

Bluebonnet Creek Ranch

370± acres | \$777,000 | Girard, Texas | Kent County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Bluebonnet Creek Ranch

We are proud to have the exclusive listing on the Bluebonnet Creek Ranch in Kent County. This excellent cattle, hunting, recreational, and horse property is located 4 miles off FM 1228 and CR 116 Southwest of Girard, Texas. The ranch is conveniently just over an hour's drive from Lubbock, Texas. Easy access makes this place a dream ranch.

Topography

The topography of the Bluebonnet Creek Ranch is made up of creeks (Duck Creek and W Prong Duck Creek) with big cottonwood trees, along with mesquite cover up on the tops. Some old cultivated and CRP ground allows some open country to see wildlife. The ranch is fenced on all sides. The ranch is in excellent condition with a good turf of grass. The current owner has not run cows in several years. Elevations on the ranch range from 2,021' on the North end to 1,980' on Duck Creek. The average annual rainfall for Kent County is 22.91 inches.









Fencing

The fencing on the ranch is in decent shape, there may be a little work needed on the north side.

Water Features

Water on the Bluebonnet Creek Ranch is considered to be excellent with two electric submersible water wells. Owner in the past irrigated 5 acres of alfalfa and 2 acres of watermelons. Plus, during the cooler months, Duck Creek will have live water in it.









Hunting • Recreation

Hunting on the ranch is considered to be good with game species that include whitetail deer, dove, quail, hogs, turkey, and waterfowl. The current owner has taken pride in creating a better-than-normal wildlife habitat. It is common to see 5- 10 coveys of birds while touring this property. The cottonwood trees on Duck Creek provide great roosting cover for the local turkey.





