

# Carson County 630 Ranch

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630± acres | \$494,550 | Borger, Texas



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# Carson County 630 Ranch

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We are pleased to offer for sale the 630± acre Carson County cattle ranch. This property is located in the central Texas Panhandle, and in the northeastern portion of Carson County.

## LOCATION

The Carson County 630 Ranch is situated on paved Highway 1059, about 2 miles north of the small community of Skellytown, and 11 miles southeast of Borger, Texas. It is located less than an hour's drive from Amarillo. The ranch has one mile of paved Highway 1059 frontage on the west side of the property, and one mile of county graded road Y frontage on the east side.









## **TOPOGRAPHY**

The landscape is comprised of rolling native ranch country with draws and valleys dissecting the property. The ranch has a good cover of native short grasses.

## **IMPROVEMENTS**

The property contains a nice set of steel pipe livestock pens in good condition and a nearby solar water well that is piped to the pens. Fences are overall in good condition and the property is divided in two pastures and two small traps.









## **WATER**

The ranch is equipped with one solar livestock well. Additionally, two larger wells have been drilled that are not being used at this time. The seller states these wells have the potential for large volume water and can be investigated further if the buyer desires.





















## RESOURCES

The seller owns no minerals, and the property is being offered as surface only. There is scattered oil production located on the property. All wind energy generation rights, as well as all water rights will convey to the new owner.

## HUNTING, WILDLIFE, AND RECREATION

Whitetail deer, mule deer and antelope are found on the ranch, with whitetail being the predominate species. Additional wildlife includes dove, quail, coyotes and waterfowl in the winter months.

