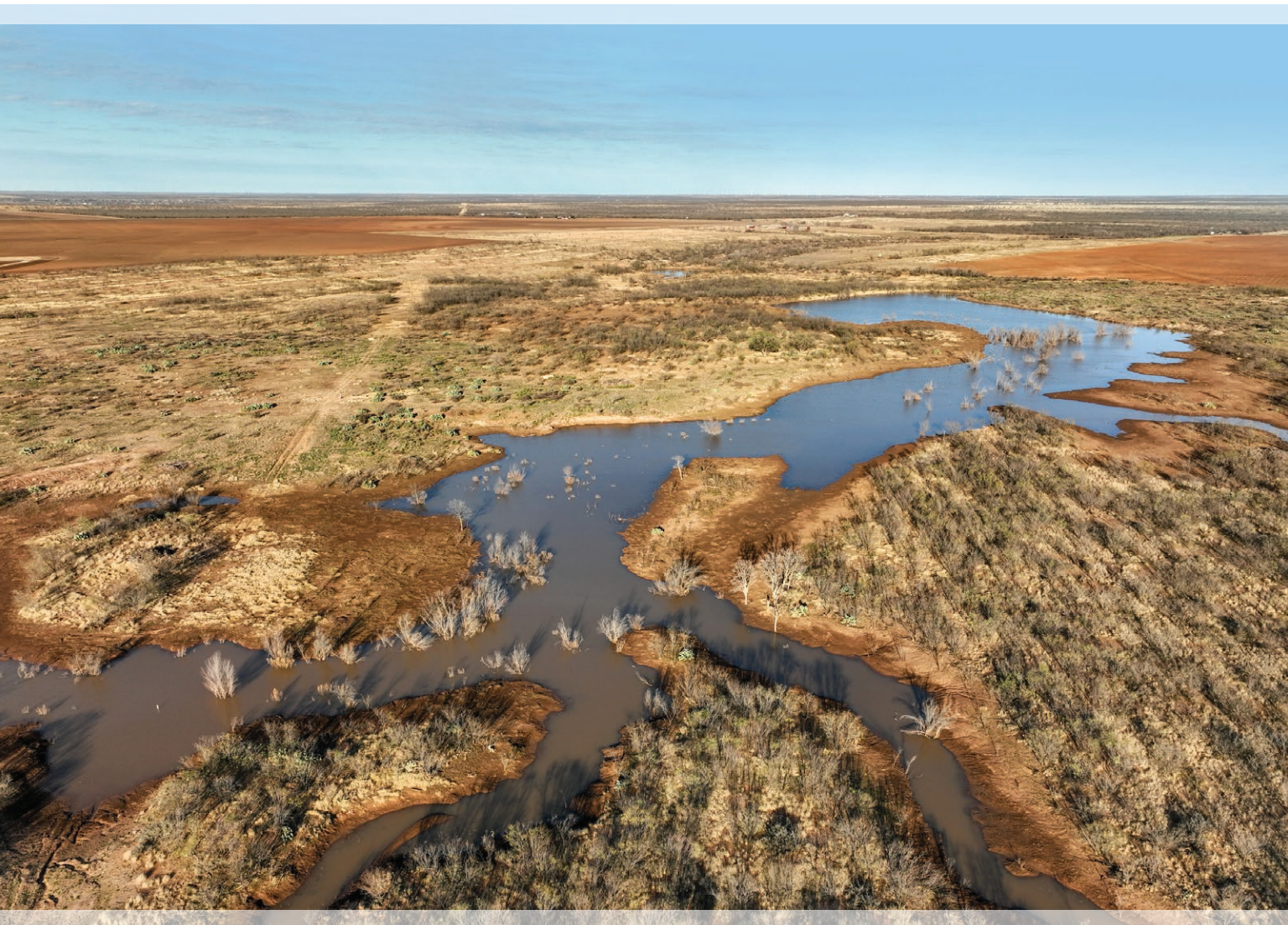


# Wolf Ranch

1,938.72± acres | \$2,423,400 | Vincent, Texas | Borden and Howard Counties



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Wolf Ranch

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We are proud to have the exclusive listing on the 1,938.72± acre Wolf Ranch in Borden and Howard Counties. This outstanding cattle, hunting and recreational property is located approximately 35 miles southwest of the town of Snyder off of paved County Road 334.

