



LOCATION: The ranch is located southwest of Aspermont in Stonewall County. Access is provided by graded county road.

ACRES: 360 Acres, more or less

TERRAIN: The terrain of the property is generally flat to gently sloping. Approximately 125 acres are in native pasture, and the remainder is in cultivation and improved grasses. Mesquite cover is dense on the native pasture portion of the ranch. There are approximately 154 acres in cultivation on the property, generally planted to hay grazer for livestock. The remainder, approximately 81 acres, have been seeded to improved grass.



WATER: There is an earthen pond located in the native pasture portion of the ranch. To further enhance the property, city water was piped to the ranch, and several drinking troughs have been utilized for livestock and wildlife water.

IMPROVEMENTS: The property is improved by an older frame construction metal barn and a small set of livestock pens.





PRICE: The property is priced at \$800.00 per acre. There are no minerals available, however, the seller will make no reservations for wind, etc.

For more information, or to schedule a showing on this property, please contact Charlie Middleton
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Subject to sale, withdrawal, or error.