

SNYDER FAMILY RANCHES

CALLAHAN COUNTY, TEXAS 3,805± ACRES

Headquarters - First time offering on a long term family ownership ranch



Chas. S. Middleton
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

SNYDER FAMILY RANCHES

CALLAHAN COUNTY, TEXAS 3,805± ACRES

Headquarters - First time offering on a long term family ownership ranch



Chas. S. Middleton
— and Son LLC —

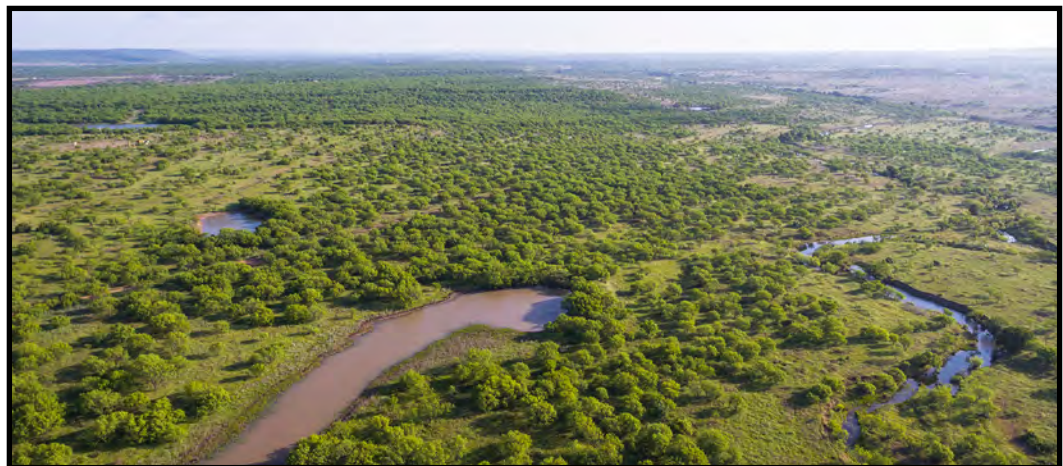
FARMS RANCHES SALES & APPRAISALS

Est. 1920

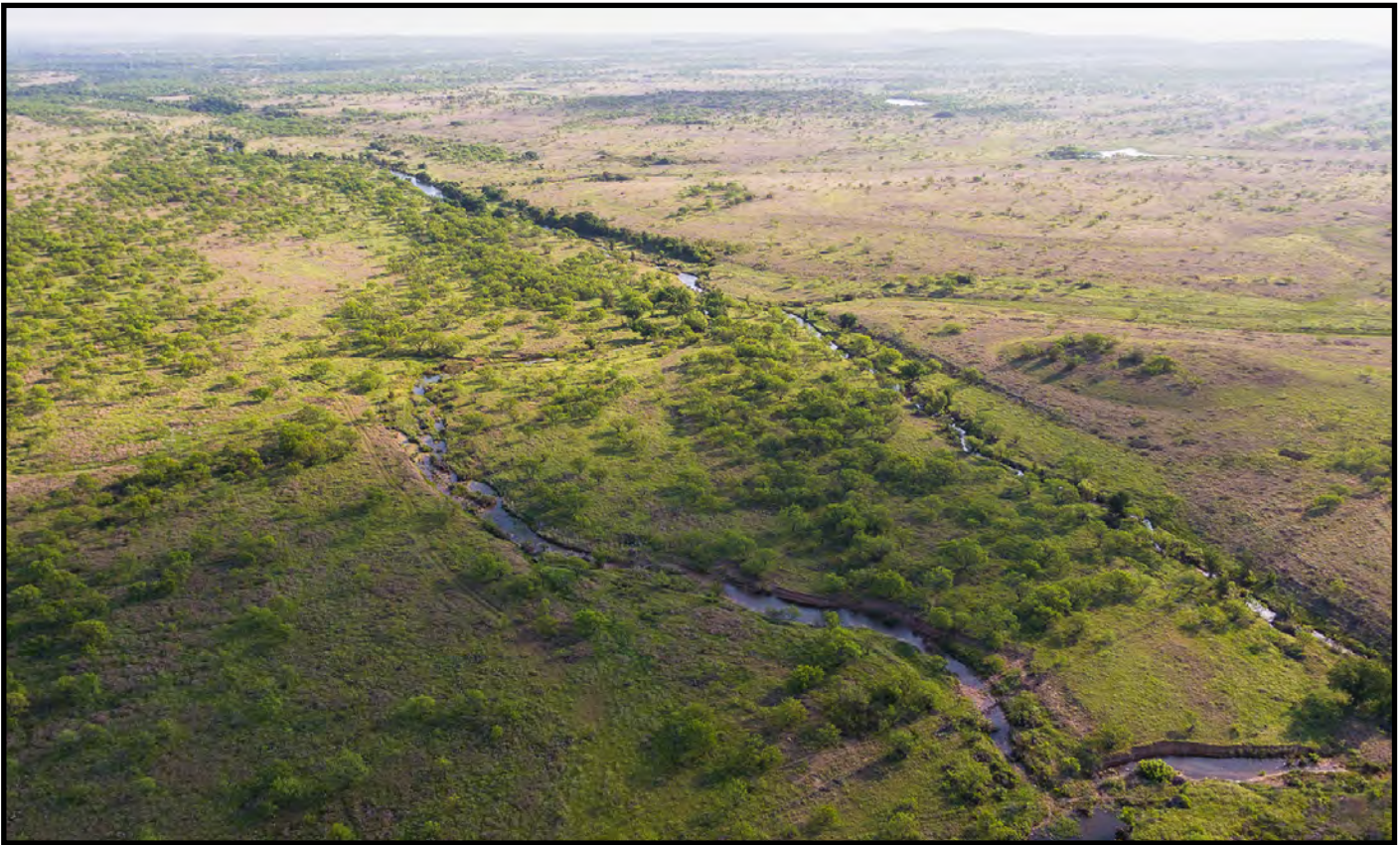
This is a very rare opportunity to purchase a portion of a long term family ownership ranch. For the first time ever, the Snyder Family, based out of Baird and Houston, has listed six tracts which make up their family ranch ownership.

The Headquarters Ranch is the heart of the entire operation and is comprised of the Chase and Hardy divisions combined. The headquarters is a very desirable portion of the ranch, and is extremely well located just north of Baird in northern 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 Headquarters Ranch is accessed by paved highway frontage. There are two main sets of improvements located on the Headquarters Ranch, both easily accessible from the highway. The main ranch house and bunk-house, horse barn and pens are located in the southwestern corner of the property and another ranch house and barn is located just to the north approximately 1/2 mile away. The houses and other improvements appear to be very well maintained and ready to use.

Topography is generally influenced by Hubbard Creek, which flows through the western portion of the property for over two and one-half miles, and a high ridge that drops over 175' located on the southeastern portion of the ranch.



Subject to sale, withdrawal, or error.

