

# 600± Acres in Baylor County

600± acres | \$1,800,000 | Seymour, Texas



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chasmiddleton.com • (806) 763.5331



# 600± Acres in Baylor County

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We are honored to offer an exclusive listing on a property in northeastern Baylor County, Texas, that offers the prospective owner with potential outdoor recreational opportunities as well as livestock grazing.

## Property Description

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This 600± acres in Baylor County is located approximately 5 miles east of Seymour, Texas, and less than one mile north of Highway 82/277. The ranch property is 45 minutes from Wichita Falls, Texas, approximately 140 miles northwest of Ft. Worth, and is located approximately one mile from the west-southwest border of the 560,000-acre Waggoner Ranch.

This property has been owned by the same family for over 6 generations. First migrating from Germany to Austin and finally settling in Baylor County in the early 20th century.

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## Topography

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Approximately 139 acres of farmland has been restored to rangeland with an excellent stand of Klein grass as the predominant species. Some 110 acres is still being used for crop production, primarily wheat. Approximately 350 acres remain in native rangeland, defined by mesquite over-story and native grasses. Four wildlife food plots have been established on the property.

Soil type defining the rangeland is a combination of Vernon clay with 3-8 percent slopes and comprising 216 acres, while Knoco-Vernon complex exhibits 5-30 percent slopes. A wet weather creek system is located at the eastern edge of the native rangeland.

Access to the entire property is excellent with the all-weather County Road 232 dissecting the property.

Exterior fences on the west, north and east are considered fair to good condition while conditions poor on the south between the owner and a close relative.

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## Water Features • Electricity

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The property is defined by ample water catchments with a total of 9 stock tanks, three of which are new. Co-Op water is available approximately 1/10 of a mile from the property boundary off of Highway 82 with Baylor County Co-Op.

Tri-County Electric hosts a power source approximately .3 of a mile off of CR 232 from the property's east boundary.

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## Wildlife • Recreation

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Hunting and recreational potential is available as the property supports a good population of whitetail, predators, wild turkey, and feral pigs. Three of the stock tanks are quite deep and offer good fishing opportunities.

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## Price

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\$3,000 per acre • \$1,800,000

Minerals • Wind Energy • Solar Energy

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Negotiable

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## Remarks

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This 600± acres in Baylor County is located ideally for potential buyers from Wichita Falls and Dallas/Ft. Worth area for an accessible, fun weekend respite.

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Call Wyman Meinzer at (940) 256.8932 or Sylinda Meinzer at (806) 392.5396 today for more information about this property or for a private showing.



