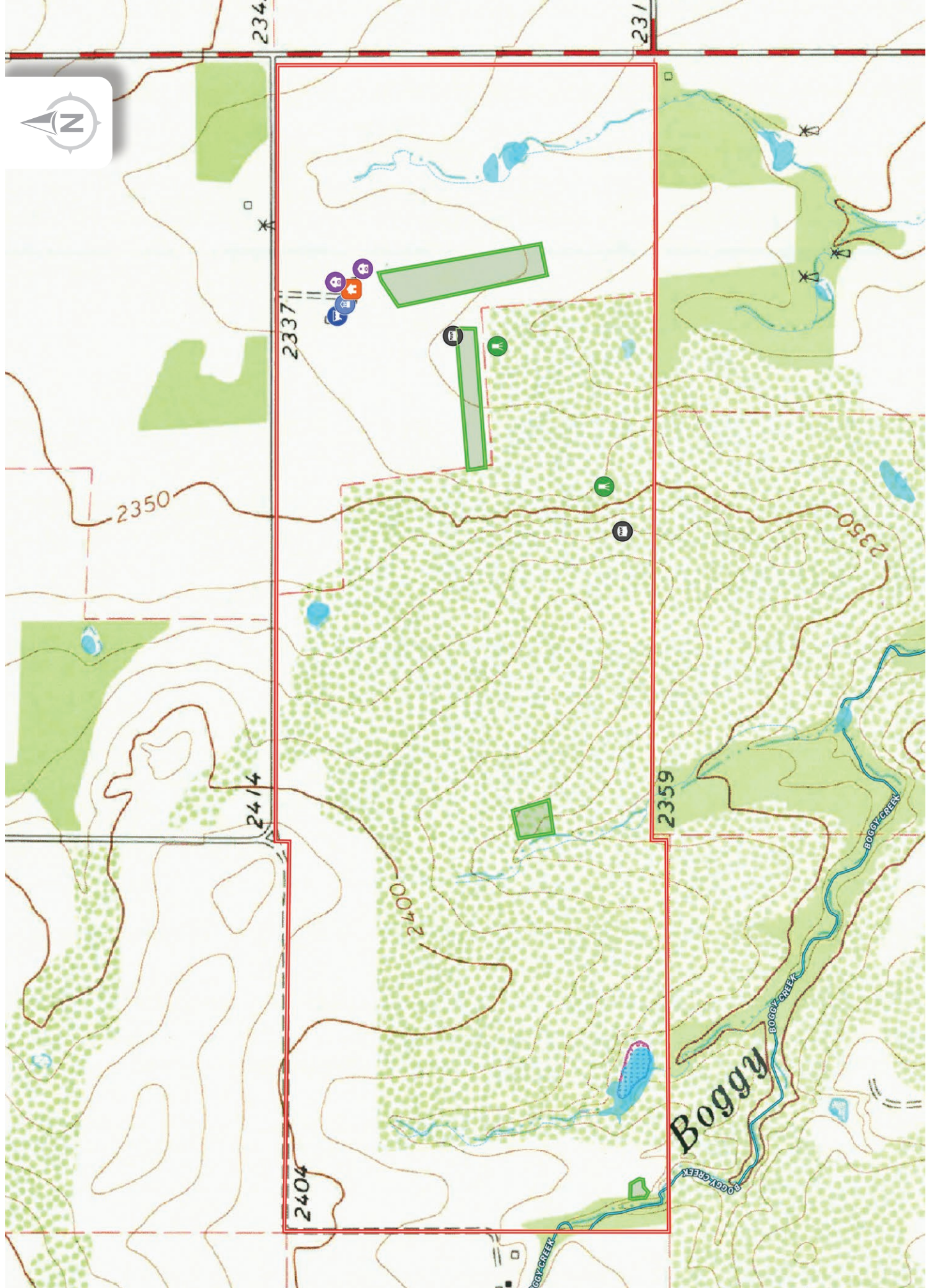
 Feeder

 Water Storage Tank

 Well

33.6816, -100.7592







*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

Charlie Middleton

Real Estate Broker • TX

Real Estate Associate Broker • NM

(806) 786.0313

charlie@csmansion.com



Wilson 4JL Ranch

(806) 763.5331

chasmiddleton.com



YouTube