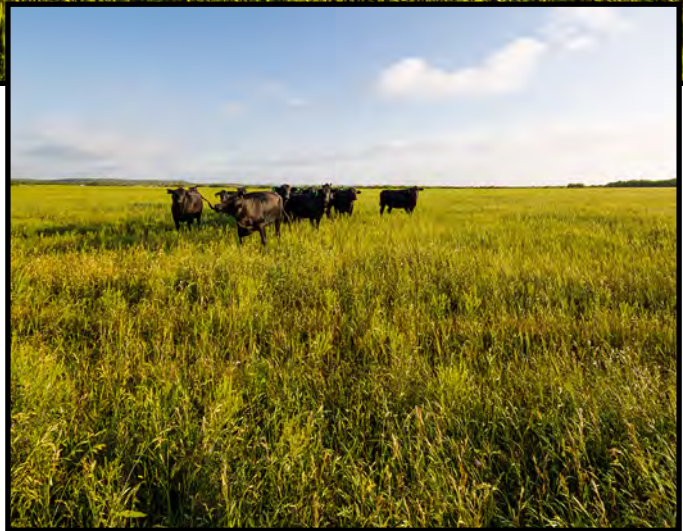
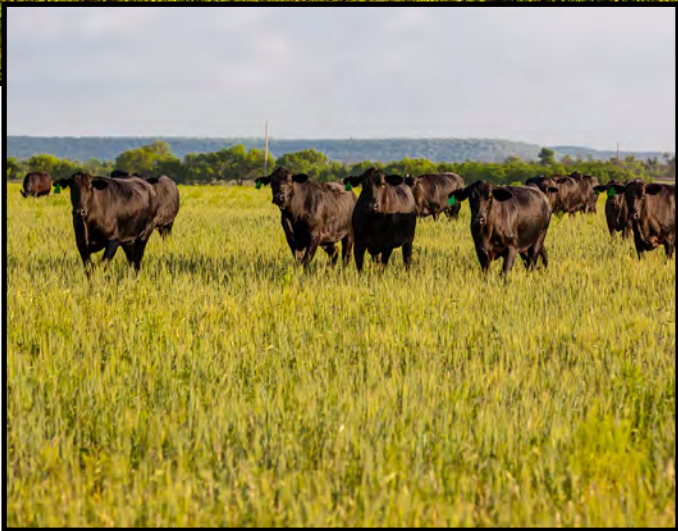
