

SNYDER FAMILY RANCHES

CALLAHAN COUNTY, TEXAS 1,270.49± ACRES

Cutbirth Pasture - First time offering on a long term family ownership ranch



Chas. S. Middleton
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

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This is a very rare opportunity to purchase a portion of a long term family ownership ranch. For the first time ever, the Snyder Family, based out of Baird and Houston, has listed six tracts which make up their family ranch ownership.

The Cutbirth Pasture is a very desirable portion of the ranch, and is well located just west of Cross Plains in southeastern Callahan County.

The Snyder Family started ranching in this area back in the 1870's. Originally, the Snyder's great-grandfather moved to this part of Texas and began buying property and running cows. Now, five generations later, the ranch is still under the ownership of the Snyder family and is still operated as a cow/calf ranch.

Subject to sale, withdrawal, or error.



The Cutbirth Pasture is accessed by paved highway frontage. The major topographic influence is made up by two creeks that both drain in a generally southerly direction. These creek drainages adjoin on the property. Cover is principally made up of mesquite, with scattered hardwoods being located along the creeks. Grass turf is in excellent condition.



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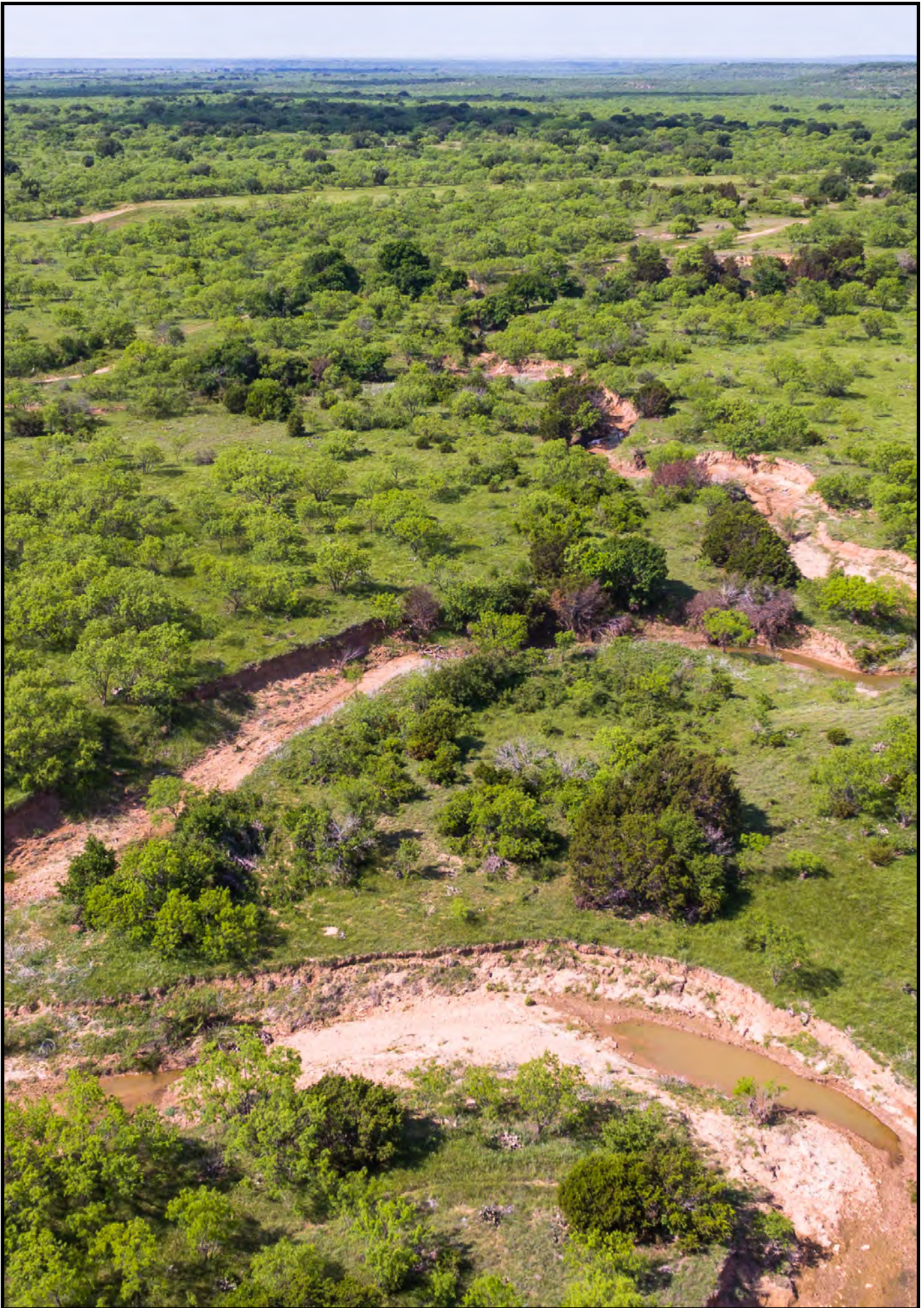


Portions of the property have some prickly pear cactus, which is evident in the photos, and typical for this entire area. As the Cutbirth Pasture is a part of a working family cattle operation, spraying cactus is done on a rotational basis. The cactus in the Cutbirth Pasture was sprayed over the course of the previous two to three years.

