

Speer Ranch

650± acres | \$1,332,500 | Crowell, Texas | Foard County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Speer Ranch

The Speer Ranch is located just south of Crowell, Texas, in Foard County, and spans approximately 650± acres. The property offers convenient access from Highway 6 as well as several county roads.

This ranch features a well-balanced mix of productive wheat farmland and native pasture. It is fully fenced and cross-fenced with fair to good barbed wire fencing. Multiple stock tanks and seasonal creeks provide water sources for both livestock and the native wildlife common to this region of North Texas.



The ranch is well-suited for a yearling operation, with the option to graze wheat fields or cultivate hay grazer for a hay production enterprise. There's also potential for planting crops specifically to attract wildlife or migratory birds that pass through the area.

Two sets of corrals are located on the property to support cattle handling. Overall, this is highly productive farmland with excellent soil quality and a layout that lends itself well to agricultural use.

Electricity and rural water are available. With multiple tanks, seasonal creeks, and access to rural water, the property is considered to be well-watered.







Wildlife • Recreation

Located just a few miles south of Crowell, Texas, this area is well known for its outstanding hunting opportunities. Foard County is especially renowned for its excellent whitetail deer hunting, with strong genetics contributing to a quality deer population. The ranch also lies within a natural flyway for ducks, geese, and sandhill cranes, which are drawn to the wheat fields to rest and feed during migration.

In addition to waterfowl and deer, the property offers excellent dove and quail hunting, along with a healthy population of wild hogs—making it a prime spot for the avid sportsman.









Location

The Speer Ranch is centrally located with convenient access to several major Texas cities:

Wichita Falls • 80 miles
Fort Worth • 190 miles
Dallas • 200 miles
Lubbock • 150 miles
Amarillo • 160 miles
Abilene • 115 miles

Air travel is also accessible, with airports in Vernon and Childress, Texas, capable of accommodating most aircraft.

Resources

The ranch is offering to convey 50% of its owned mineral interest in oil, gas and minerals. They are conveying 100% of all wind, solar, and alternative energy rights to the Buyer at closing.