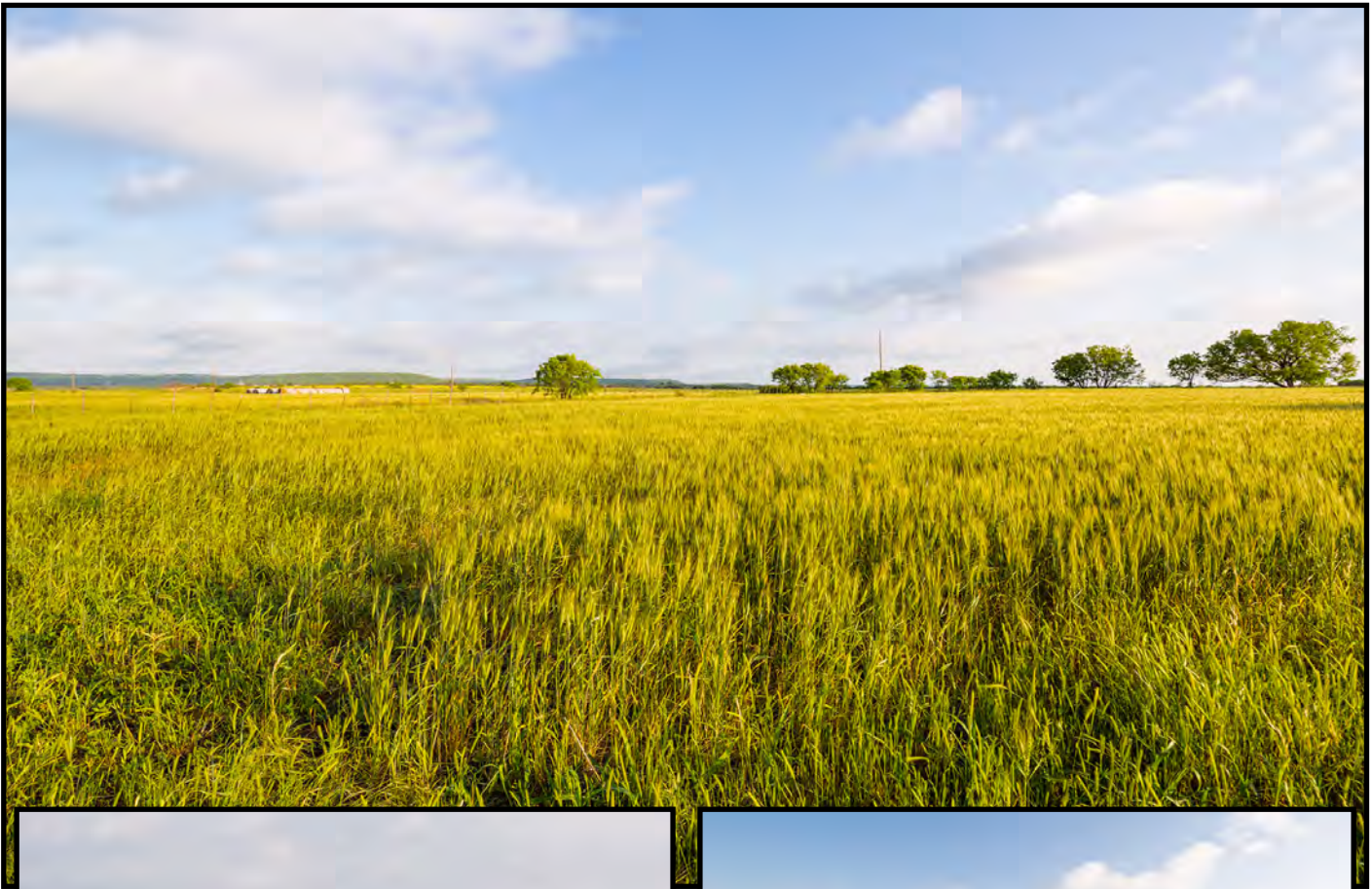