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## Topography

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The topography of the Wolf Ranch is mostly level to gently rolling. There is a good turf of native grass with a moderate to sometimes heavy canopy of mesquite throughout the ranch. Willow Creek meanders through the middle of the ranch and is dammed up creating a large lake. A small portion of the lake dam washed out during a large rain in the fall of 2024.

The dam could be fixed with some dozer work allowing the lake to be even larger. Along with the native pasture, the Wolf Ranch also features 112± acres of cultivated dry land farm ground. The ranch is fenced and cross-fenced into multiple pastures with the fences considered to be in good condition.

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## Improvements

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The Wolf Ranch is very well improved with a nice 3,300± sq. ft. 5 bed/ 4 bath brick home built in the 1950's. The house is in excellent condition and has recently been painted and has new carpet throughout. A three-car detached rock garage is located next to the house. There is also an older set of cattle/shipping pens at the headquarters with lead-up ally and squeeze chute along with some older barns and round-pen.

There is also a small hand house close to the headquarters as well as a large shop.

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## Water Features

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The ranch is considered to be well watered. There are two water wells that provide water to the house, pens, and structural improvements. There are also multiple earthen ponds scattered throughout the ranch as well as a water line that runs through the ranch carrying untreated lake water from Lake J.B. Thomas, that the ranch has taps on for livestock use.

## Hunting

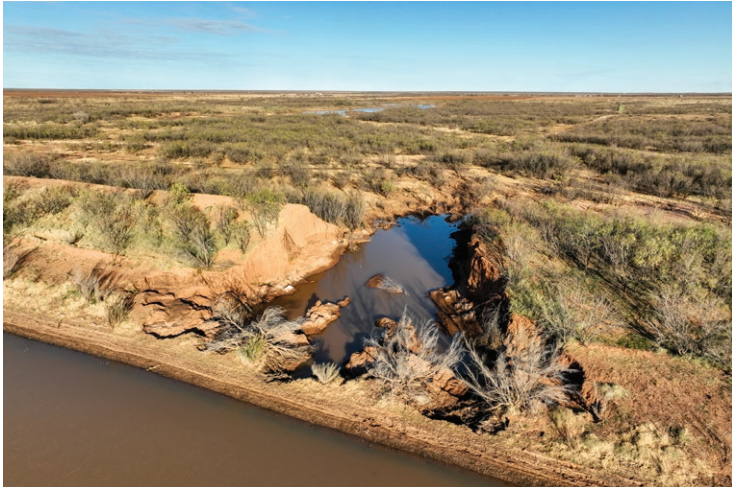
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Hunting on the Wolf Ranch is considered to be good with game species that include whitetail deer, hogs, quail, dove, and waterfowl.

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## Wind Energy Rights

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The Wolf Ranch is being offered with 100% of the Seller's owned wind energy rights.

