



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



## THE BARNES RANCH

ANTON, TX

\$990,000 (JUST REDUCED!)

This 323± acre horse property, the Barnes Ranch, is an exclusive offering located in Lamb County, Texas. Just a short drive from town, it combines the charm of country living with convenient access to Texas Tech and South Plains campuses, each about 40 minutes away. The property is outfitted with numerous amenities, including a spacious barndominium, horse stalls, a workshop, and more, creating an ideal setting for a family homestead or for college students needing equestrian facilities. It offers an excellent opportunity to develop a dream home on a well-equipped ranch in a prime location.

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# 323± Acres Lamb County | Anton, TX



**LOCATION:** The Barnes Ranch is surrounded by multiple points of access, with County Road 332 on its northern border, County Road 317 on the west side, and County Road 327 on its eastern edge. The prime location of the Barnes Ranch is one of its greatest selling points, allowing for both quaint country life and seclusion, as well as an easy drive back into town. The ranch is just 18 minutes from Shallowater, and only 30 minutes from Lubbock, giving its new owners the best of both worlds.

**SOILS:** The ranch is made up of a number of various soil types, and most of the property is generally flat. Most common is Amarillo fine sandy loam (0-3% slopes), which makes up around 49% of the property. Olton loam is also very common, covering roughly 37% of the area, and has slopes between 0-1%. Randall clay, Portales loam, Midessa fine sandy loam, and Acuff loam can also be found on the property in smaller quantities. For a full soil report, please contact the listing agent.



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**IMPROVEMENTS:** This property has a long list of improvements, beginning with the barndominium. The barndominium is 80'x40', and of the 3,200 total square feet, 1,000 of it is living space featuring 1 bedroom, 1.5 bathrooms, as well as a living room and kitchen. The additional 2,200 square feet is used as a barn and a storage space, which is equipped with a roll-up door and provides ideal opportunity to add on to or reside in while building. In addition, the barndominium has an 80'x20' overhang area. This overhang includes a concrete floor, 30-amp RV hookup, access to septic and water, as well as a tack room, which includes saddle racks and a gun safe, both of which will convey with the sale.

In addition to the residence and barn areas, the property features multiple improvements to help its new owner maximize their investment and horse operation. Some of these features include; a three stall horse barn with pipe runs and a feed room, a Priefert roping chute, a stripping chute, multiple traps, and a 265'x150' roping arena, equipped with a lead-up alley. All of these will convey with the sale.



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**FARMING:** There are 54± acres of dryland cultivation in the Northwest corner of the property.

**WATER:** There are two wells on the property - one for the main residence and pens, and a secondary available with separate meter along the West fence.

**PRICE:** This property is being offered at \$1,150,000. Come out and take a look at this wonderful horse and residential country property!



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**Presented By:**  
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Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.