www.chasmiddleton.com

(806) 763-5331

Chas. S. Middleton and Son

Subject to sale, withdrawal, or error.



Approximately 110-125 acres of land on the western portion of the property is currently in cultivation, generally planted to wheat. These fields are a magnet to deer and turkey, and it's not uncommon to see 20 or more deer in a group on these fields in the evening. These fields are typically grazed then baled depending upon moisture conditions.

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



Subject to sale, withdrawal, or error.



www.chasmiddleton.com

(806) 763-5331

Chas. S. Middleton and Son

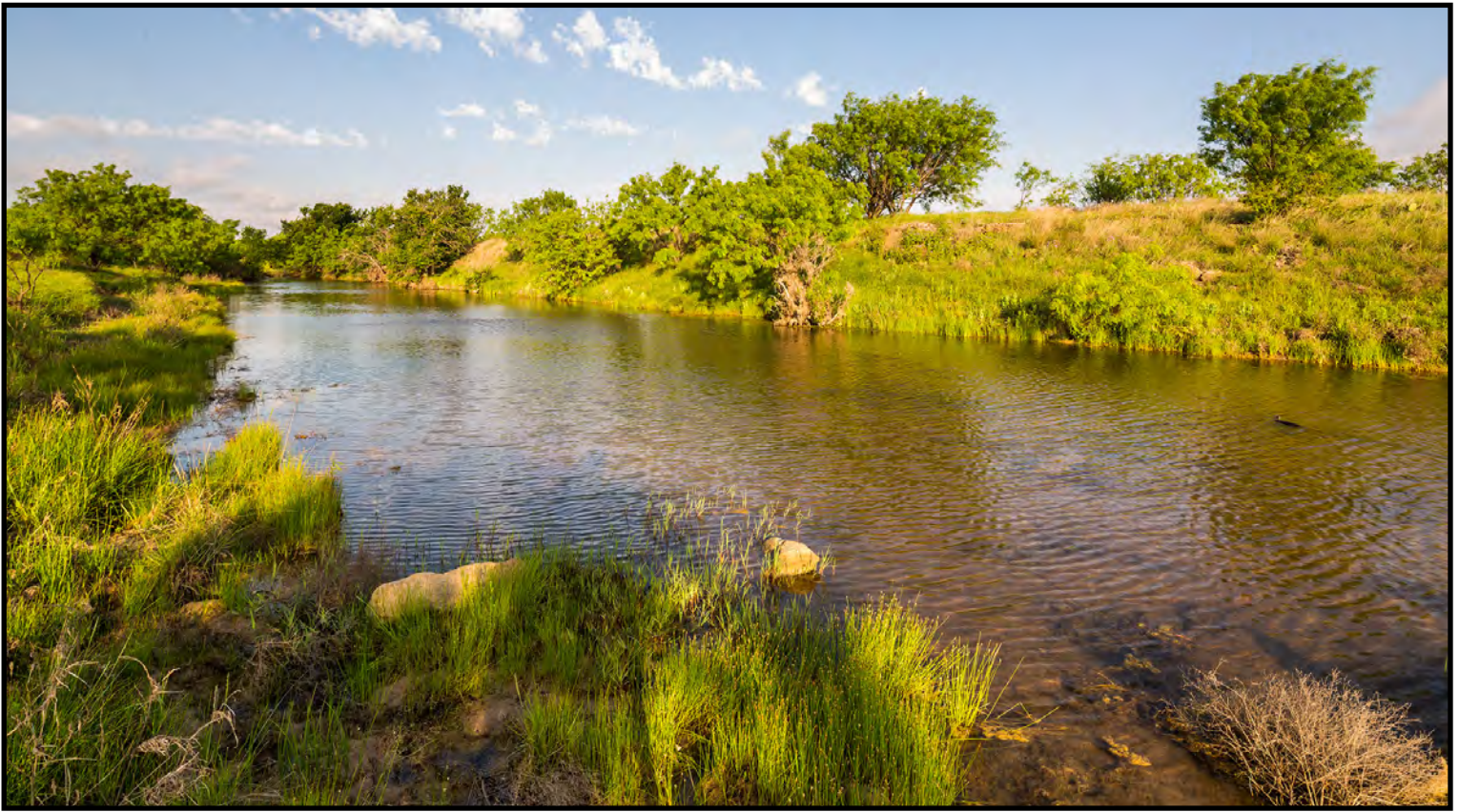
Subject to sale, withdrawal, or error.



The property is considered to be exceptionally well watered by Hubbard Creek 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 ranch throughout the property that are generally in good condition.







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 Snyder Family Ranch Headquarters is realistically priced at \$2,250 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 ranches like this, with miles of live water, well maintained improvements and substantial 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).

