

Triangle H Ranch

480± acres | \$798,000 | Crosbyton, Texas | Crosby County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Triangle H Ranch

We are proud to offer for sale this incredible ranch for sale. This property has good fences, cross fences, and good surface water in three ponds. There are two solar water wells and a good grass turf with plenty of cover for wildlife.

The Triangle H Ranch is a very unique property with a very desirable location, close proximity to excellent recreation areas such as White River Lake, Roaring Springs, and Lake Alan Henry.

Location

The Triangle H Ranch is located south of Crosbyton in southern Crosby County. Access to the ranch is provided by paved frontage on FM 651. From Lubbock, drive time is estimated at around 45 Minutes.

History

This property has been owned by the same family for around 25 years and this is the first time it has been offered for sale.







Water Features

The Triangle H Ranch offers exceptional surface water, with three ponds and a solar water well.











Hunting • Wildlife • Recreation

This area offers exceptional hunting and recreation opportunities in all four seasons. Dove and migratory bird hunting in the fall is generally excellent in this area. There is an abundance of whitetail deer in this area as well as turkey and feral hogs.

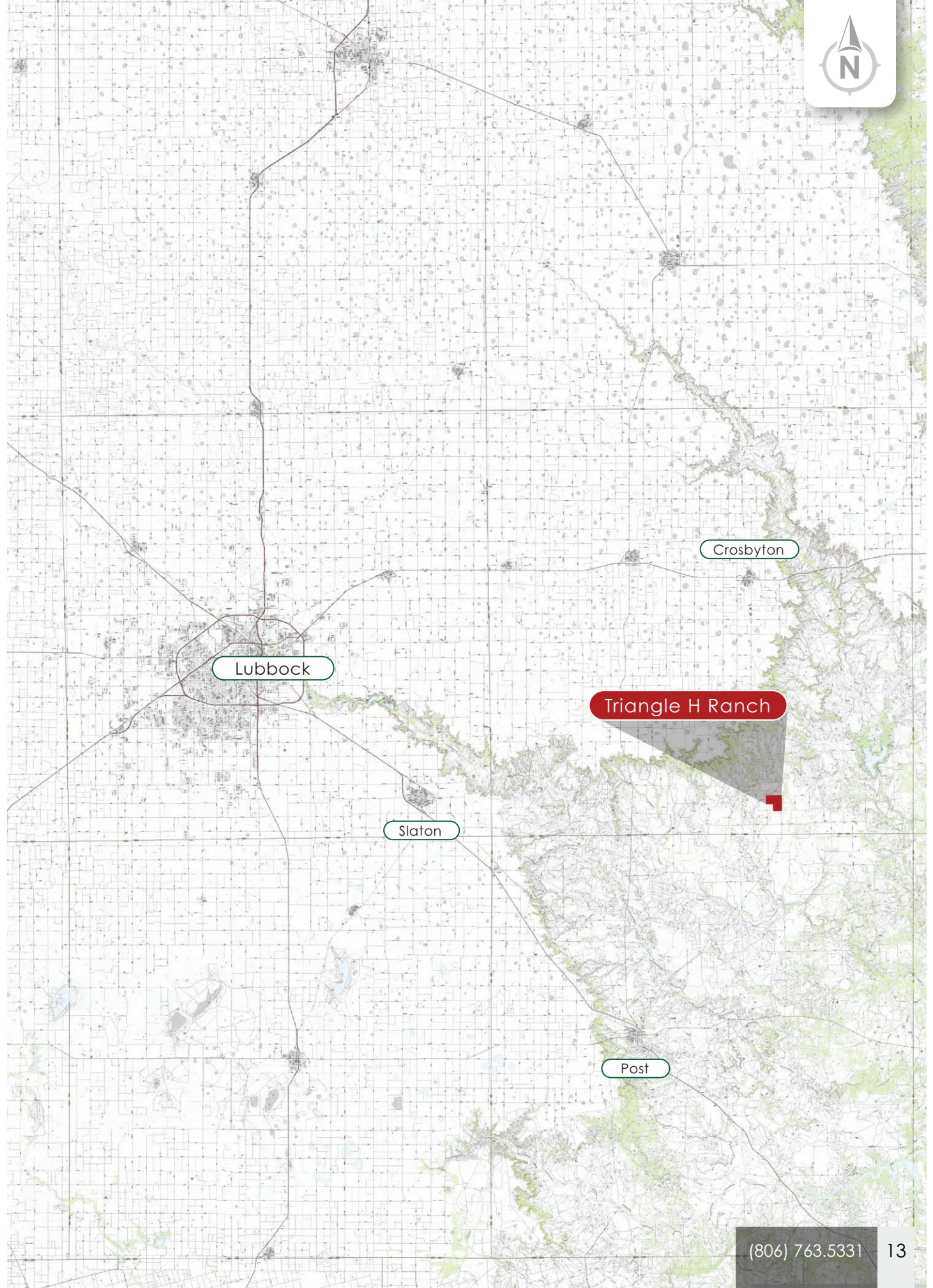


Broker Comments

The Triangle H is very reasonably priced at \$1,662.50 per acre or approximately \$798,000. With the excellent location and recreation potential this ranch is priced to sell.

Contact Charlie Middleton for more information or to schedule a showing.
(806) 786-0313.