## Remarks • Price

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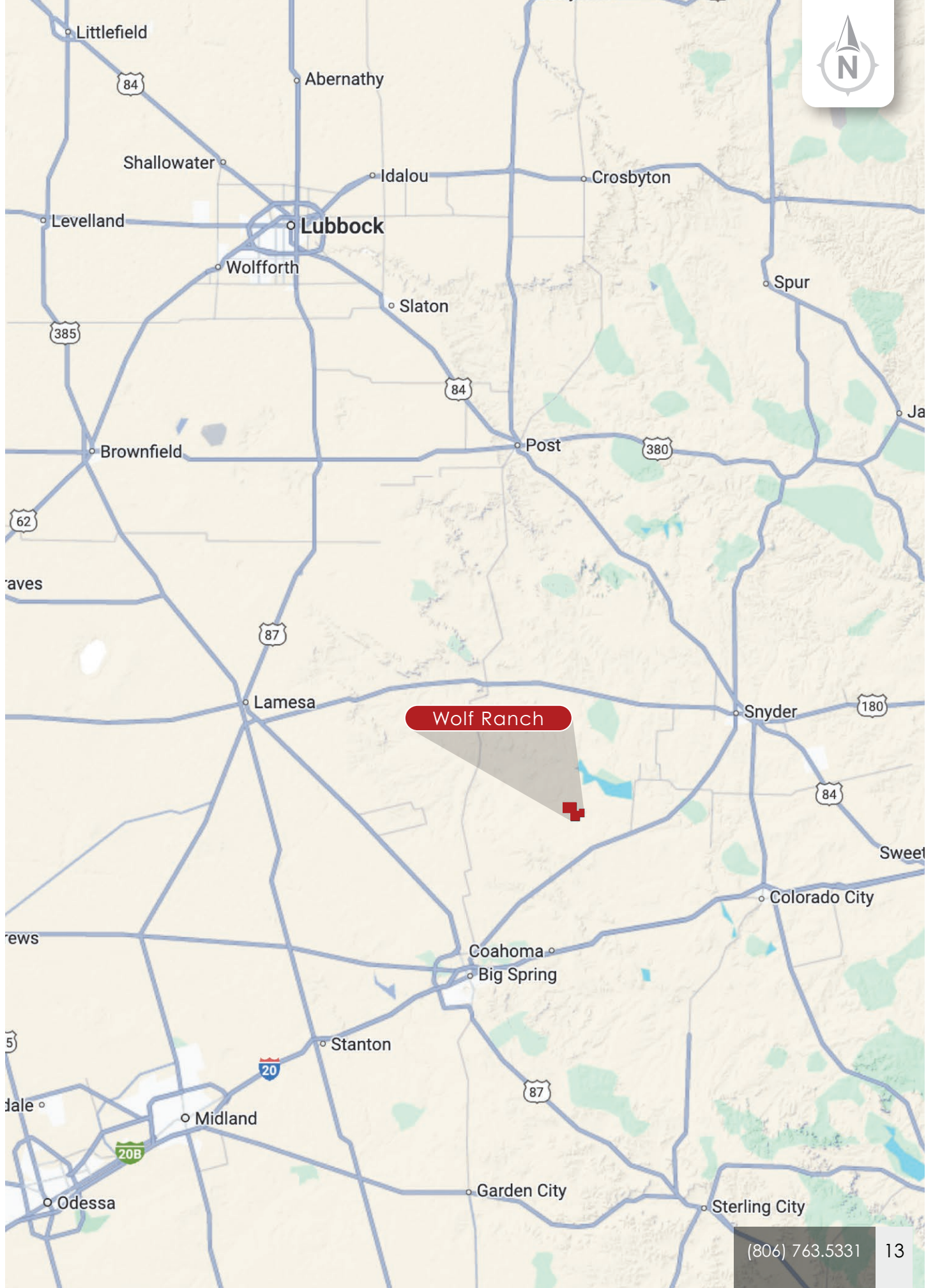
If you are looking for a nice West Texas cattle, hunting, and recreational ranch in close proximity to Mid-land/Odessa (60 miles), Lubbock (110 miles), and Abilene (130 miles), please give the Wolf Ranch your full consideration. The Wolf Ranch is realistically priced at \$1,250 per acre.

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For more information or to schedule a showing please give Brendan Garrison a call (806) 790-5900. This ranch is exclusively listed by Chas. S. Middleton and Son, LLC.