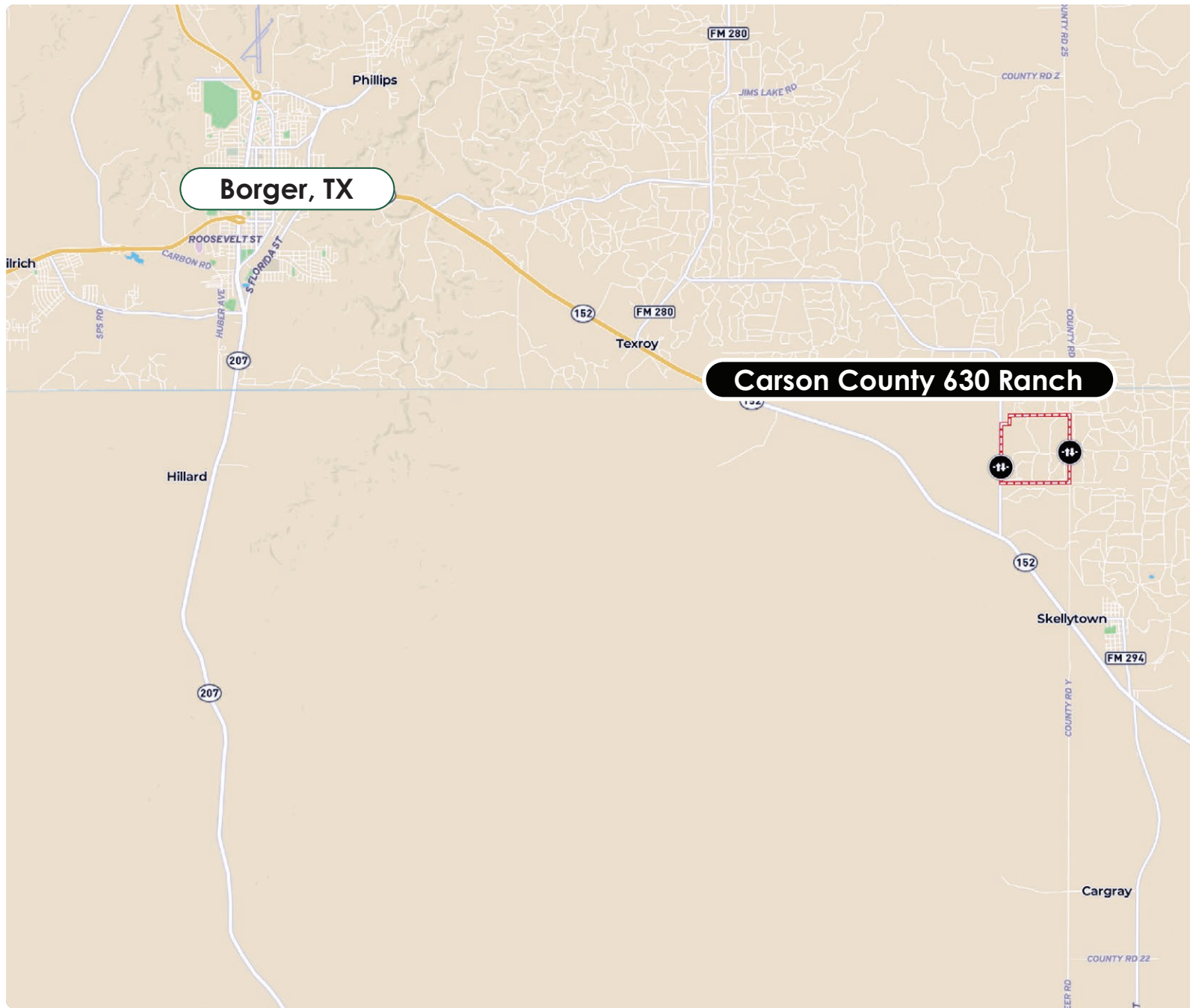
## REMARKS

The Carson County Ranch is realistically offered at \$785 per acre and presents the buyer with an opportunity for a productive ranch property investment. If you are in the market for