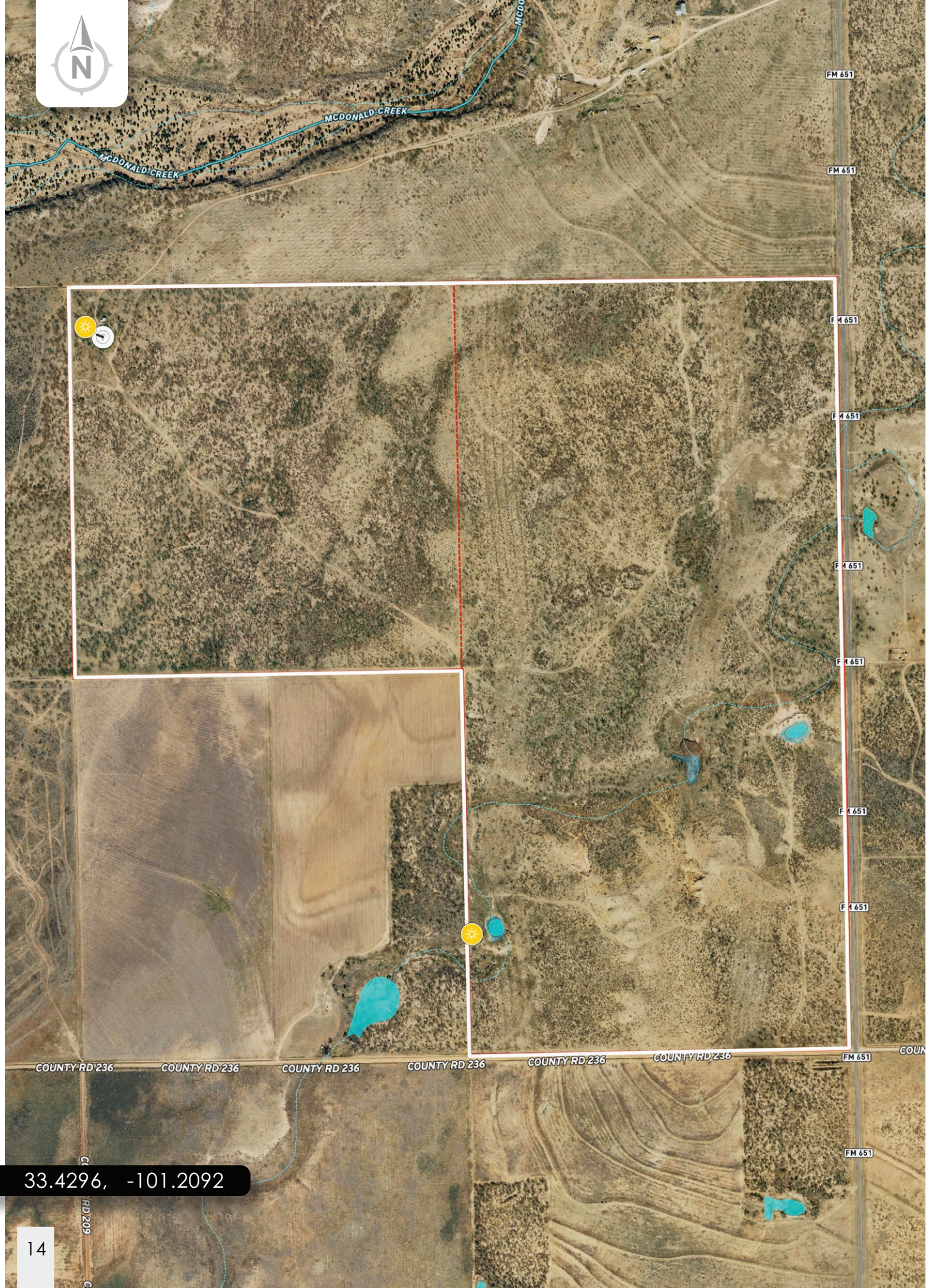
Lubbock

Crosbyton

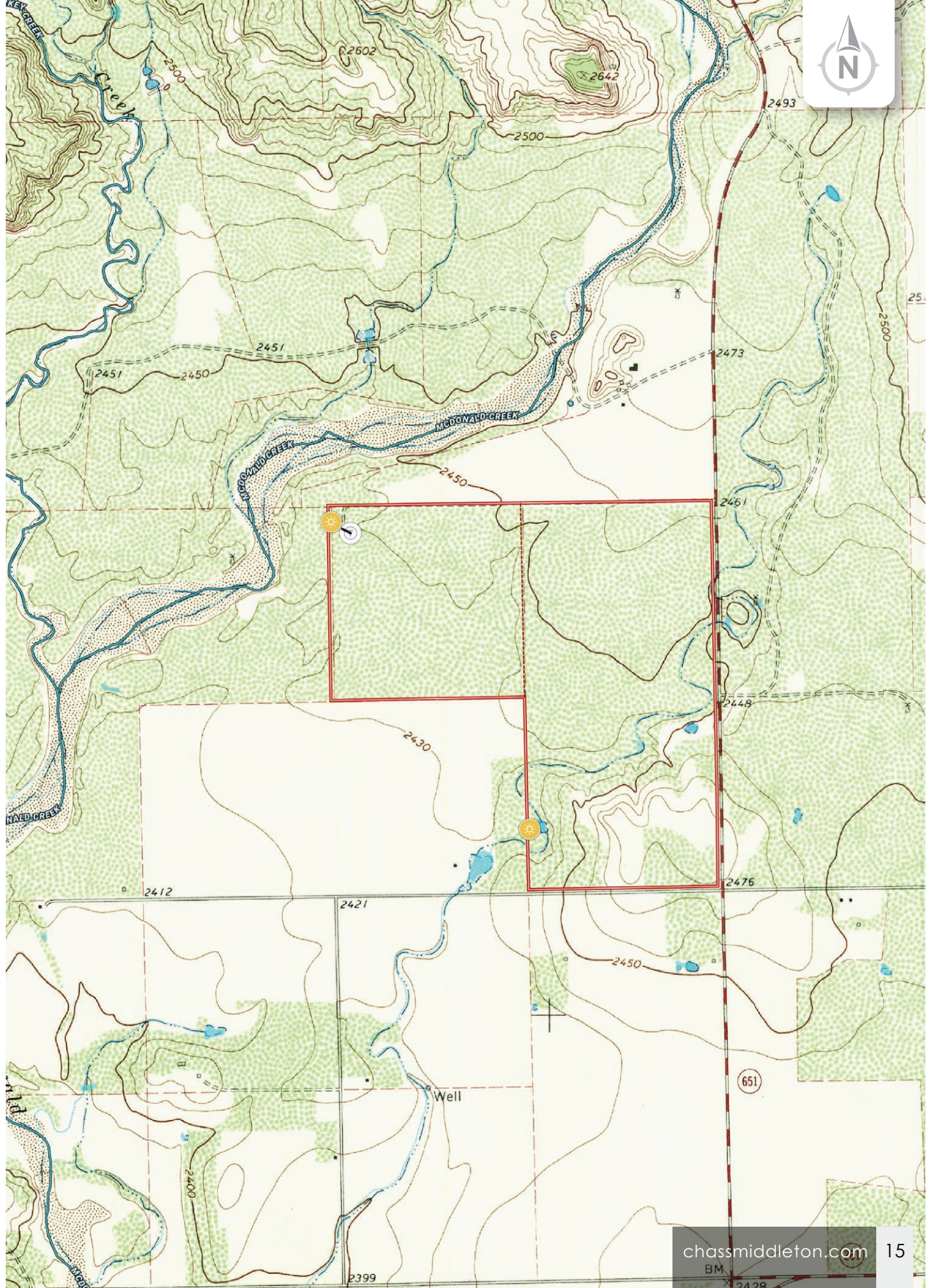
Triangle H Ranch

Slaton

Post



33.4296, -101.2092



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



(806) 763.5331

chasmiddleton.com



YouTube