Price

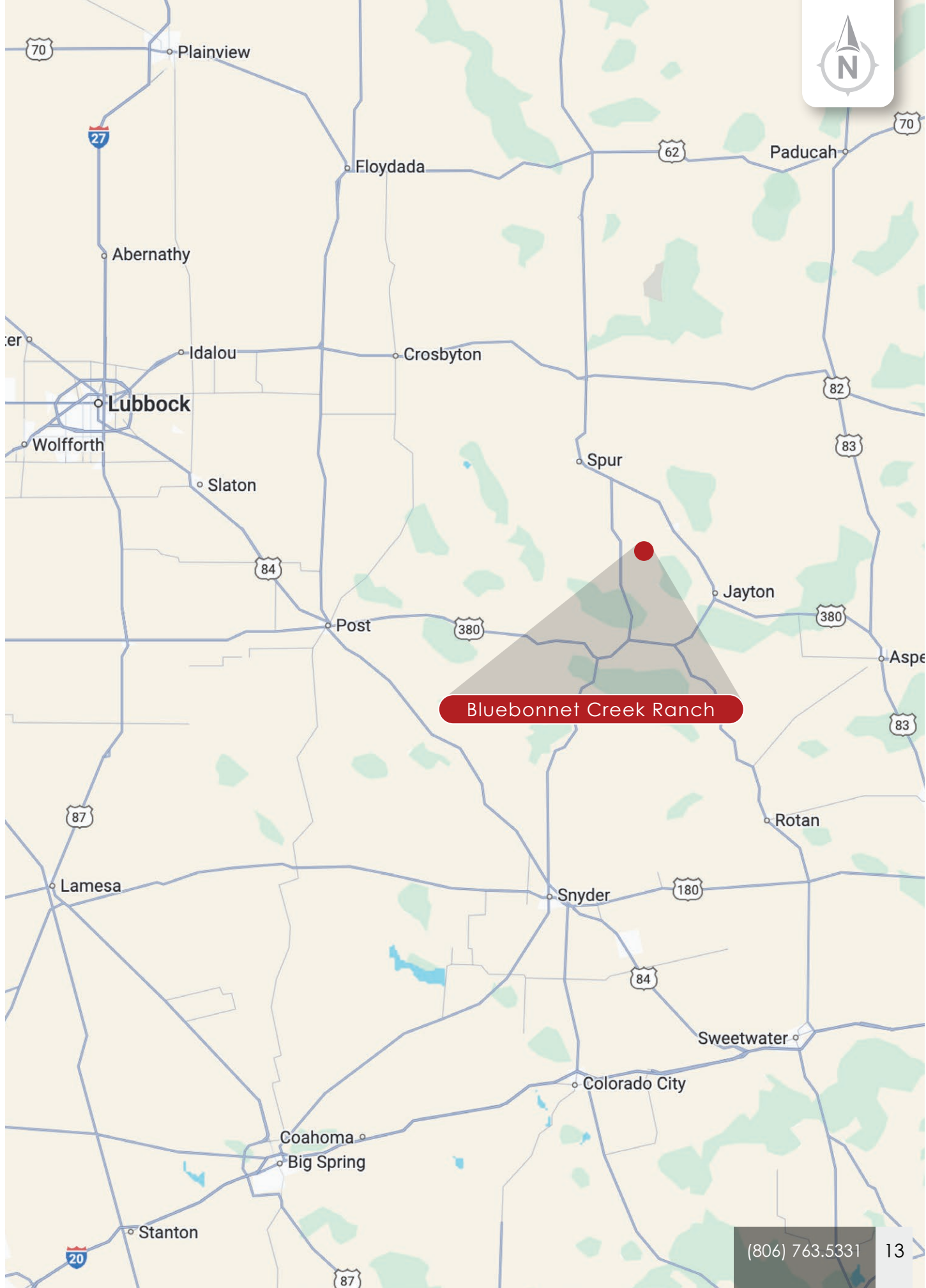
\$777,000 • \$2,100 per acre

Remarks

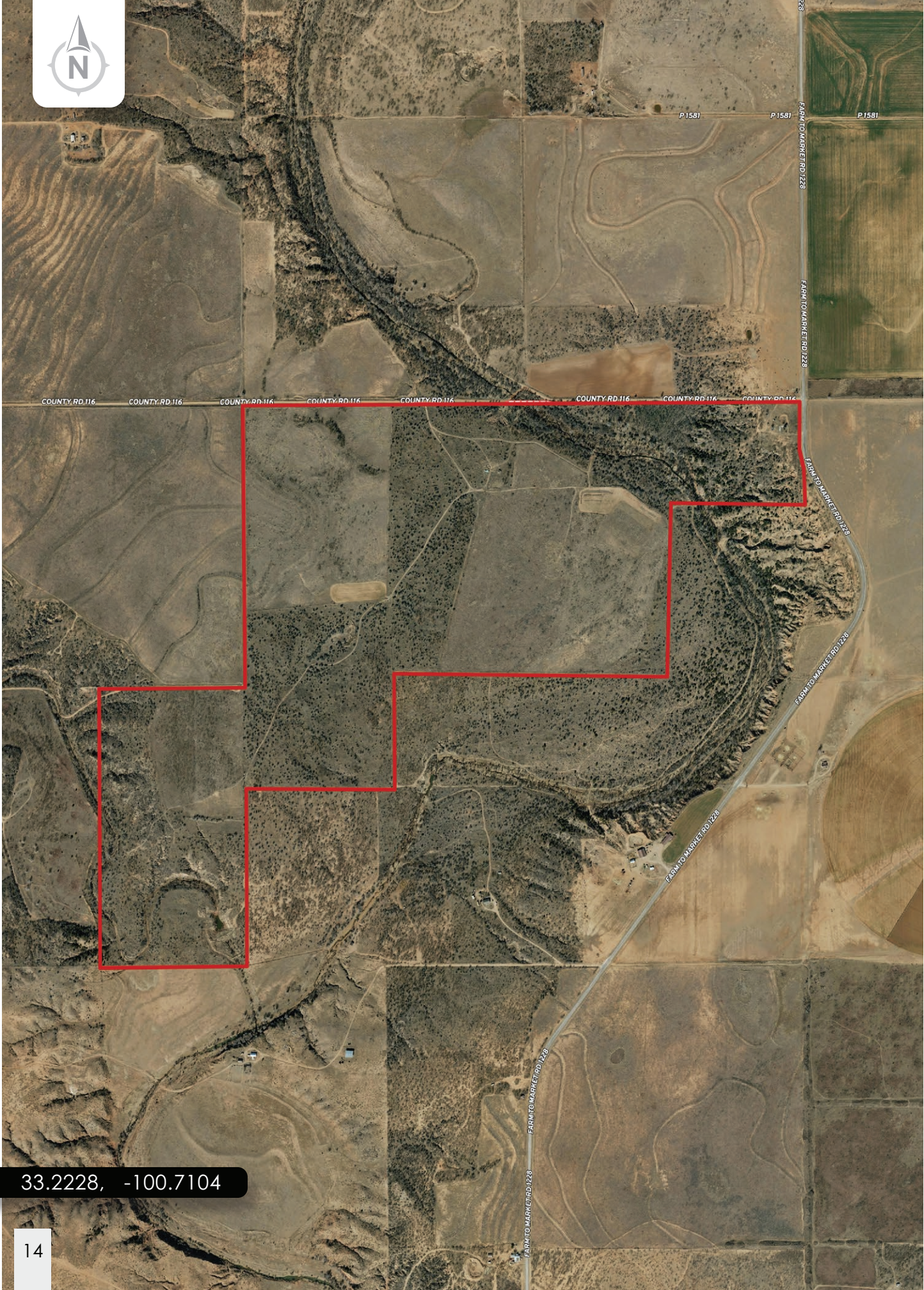
If you are in the market for an outstanding cattle, hunting, horse, and recreational ranch within close proximity to Lubbock, you would be hard-pressed to find a nicer ranch than the Bluebonnet Creek Ranch. This place feels twice the size it is because of the terrain. The cover that has been left in place has created a safe haven for wildlife. Live water during the cooler months brings the surrounding wildlife in. Well water that is plentiful gives you plenty of options for food plots or irrigated crops. If you want a place in West Texas that does not feel like you are in West Texas this is the place for you.

