



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



Live Water Ranch

POST, TX

\$2,304,000 (\$1800/ACRE)

We are pleased to present the exclusive listing of the 1,280± acre Live Water Ranch, located in Garza County, Texas. The ranch is exquisitely located, with paved FM 651 running through a portion of it. The ranch's easy access is just one of its attractive qualities, with multiple live and standing water sources available on it, as well as being fully fenced and set up for a cattle operation, and multiple game species present for hunting.

1280± Acres Garza County | Post, TX

LOCATION: As previously mentioned, the ranch is located in Garza County, and has a paved road running through it. The ranch is roughly 52 miles southeast and under an hour's drive from Lubbock, and is 13 miles and less than 15 minutes northeast of Post.

IMPROVEMENTS: The ranch is fully fenced with five strand barbed wire going around the perimeter of the property.

WATER: The Live Water Ranch is true to its name, featuring three live springs and a fork of the Brazos running through it. There are also three strategically located stock tanks on the ranch for further livestock watering.

LAND: The ranch is made up of a vast combination of soils. No one soil covers more than 20% of the ranch. Spur clay loam is the most readily available type, covering roughly 18% of the property. Vernon complex, Lincoln, Mobeetle, and Miles loamy fine sand are also found in smaller quantities. Other soil types can also be found in small selection throughout the ranch.

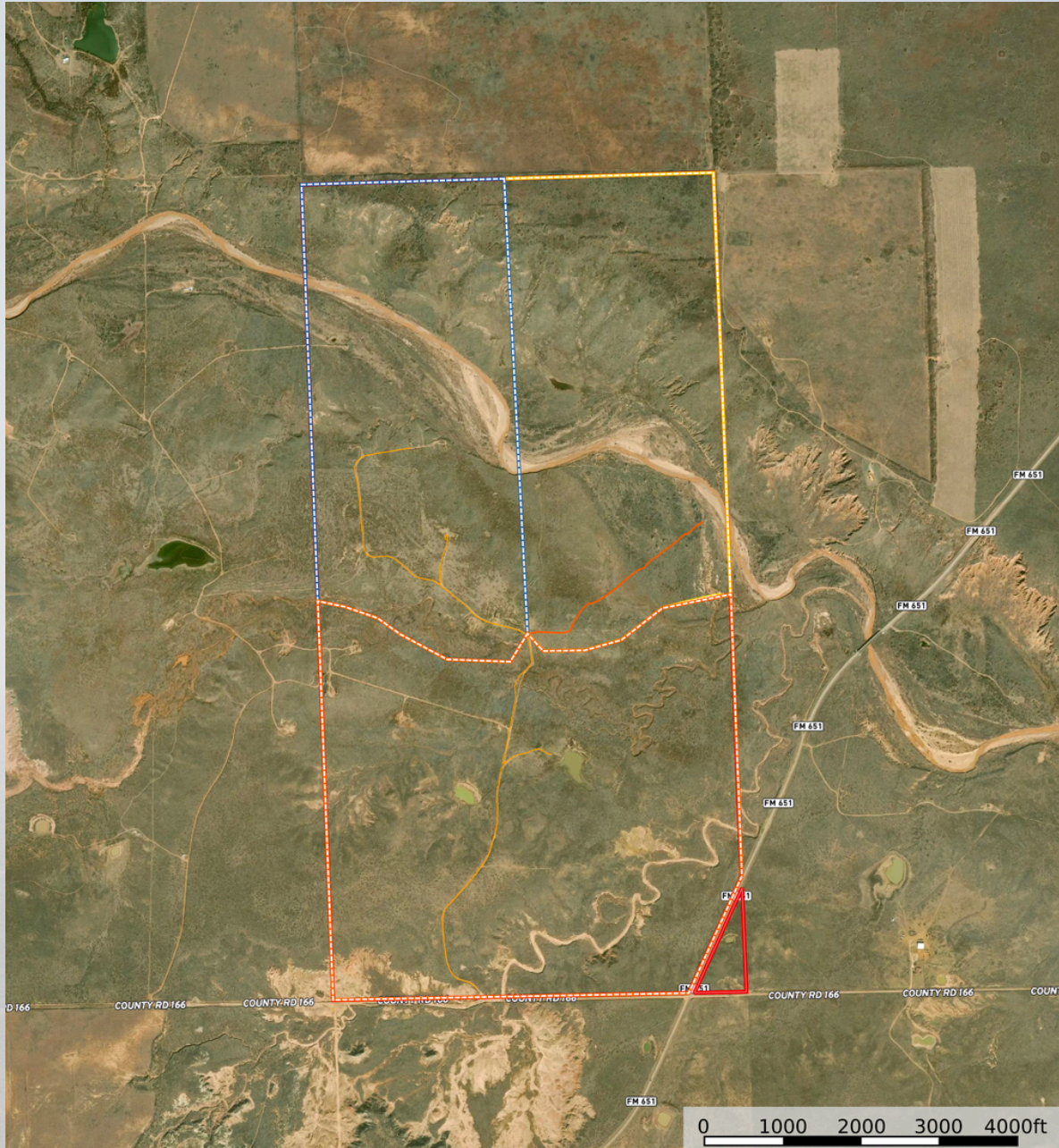
HUNTING: The ranch is set up well for hunting, with deer, hogs, coyotes, turkeys, quail, and dove present throughout the ranch.

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.

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