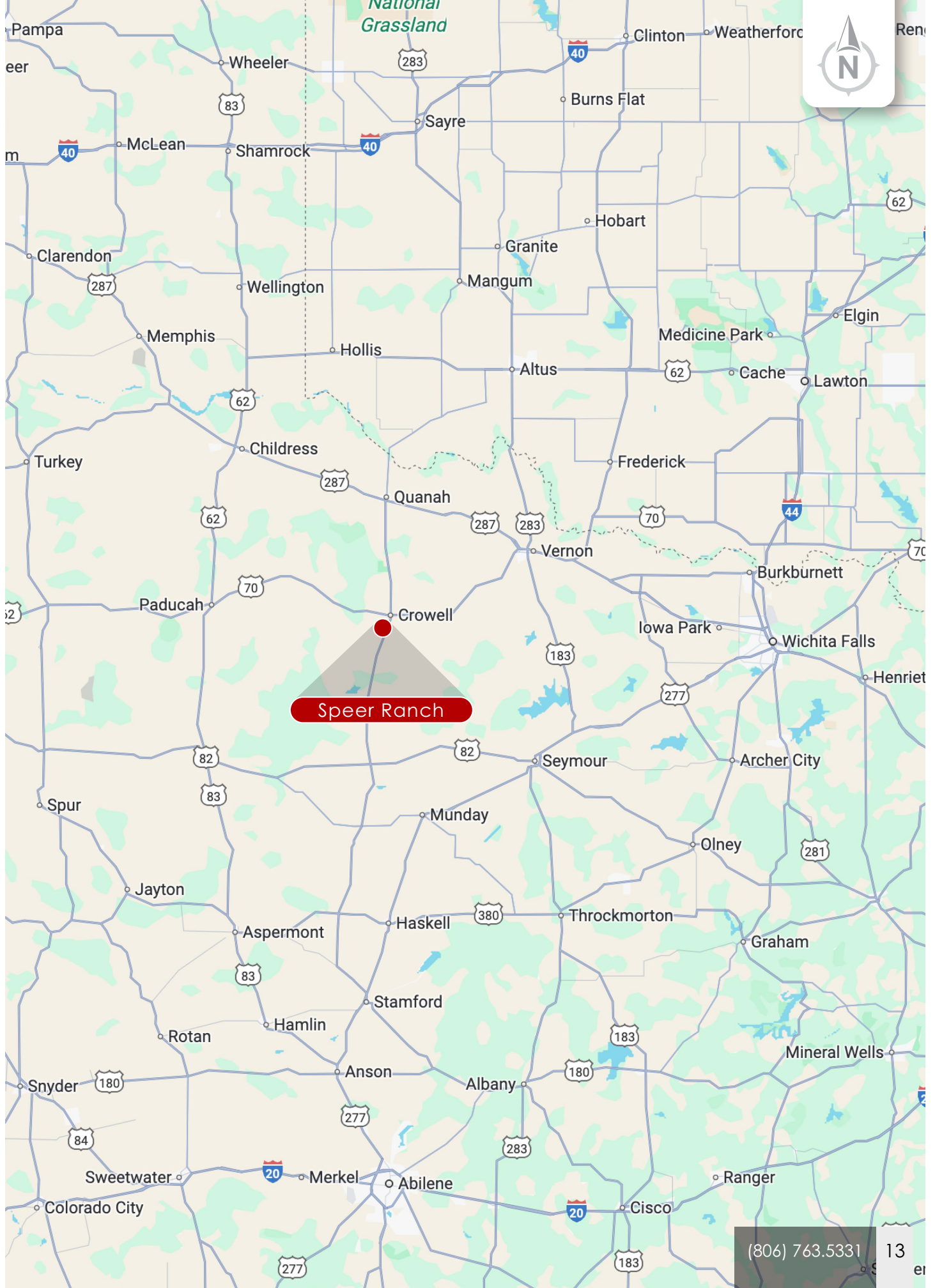
Broker Comments • Price

The Speer Ranch is a rare opportunity to own some really good and productive farmland that has native pasture scattered throughout it. The ranch is set up and is ready to go and the wheat crop will be put in soon. Please take a look at the Speer Ranch that is priced to sell at \$2050 per acre or \$1,332,500.

Please give Dane Mount a call at 940-839-6247 or dane@csmanson.com to schedule your private showing of this outstanding North Texas property!!







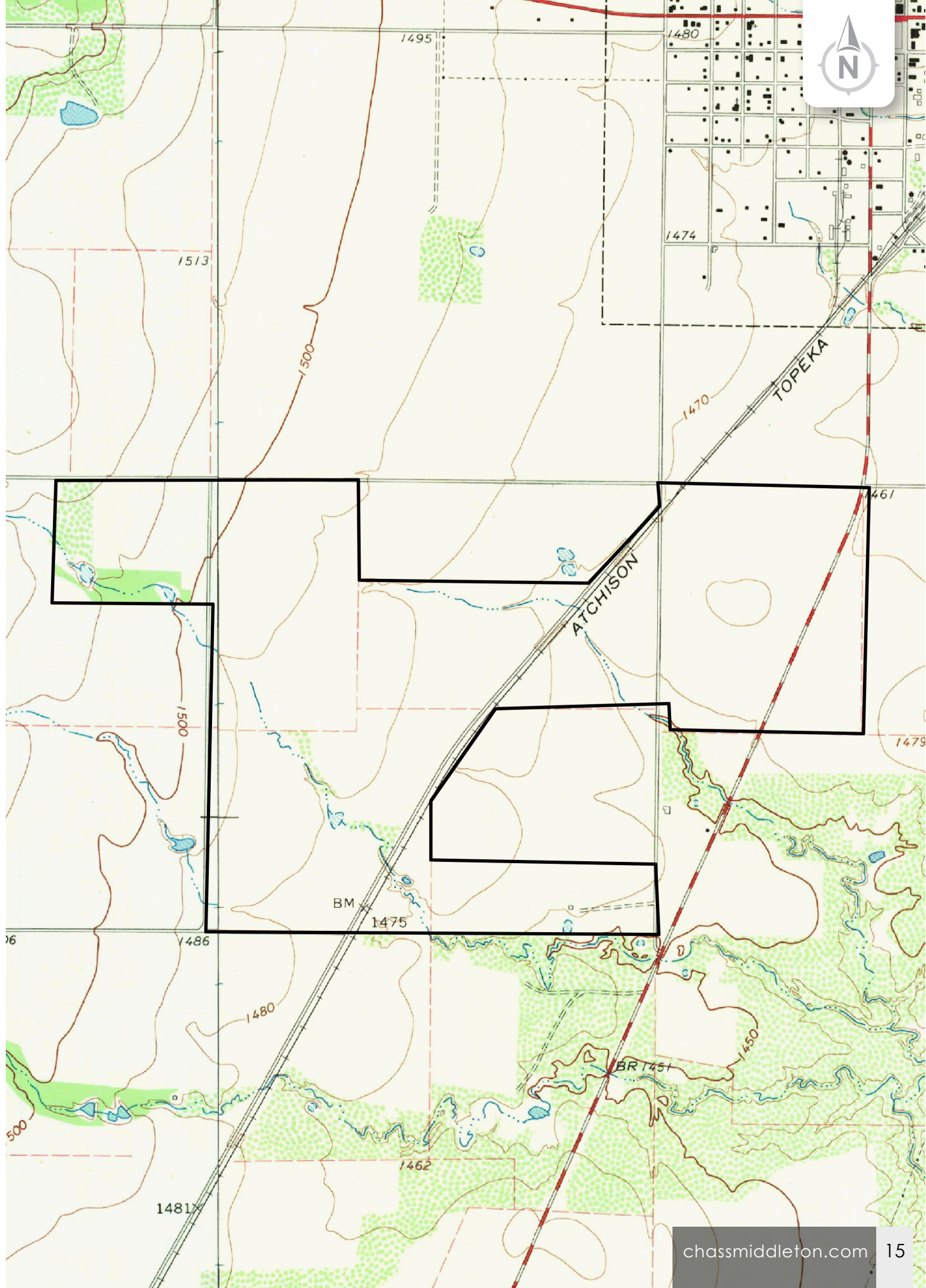
Speer Ranch

(806) 763.5331

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33.0468, -97.1532



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YouTube