Sam Middleton
(817) 304-0504
sam@csmansion.com

Charlie Middleton
(806) 786-0313
charlie@csmansion.com

1507 13th Street, Lubbock, Texas 79401
(806) 763-5331
www.chasmiddleton.com

Chas. S. Middleton
— and Son LLC —

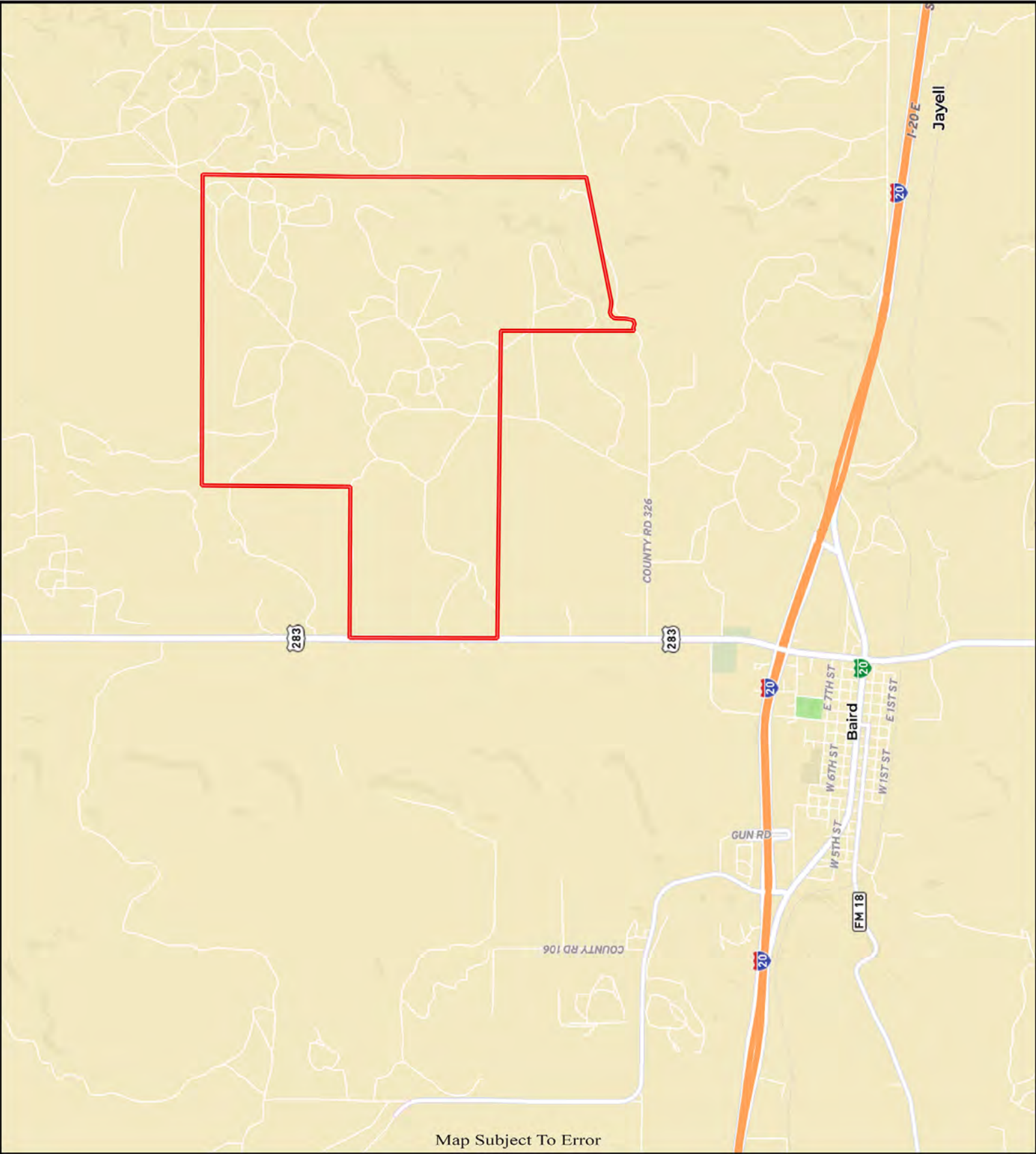
