

# LATTIMORE PROPERTY

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177 ± Acres | \$106,200 | Muleshoe, Texas | Bailey County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# LATTIMORE PROPERTY

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**A great investment property that includes hunting and a pasture for cows. It's located near Muleshoe, TX.**

Chas. S. Middleton and Son is proud to offer for sale this quality property located just south of Baileyboro, approximately 18 miles southwest of Muleshoe. Access to the property is good, with frontage on graded and maintained county road 1202.

Approximately 53 acres, almost the western 1/3rd of the property, has a canopy of low mesquite. Along

the eastern portion of the property there is approximately 10 acres that is grown up with a covering of mixed mesquite and salt cedar. The remainder of the property is generally in grasses and forbs, suitable for grazing or hunting. The property is fenced and cross-fenced and fences are generally in good condition.

The property is located less than

**CONTINUED ON PG 6**

















three miles from the Muleshoe National Wildlife Refuge and actually adjoins Baileyboro Lake. This area has a good population of mule deer and trophy deer that are harvested in this region annually. Migratory waterfowl hunting in this area is very good. Sandhill Crane, many species of ducks and geese as well as dove frequent this property. Quail hunting is typically good during wet years as well.

The Lattimore Property is priced at \$600 per acre. If you are looking for a small investment property, hunting land, a place to pasture a few cows, or a combination of all of these, the Lattimore Property should suit your needs.









COUNTY R



Aerial Map



RD 1202

COUNTY RD 1202

COUNTY RD 139

COUNTY RD 139

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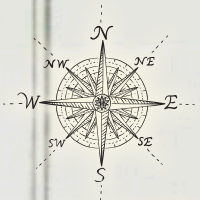
*Chas. S. Middleton*

AND SON LLC

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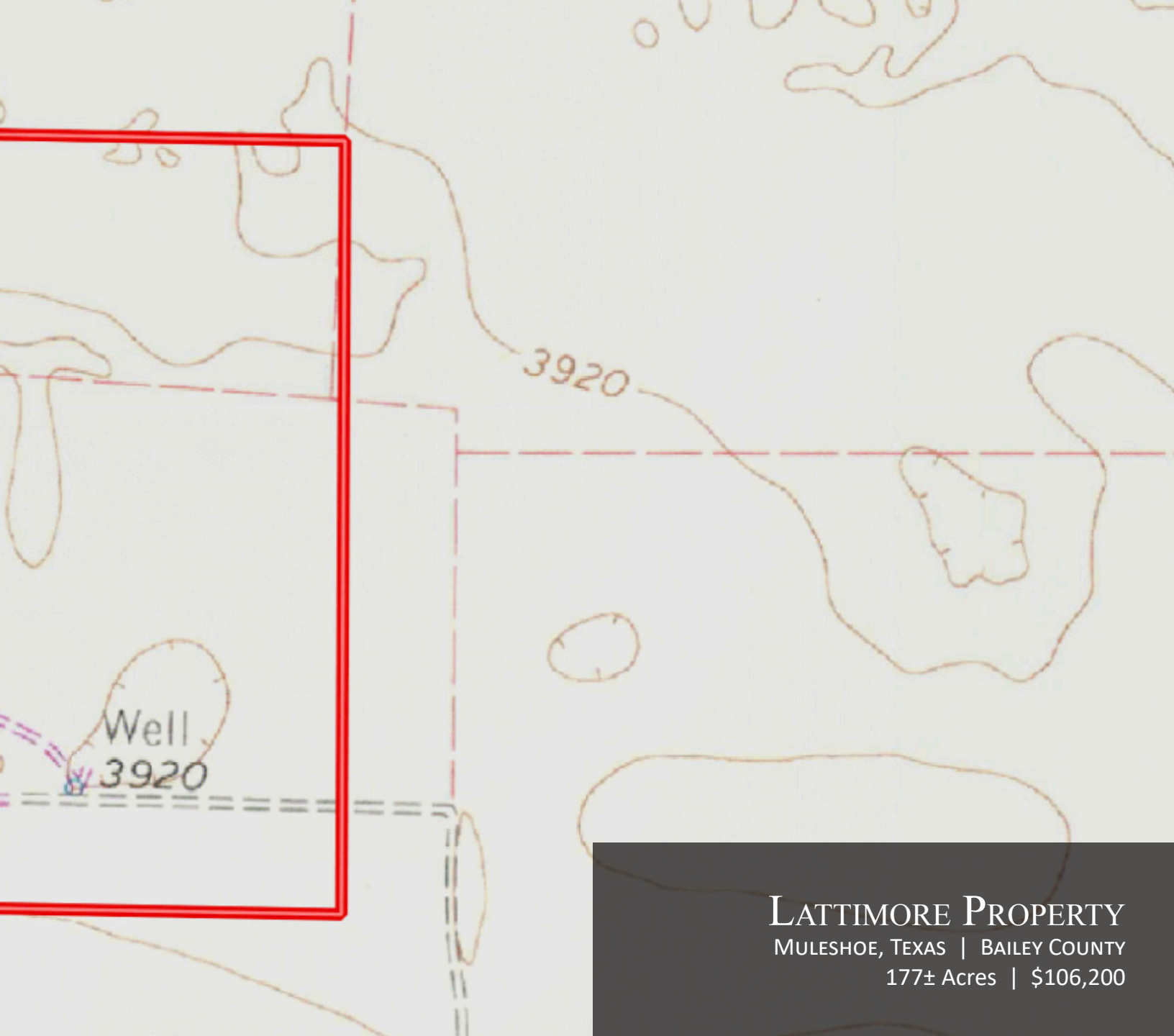
3920



Topographic Map

Well  
3938





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MULESHOE, TEXAS | BAILEY COUNTY  
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## CHARLIE MIDDLETON

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Real Estate Sales Agent

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— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.