

Ross Family Ranch

630± acres | \$787,500 | Flomot, Texas | Motley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Ross Family Ranch

Welcome to the Ross Family Ranch, a great opportunity to own a scenic and affordable recreation hunting ranch. Nestled in the heart of Motley County, this ±630-acre property offers the perfect blend of natural beauty and recreational opportunities. The ranch offers easy access, diverse topography, and excellent cover for hunting native wildlife.



Approximately 330 acres in the southern portion of the property was once cultivated and is terraced. This portion of the ranch has some mesquite regrowth along with some hardwoods offering pockets of cover and a good stand of native grass. The remainder of the property, approximately 300 acres, is rolling and slopes to the north with several draws and arroyos that offer exceptional wildlife corridors. Cover throughout this portion of the property is a mix of mesquite and cedar with scattered hackberry and other hardwoods.



Water Features

There are two ponds on the property that provide water for wildlife.

Property Highlights

- **630± acres of diverse terrain and vegetation** •

- **Two ponds** •

- **Excellent wildlife habitat** •

- **Good grass turf** •

- **Wildlife** •

*Whitetail deer • Feral hogs • Predators (coyote, bobcat)
Dove and quail for wingshooting enthusiasts*

















Location

Easily accessible to major Texas markets:

Lubbock • 84 miles
Amarillo • 109 miles
Midland • 195 miles
DFW Area • 300 miles

Price

\$787,500 • \$1,250 per acre

Annual Taxes

Approx. \$800 (per Motley CAD)

Resources

There is no oil production on the ranch, but no minerals are available.

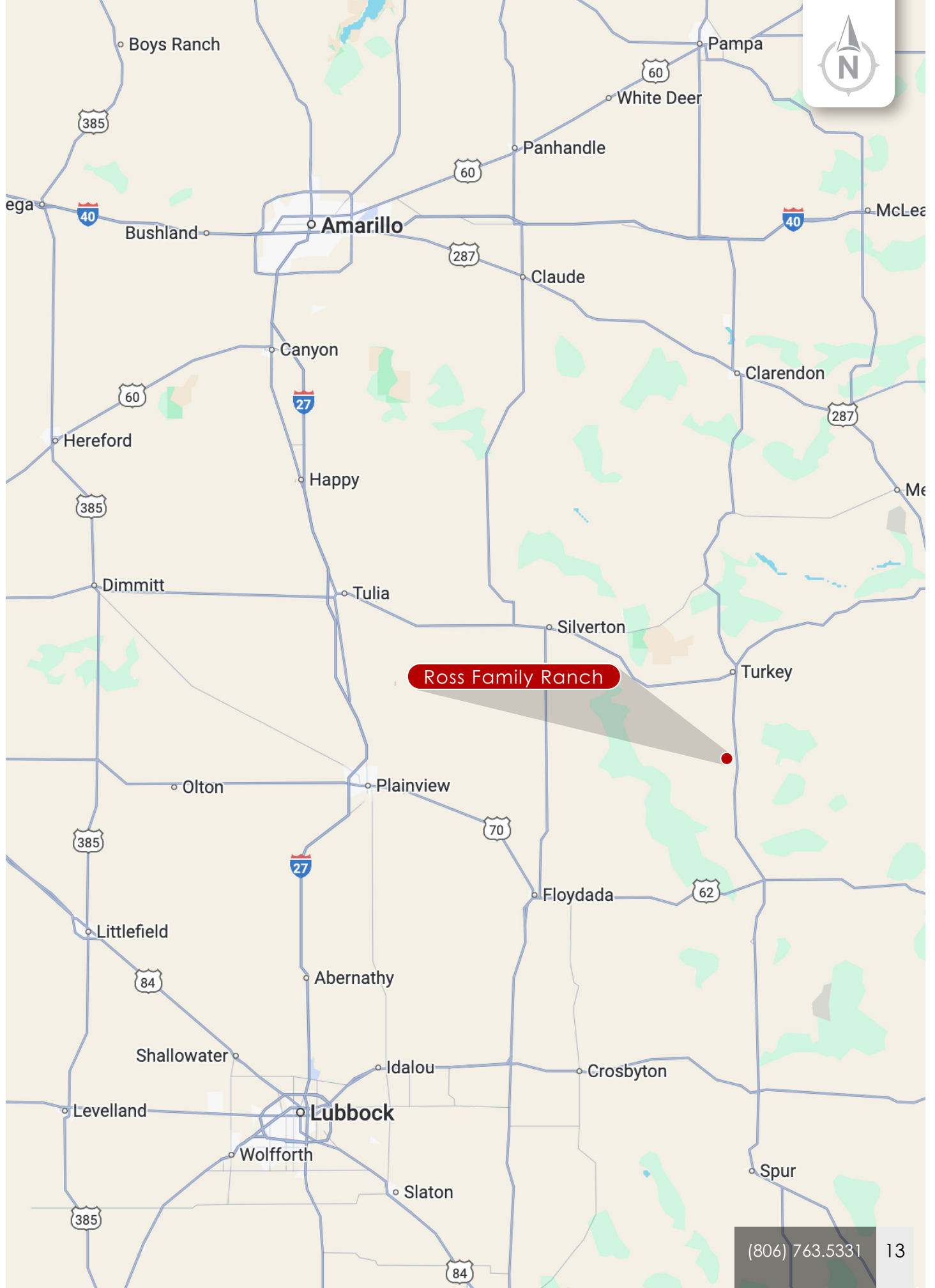
To sweeten the deal, the seller will convey all wind/solar rights.