FARMS RANCHES SALES & APPRAISALS

Est. 1920

SNYDER FAMILY RANCHES

3,805 ± Acres Callahan County, Texas Headquarters

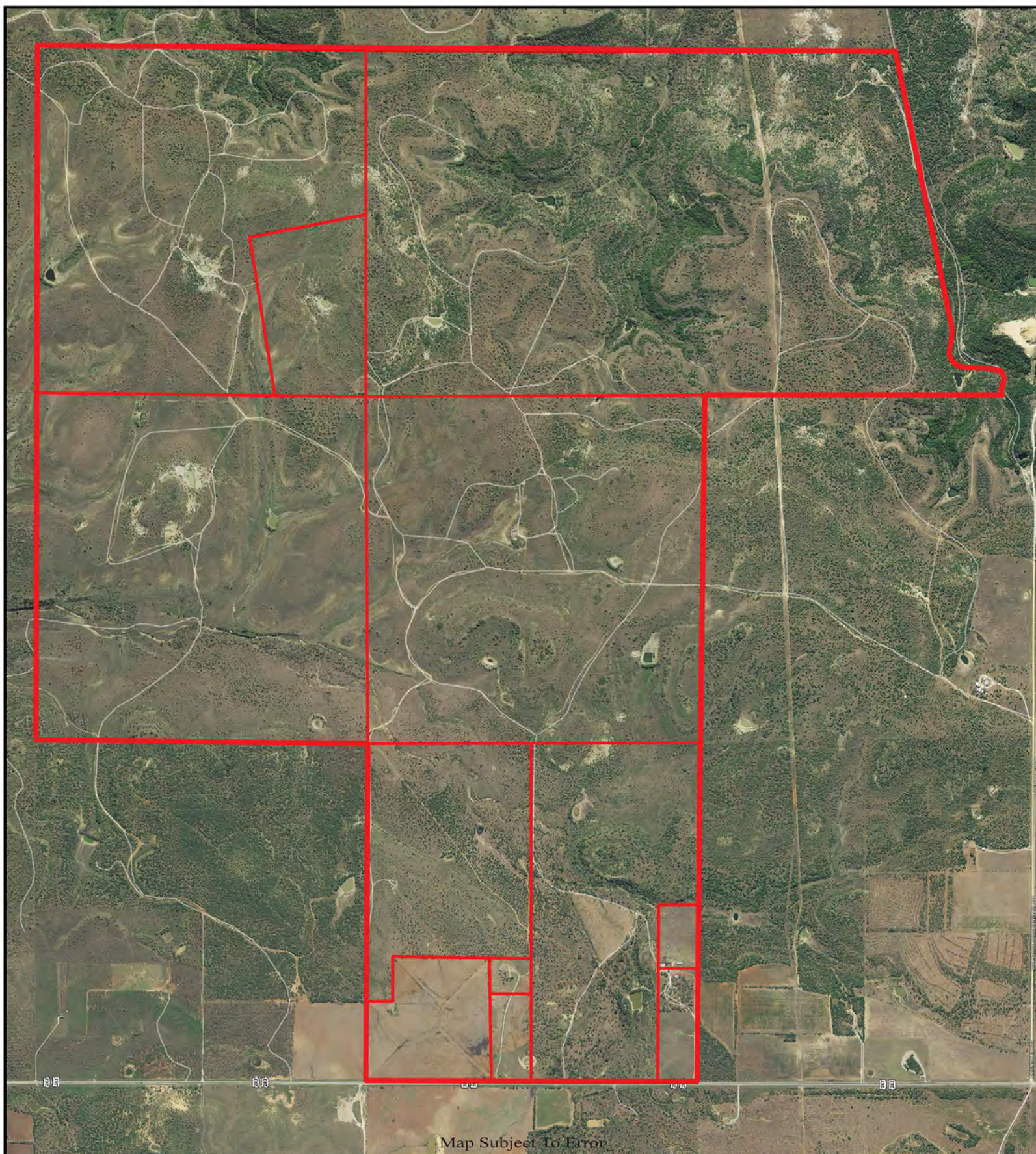
Chas. S. Middleton
AND SON LLC
FARM · RANCH SALES AND APPRAISALS
est. 1920