The property is considered to be exceptionally well watered by the creeks and several large dirt tanks. Rural water has been piped to the property and electricity is available on the ranch. There is a good network of roads throughout the property that are generally in good condition.



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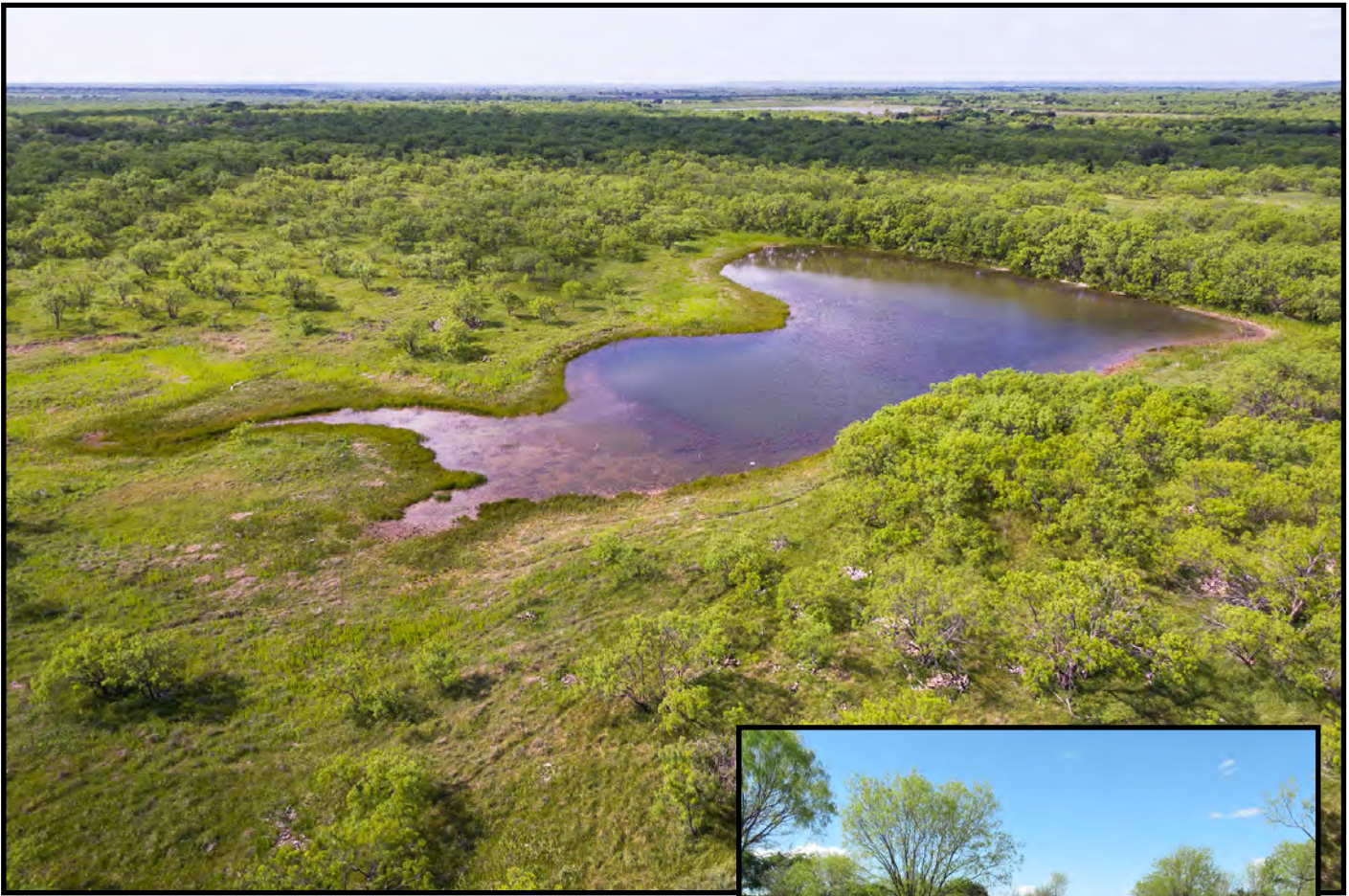


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The ranch is considered to offer exceptional habitat for wildlife. Turkey, quail and whitetail deer are all common, and migratory bird hunting is generally very good in this area.