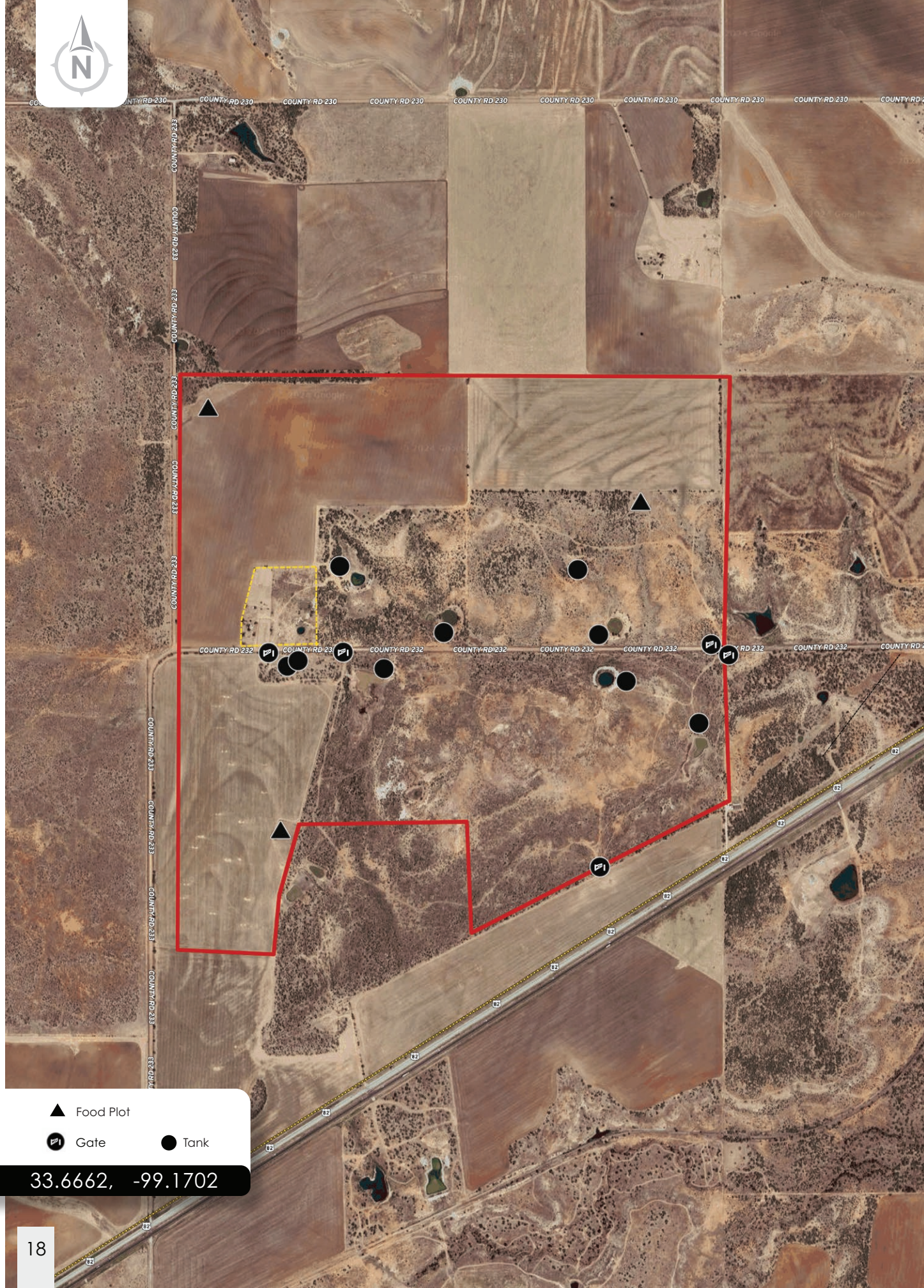






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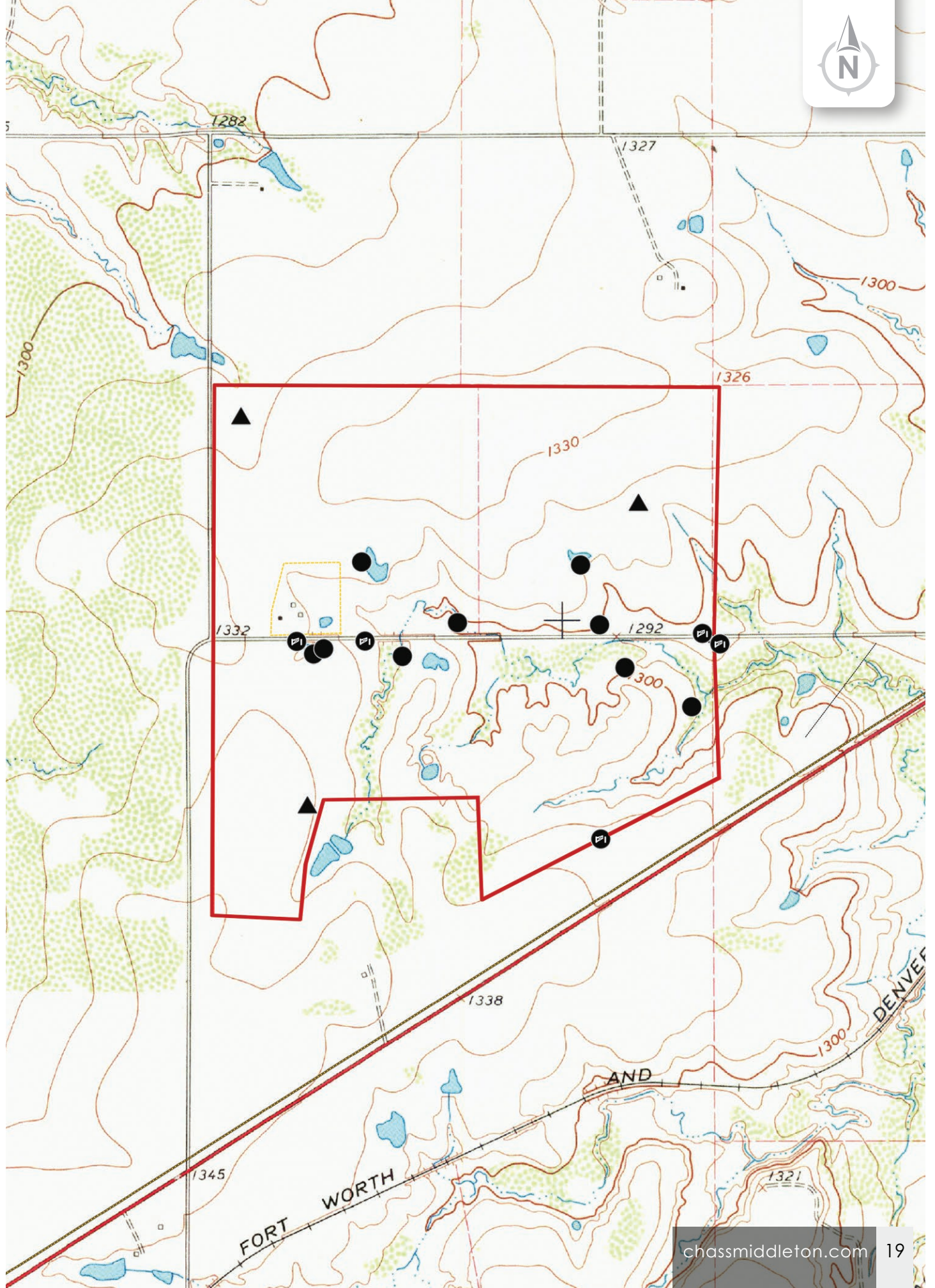
▲ Food Plot

Ⓟ Gate

● Tank

33.6662, -99.1702







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Wyman Meinzer

Real Estate Sales Agent • TX

(940) 256.8932

wyman@csmansion.com

Sylinda Meinzer

Real Estate Sales Agent • TX, OK

(806) 392.5396

sylinda@csmansion.com



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