

Carter Ranch

262± acres | \$510,900 | Spur, Texas | Dickens County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Carter Ranch

We are pleased to have obtained the exclusive listing on approximately 262 acres of a combination of rolling country mixed with caprock-type escarpment in Dickens County. The Carter Ranch is a property that has the potential to be an outstanding quail or deer hunting ranch.

Location • Access

Being slightly over an hour's drive from Lubbock, the Carter Ranch is located approximately 3.8 miles northeast of White River Lake. Access is easily accessible via FM 2794 headed east then turning north on CR 405 will lead you to the main gate.



General Description

The Carter Ranch has a rolling terrain, with an elevation change of approximately 100 feet. The brush covering the entire ranch is a great mixture of shinnery oak, scattered oak mots, and mesquite. On the easternmost side is the caprock-type escarpment.





Fencing

The property is fenced on all four sides with a quality 5-strand barbed wire fence.

Water Features

To the best of our knowledge, there are no working water wells located on the property. But it does have 5 seasonal stock tanks.



Improvements

30' x 60' insulated metal barn with automatic doors on one side.

Lots of equipment that will convey, please call for list.

3 RV Hook ups



Hunting

The Carter Ranch has been under the same family since 2001. This ranch is in some really good quail and whitetail deer hunting in Dickens County.

The family has only shot two bucks off this place since 2001.