Minerals • Renewable Rights

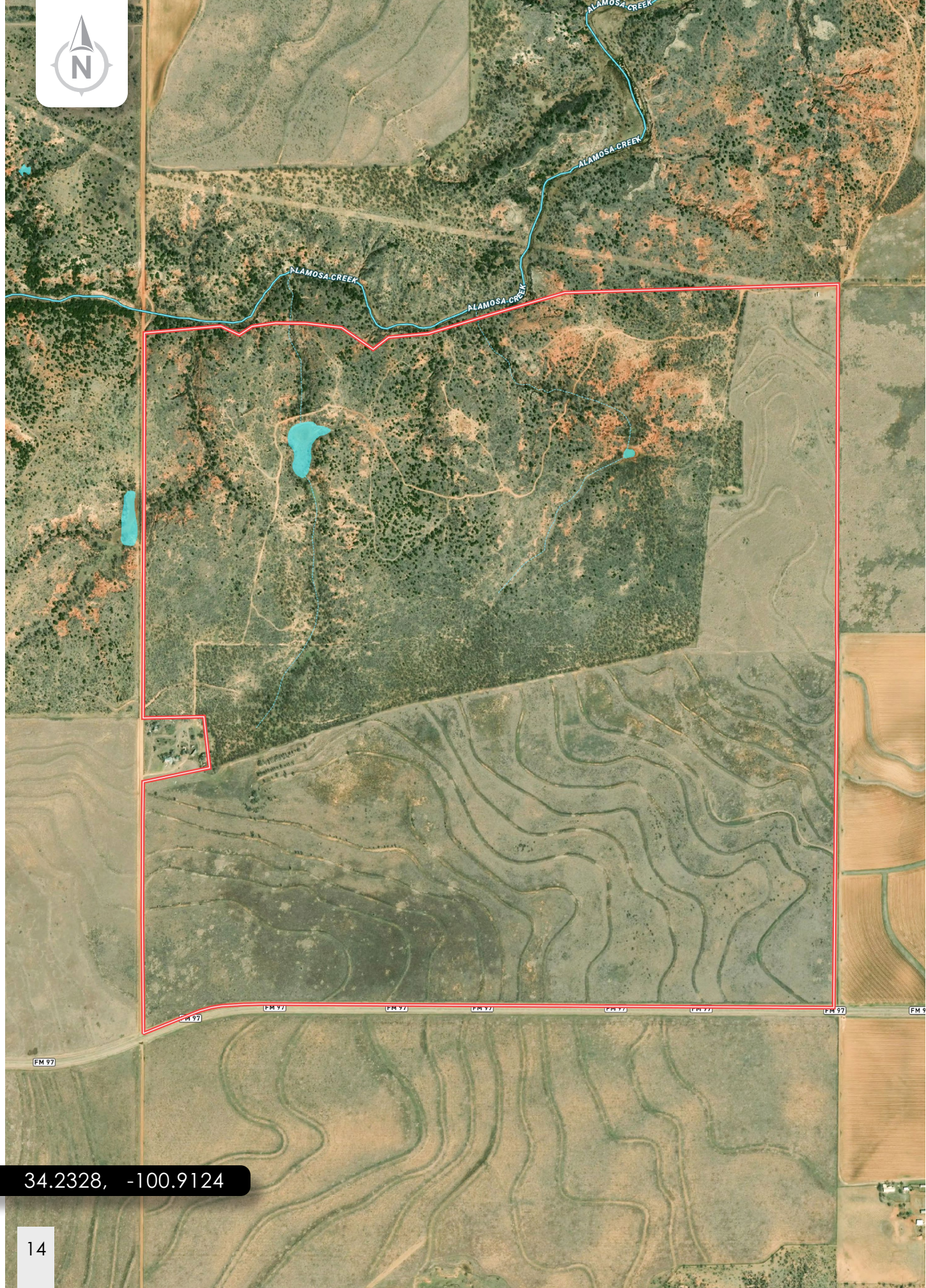
All owned rights convey

For more information or to schedule a private showing,
please call Charlie Middleton (806) 786.0313

