

SNYDER FAMILY RANCHES - CUTBIRTH PASTURE

1,270.49 ± Acres | \$2,267,824.65 | Cross Plains, Texas | Callahan County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
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CUTBIRTH PASTURE

Recently we were fortunate to list and sell several tracts of land in the area around Callahan and Shackelford Counties. These tracts were all owned by the Snyder Family, a ranching family that has roots in this area dating back well over a hundred years. All of these tracts have now been sold and the Cutbirth Pasture is the last remaining piece of this families ranching legacy. This is a very rare opportunity to purchase a portion of a

long term family ownership ranch.

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

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Cover is principally made up of mesquite, with scattered live oaks and other hardwoods being located along the creeks. Grass turf is in excellent condition. Portions of the property have some prickly pear cactus, which is evident in the photos, and typical for this entire area. The Cutbirth Pasture has been 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.

There is a good network of roads throughout the property that are generally in good condition.

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The Cutbirth Pasture is a very desirable property, being well located just west of Cross Plains in southeastern Callahan County. Access is provided by paved highway frontage.

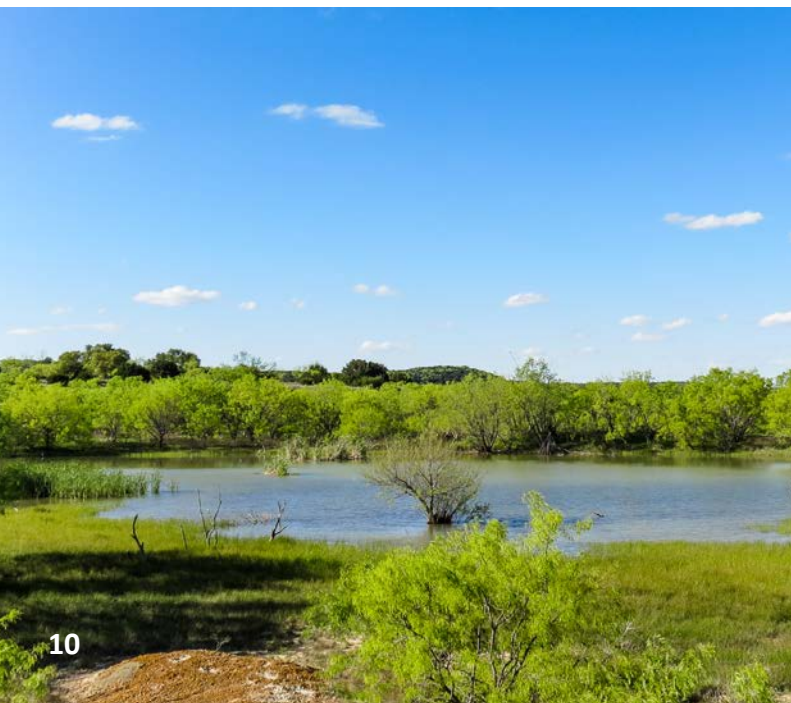
The major topographic influence is made up by two creeks that both drain in a generally southerly direction. These creek drainages merge on the property.

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.

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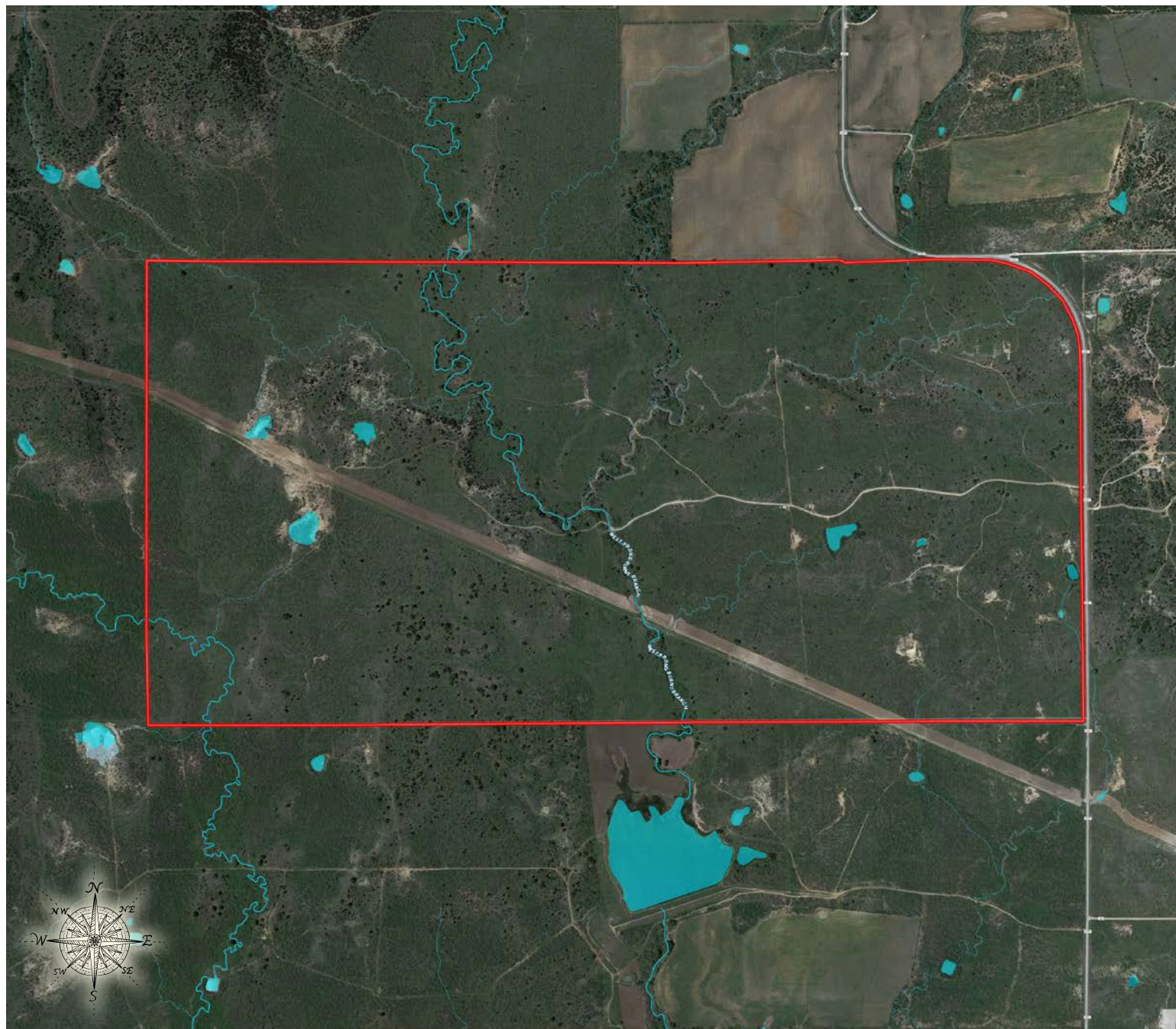
The ranch is considered to offer exceptional habitat for wildlife. Turkey, quail and whitetail deer are all common, and migratory bird hunting is generally very good in this area.