Price

\$510,900 • \$1,950 per acre

2023 Property Taxes

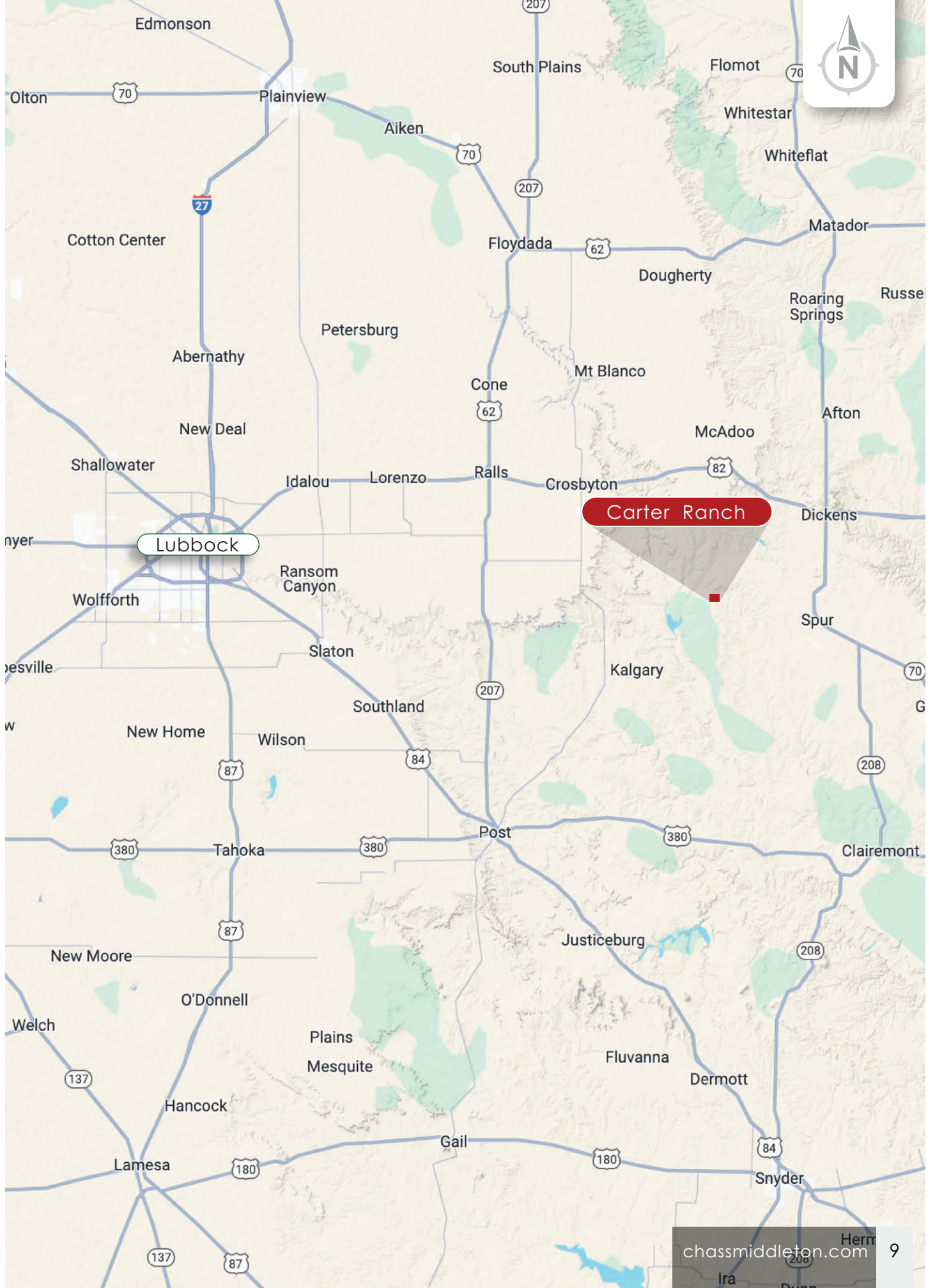
\$400±

Remarks

If you are looking for a reasonably priced recreational ranch close to Lubbock and a short drive for some fishing at White River Lake, this is your place. Great access to well-maintained CR 405. You can see the lake back to the west which makes for some great views in the evenings.

Call Ben Kirkpatrick at (806) 790.6644 for more information or to schedule a tour.







COUNTY RD 405

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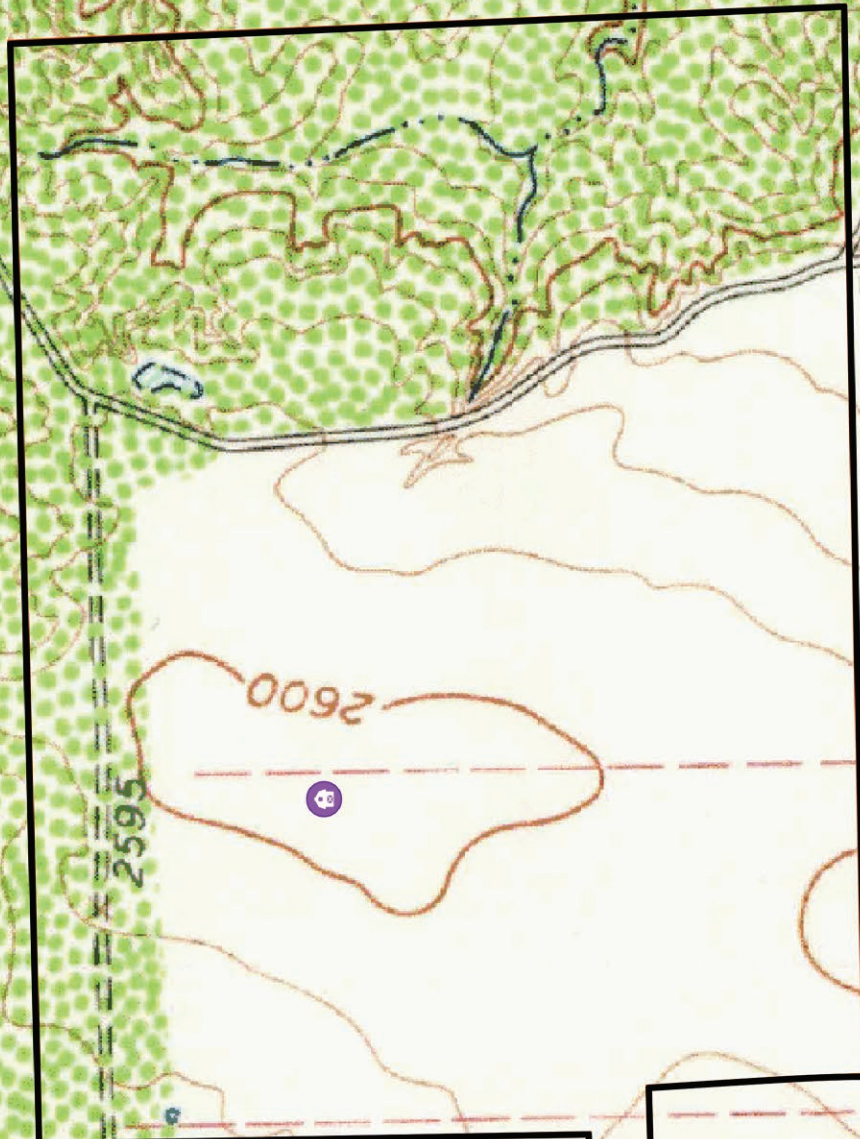
COUNTY RD 405

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33.5118, -101.0318



CROSBY CO
DICKENS CO

Pace VABM
A2611

BM X 2551

2595

2600

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Carter Ranch

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YouTube