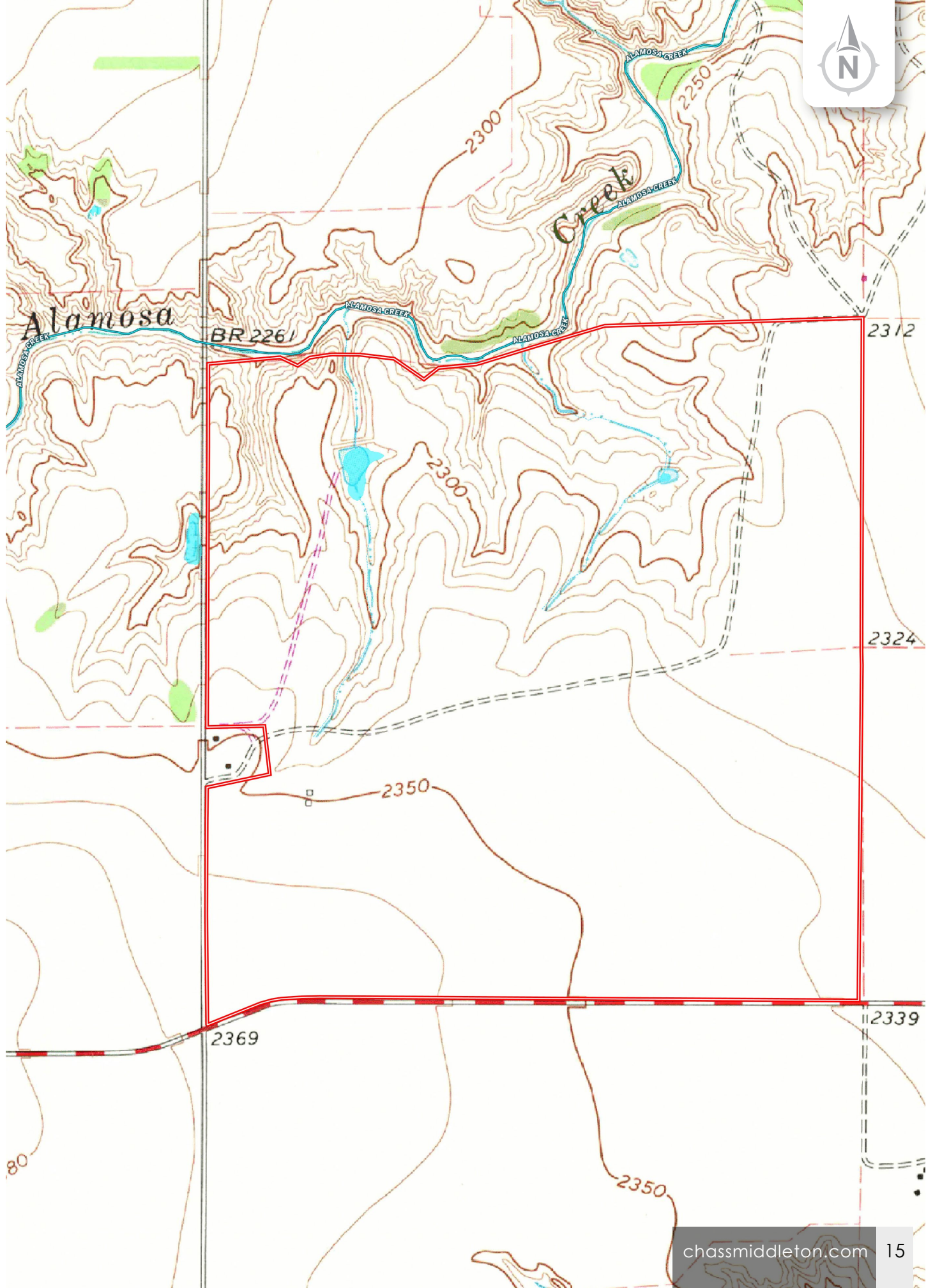




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34.2328, -100.9124



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YouTube