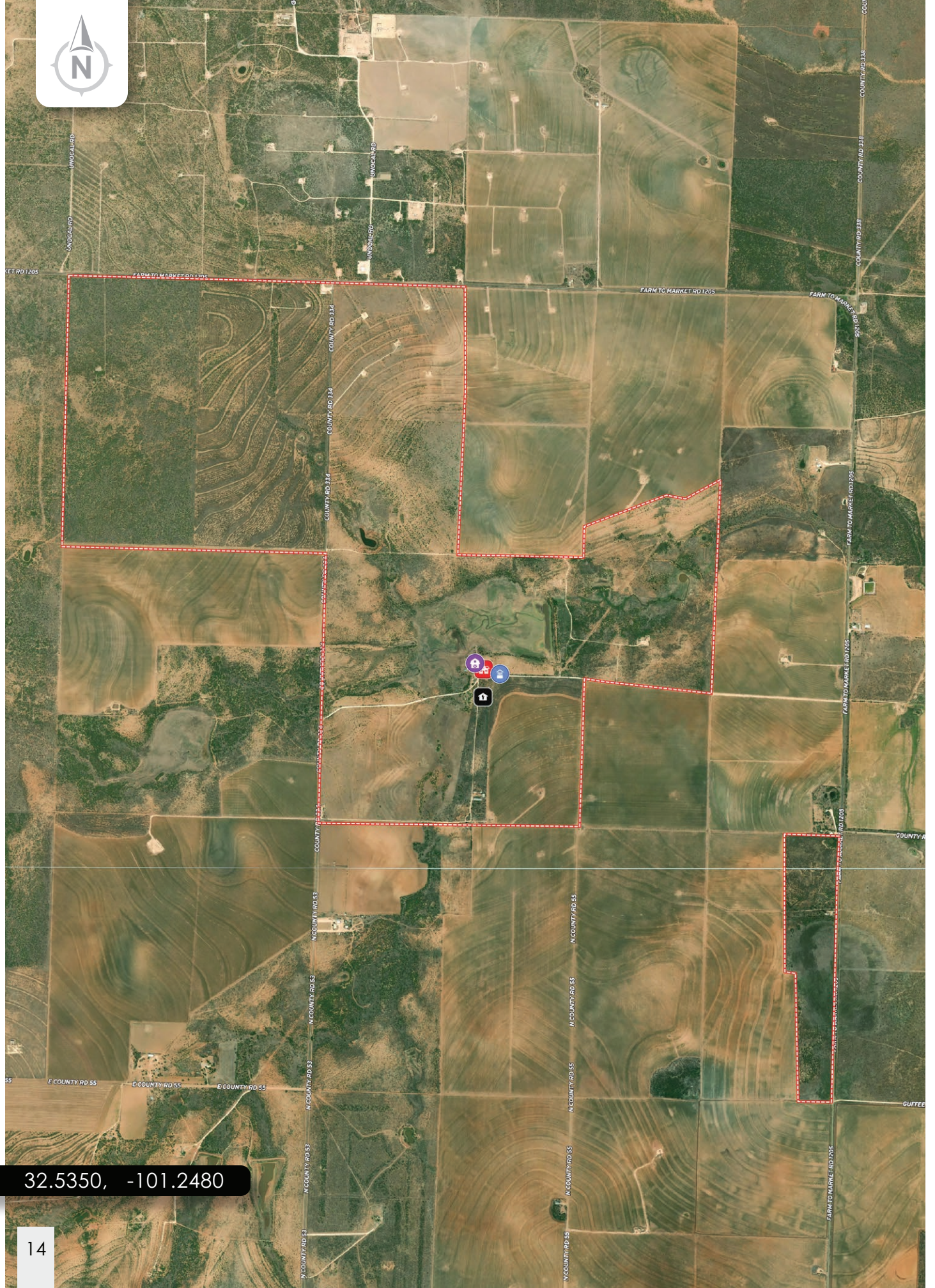






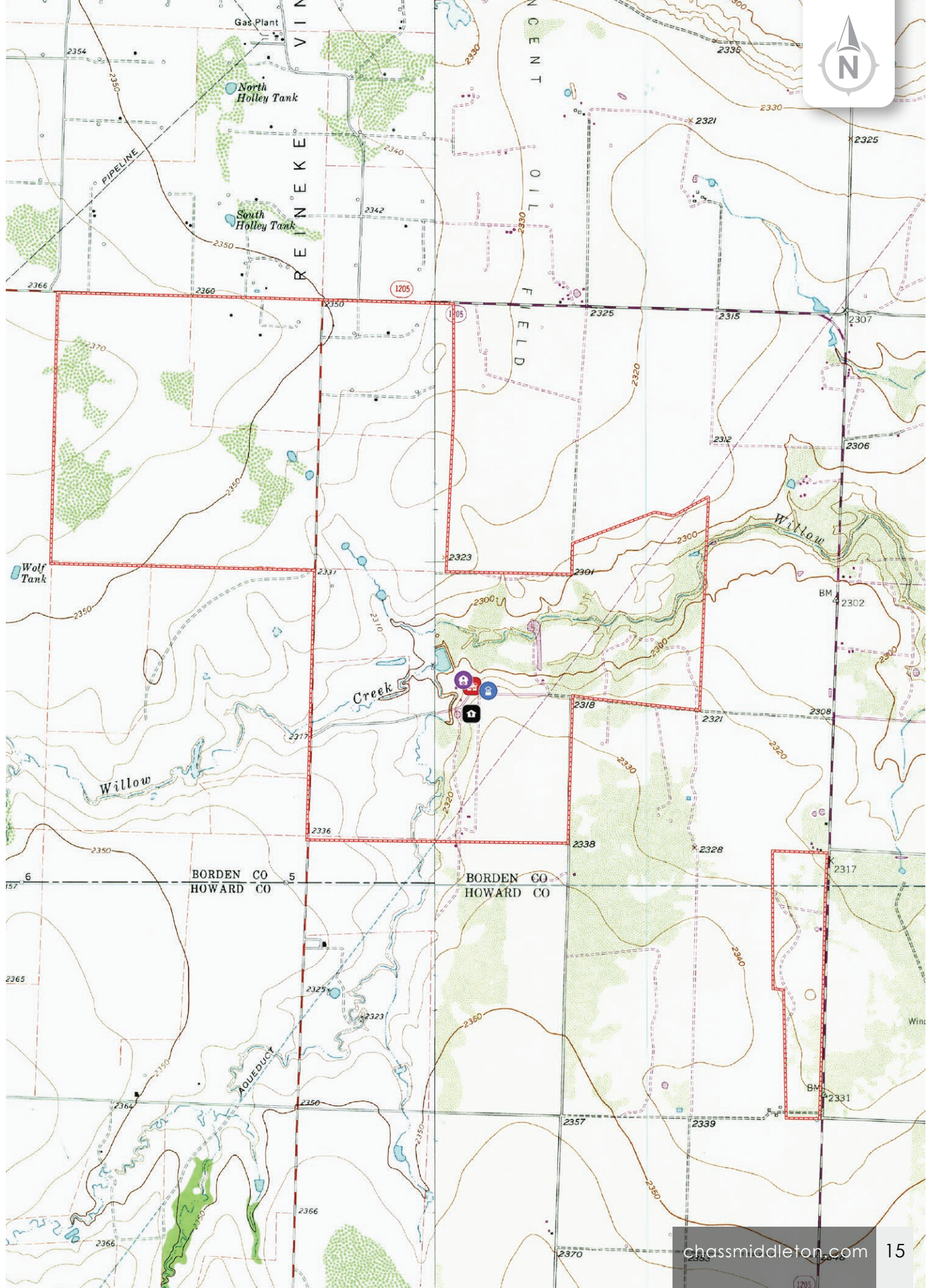
Wolf Ranch





32.5350, -101.2480







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