It is seldom that opportunities such as this arise. This property offers a great location, scenery and good cover and vegetation for wildlife and cattle. Amenities such as the city waterline and electricity make this an even more desirable ranch.

The Cutbirth Pasture is realistically priced at \$1,750 per acre. The property is offered with 50% of the owned minerals along with 100% of the executive leasing rights. The property will convey with 100% of the wind energy rights included.

Long term ownership quality tracts like the Cutbirth, with minerals included, are hard to find, so this offering deserves your attention. If you would like to schedule a showing on this very quality ranch property, give us a call.



Established in 1920, Chas. S. Middleton and Son has been involved in farm and ranch sales and land appraisals for four generations. Based out of Lubbock, Texas, with salesmen in Dallas, Albuquerque, Lampasas, and Silverton, we specialize in farm and ranch real estate. Our firm currently serves Texas, New Mexico, Colorado, Oklahoma and Kansas. The firm is owned and operated by Lee Sam Middleton, ARA (Accredited Rural Appraiser).

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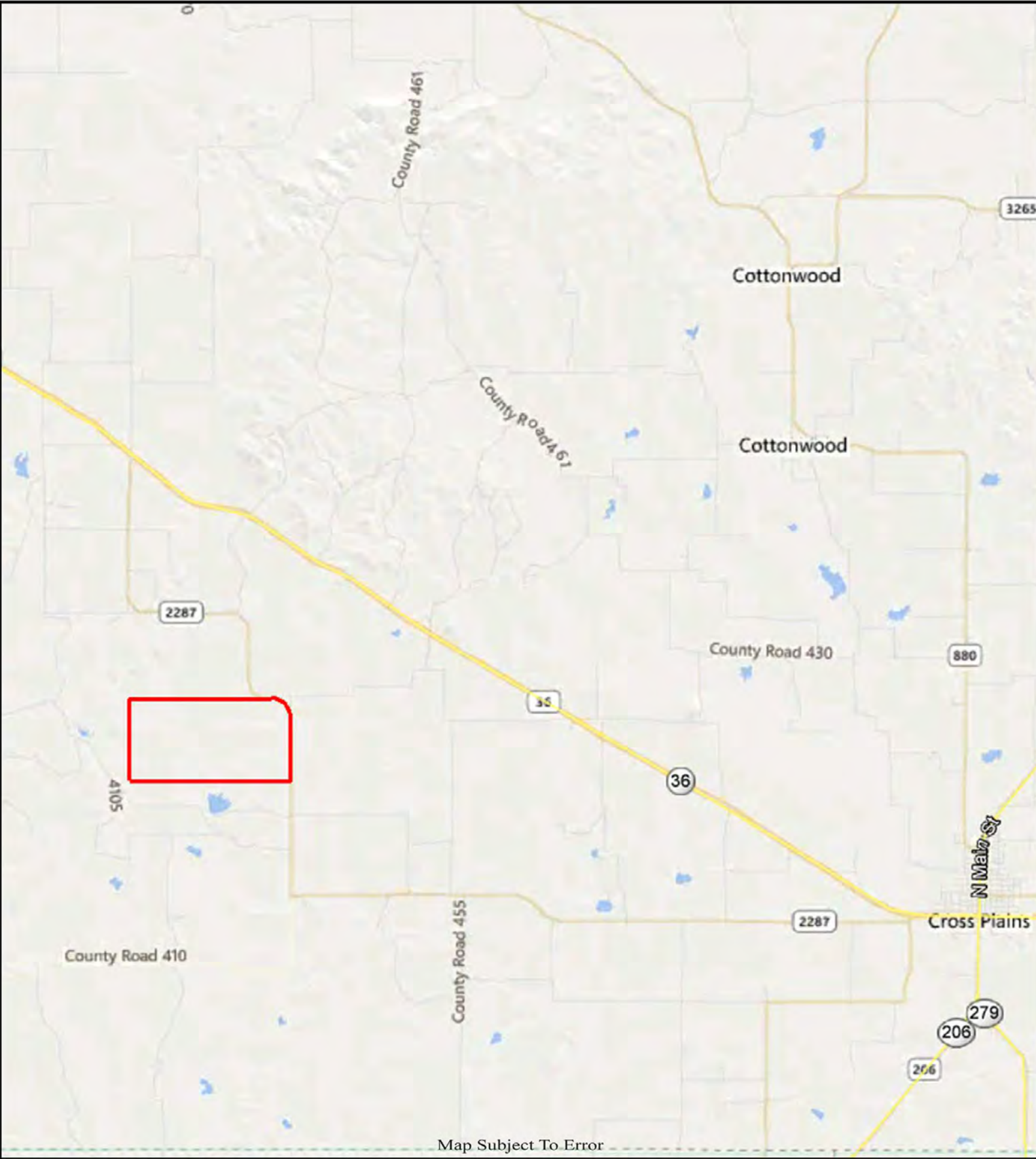
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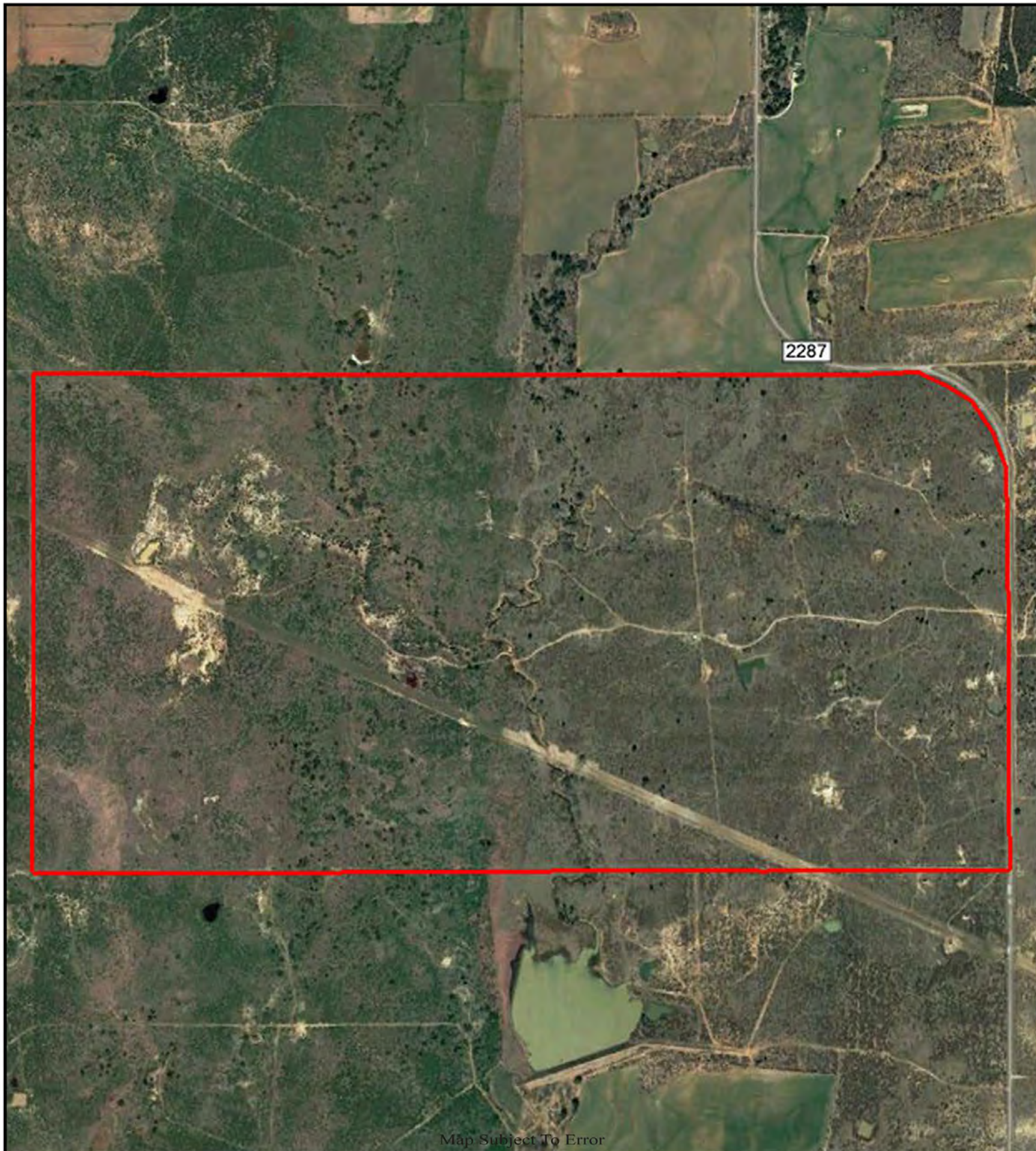
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Map Subject To Error