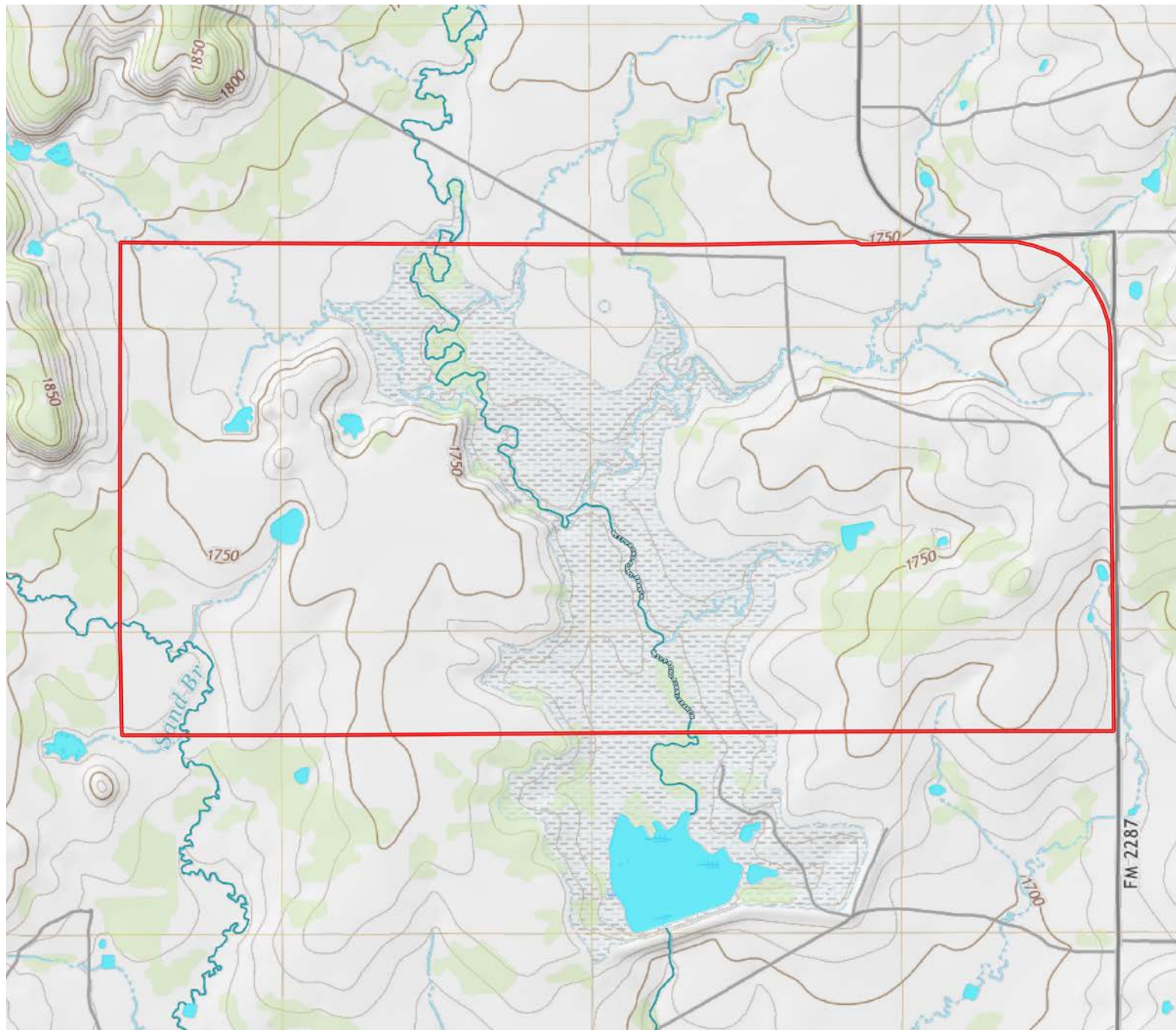
The Cutbirth Pasture is realistically priced at \$1,785 per acre. The property is offered with 50% of the owned minerals along with 100% of the executive leasing rights. The property will convey with 100% of the wind energy rights included.

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.

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.







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— AND SON LLC —

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