a reasonably priced Texas Panhandle cattle ranch, the Carson County 630 Ranch should be seen.

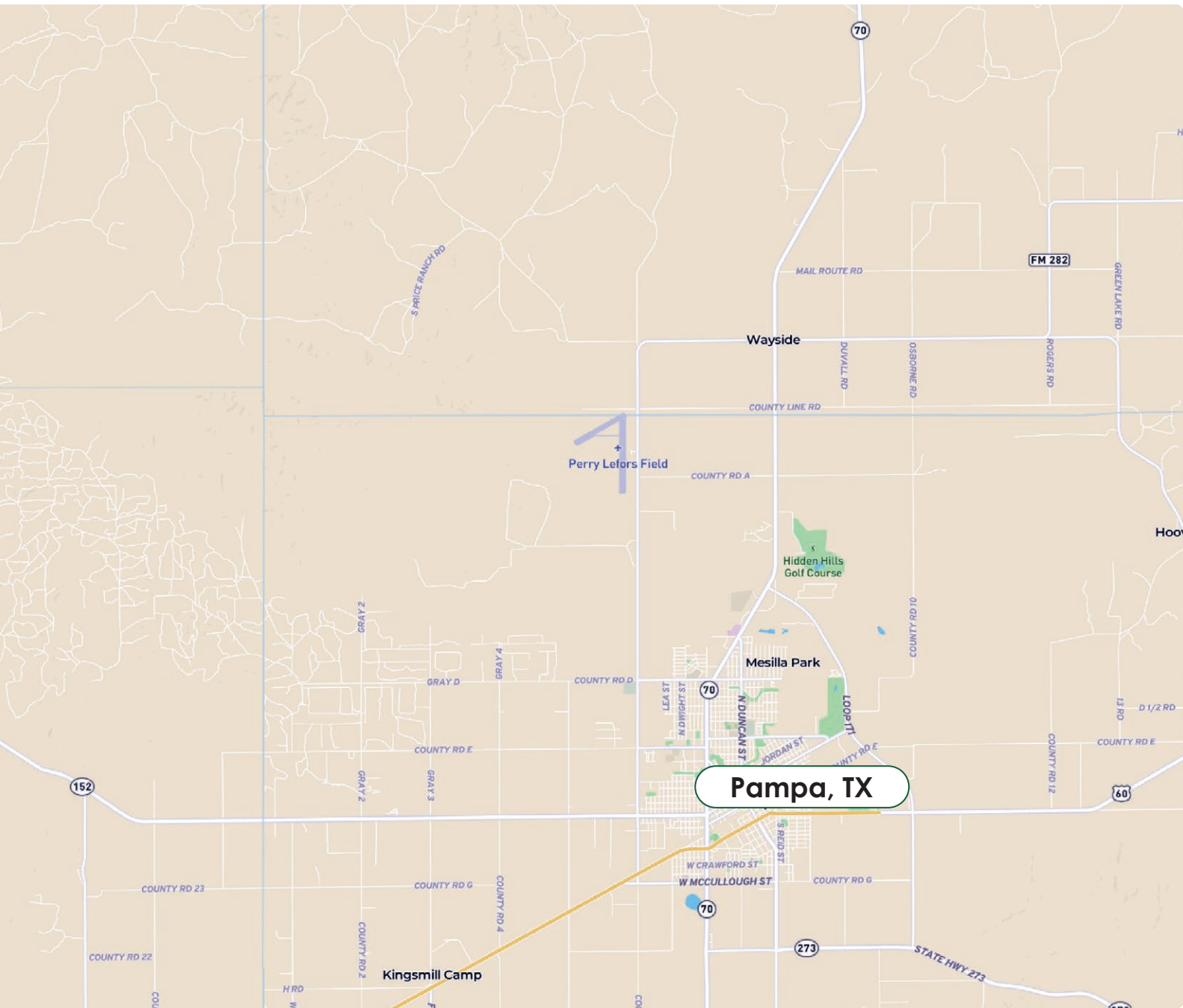
For more information or to schedule a private showing, call Clint Robinson at (806) 786-3730.



