

Coulston C- Ranch

320± acres | \$528,000 | Vera, Texas | Knox County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Coulston C- Ranch

The Coulston C- Ranch is an extremely diverse property with approximately 107 acres of level cultivated land dropping off into rugged canyons and breaks. The cultivated farmland is productive with soils being primarily Rotan-Winters-Miles complex. This land is suitable for growing wheat, hay, or cotton. Typical use is to plant wheat and graze cattle. The pasture portion of the property has a mostly dense canopy of juniper with scattered mesquite and hackberry. Soils in this area are principally shallow with principal grass being buffalo.

This exceptional blend of farmland and dense brush and breaks is ideal habitat for wildlife and suitable for grazing cattle.

LOCATION

The property is extremely well located just northwest of the small rural community of Vera, in eastern Knox County.

HISTORY

The Coulston C- Ranch has been owned by the same family for approximately 100 years.





WATER FEATURES

The ranch is watered by an electric water well and three stock tanks. There is a spring in the breaks portion of the property that has generally proven to be reliable.

HUNTING, WILDLIFE AND RECREATION

This area is known to produce quality whitetail bucks. Wild boars are very common, as are turkey, quail, and dove.















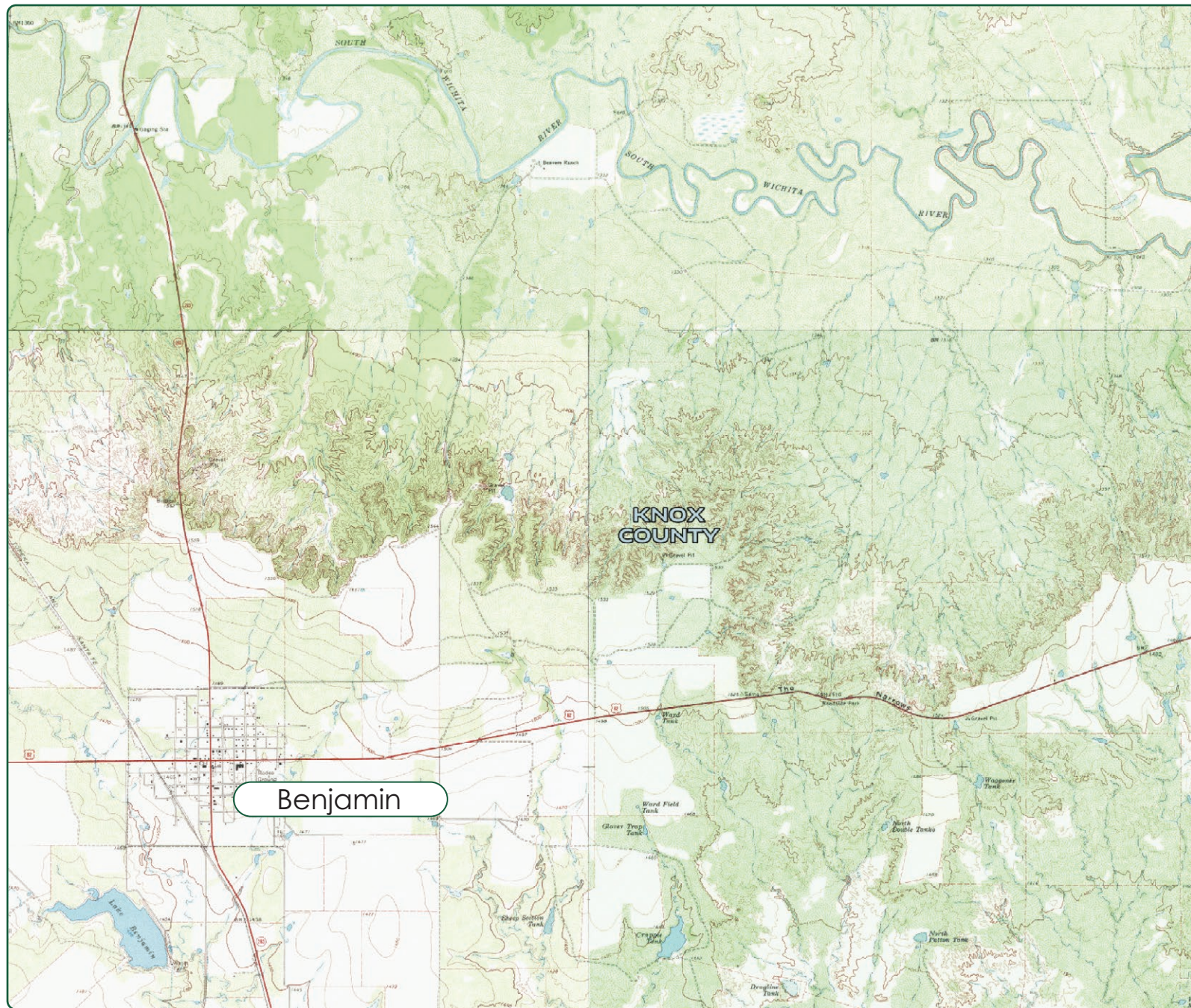
RESOURCES

Wind energy is currently being produced in close proximity to the ranch. While there are currently no wind towers on this property all wind and solar energy rights convey to the buyer. There is no oil/gas production on the ranch and no known pipelines or easements for oil/gas.