Call Ben Kirkpatrick today at 806.790.6644
for more information or to schedule a private showing.

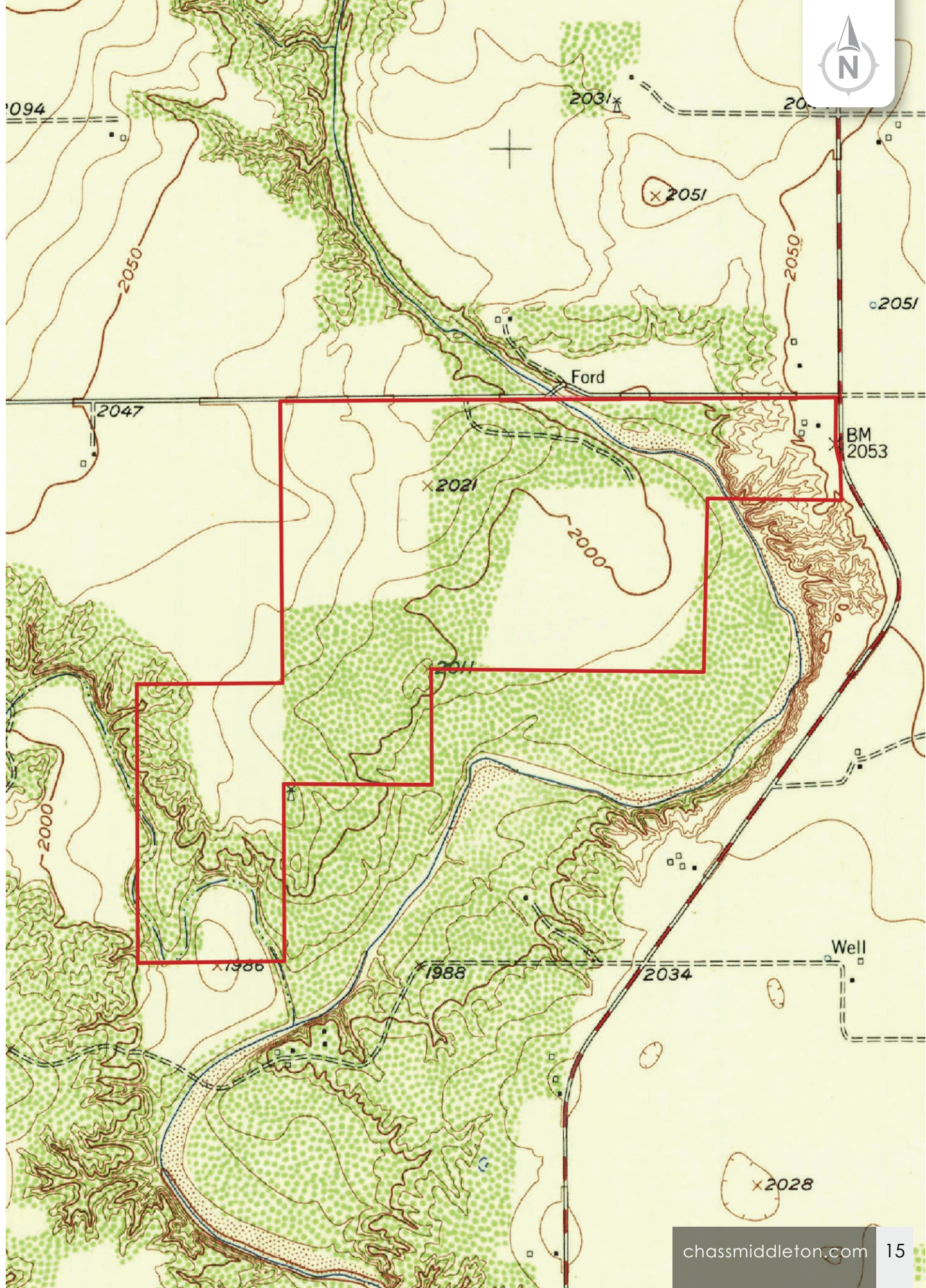




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Ben Kirkpatrick

Real Estate Sales Agent • TX

(806) 790.6644

ben@csmansion.com



Bluebonnet Creek Ranch

(806) 763.5331

chasmiddleton.com



YouTube