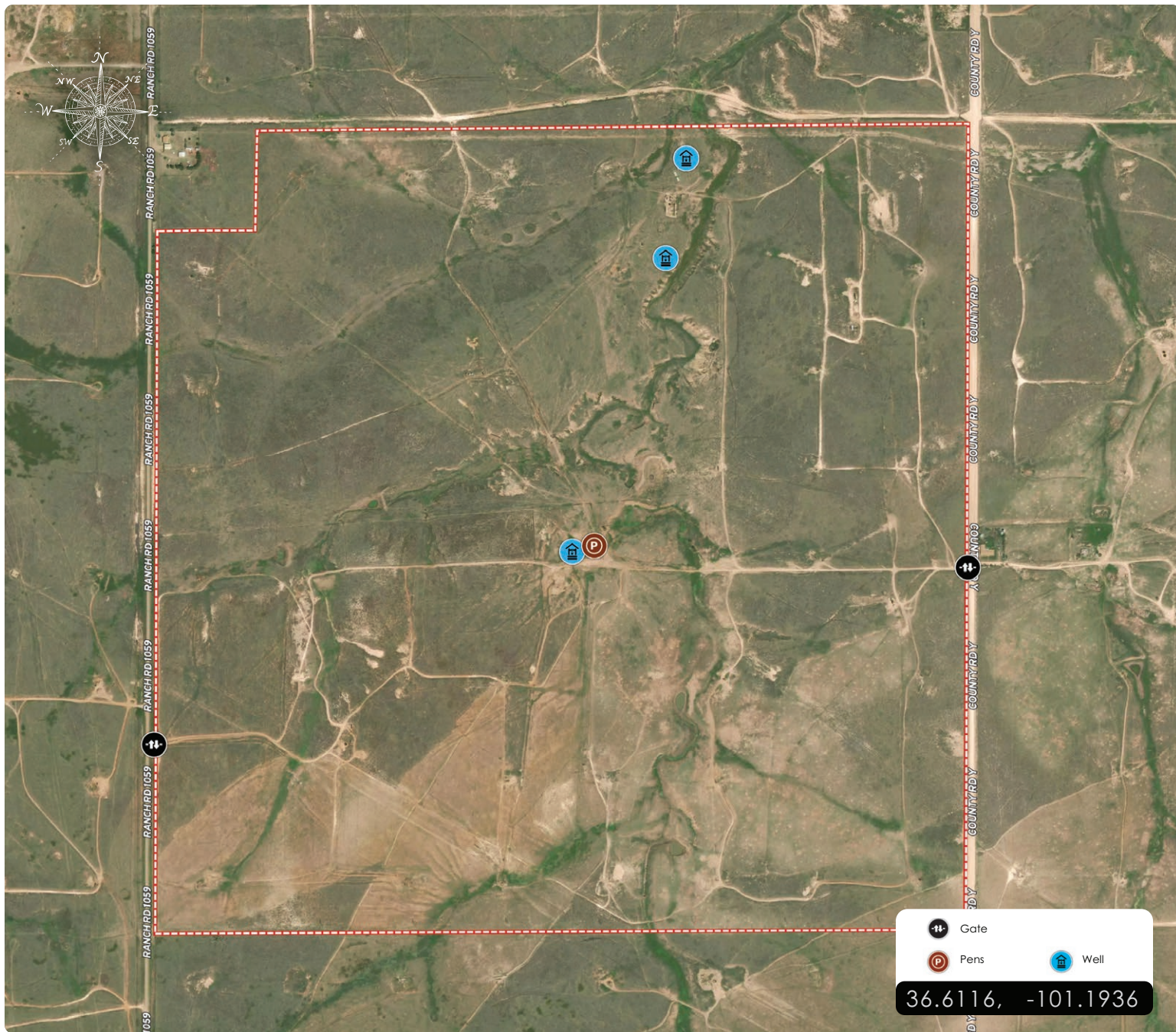










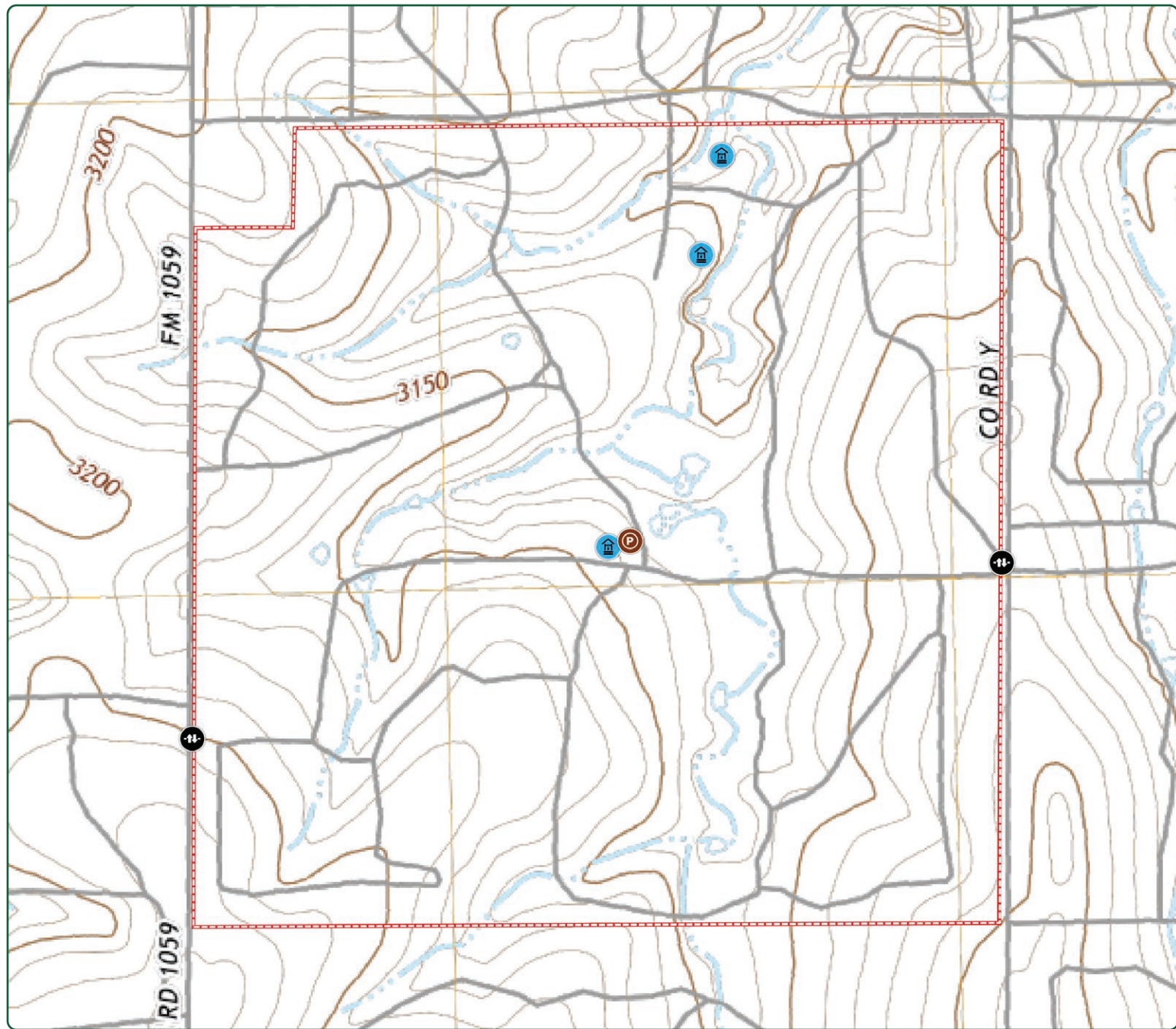


Gate

Pens Well

36.6116, -101.1936







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— AND SON LLC —

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**CLINT ROBINSON**

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