Sam Middleton
(817) 304-0504
sam@csmansion.com

Charlie Middleton
(806) 786-0313
charlie@csmansion.com

1507 13th Street Lubbock, TX 79401
(806) 763-5331
www.chassmiddleton.com



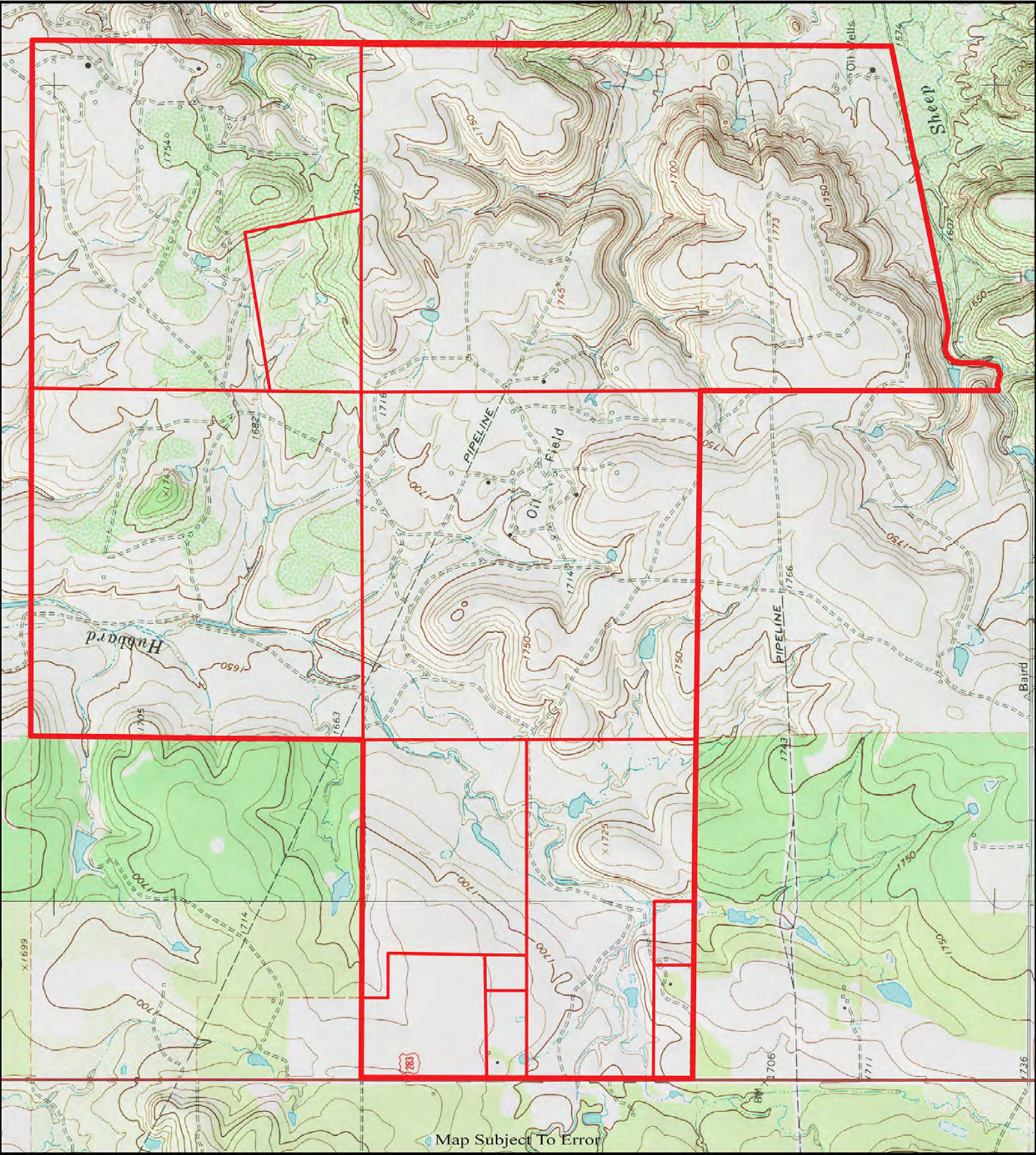
SNYDER FAMILY RANCHES

3,805 ± Acres Callahan County, Texas

Headquarters

Chas. S. Middleton
AND SON LLC

FARM - RANCH SALES AND APPRAISALS
est. 1920



Sam Middleton
(817) 304-0504
sam@csmanson.com

Charlie Middleton
(806) 786-0313
charlie@csmanson.com

1507 13th Street Lubbock, TX 79401
(806) 763-5331
www.chassmiddleton.com