PRICE AND REMARKS

This remarkable property is priced at \$528,000 or \$1,650 per acre. It would be difficult to find a more unique property with as much history as the C- Ranch.

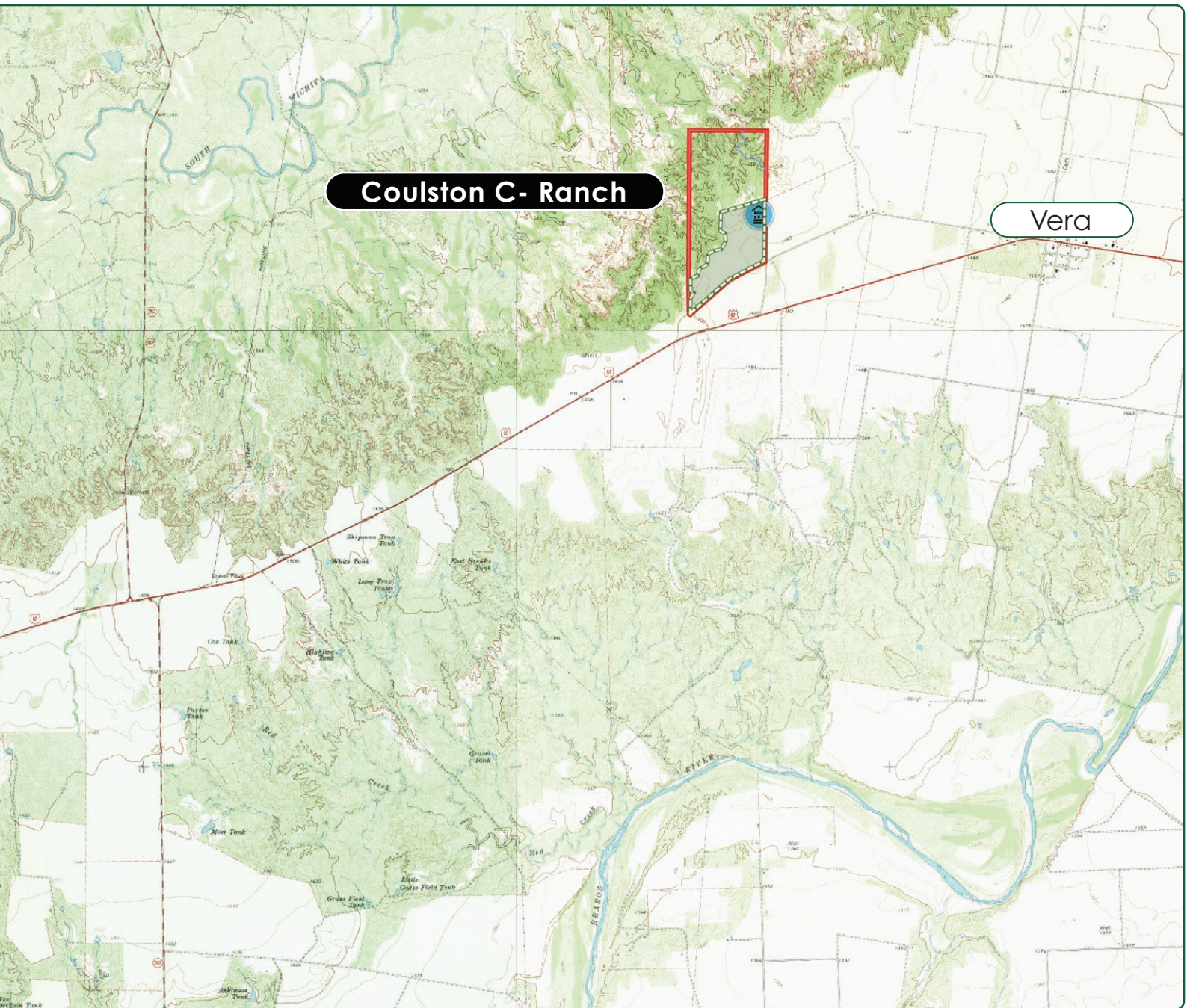


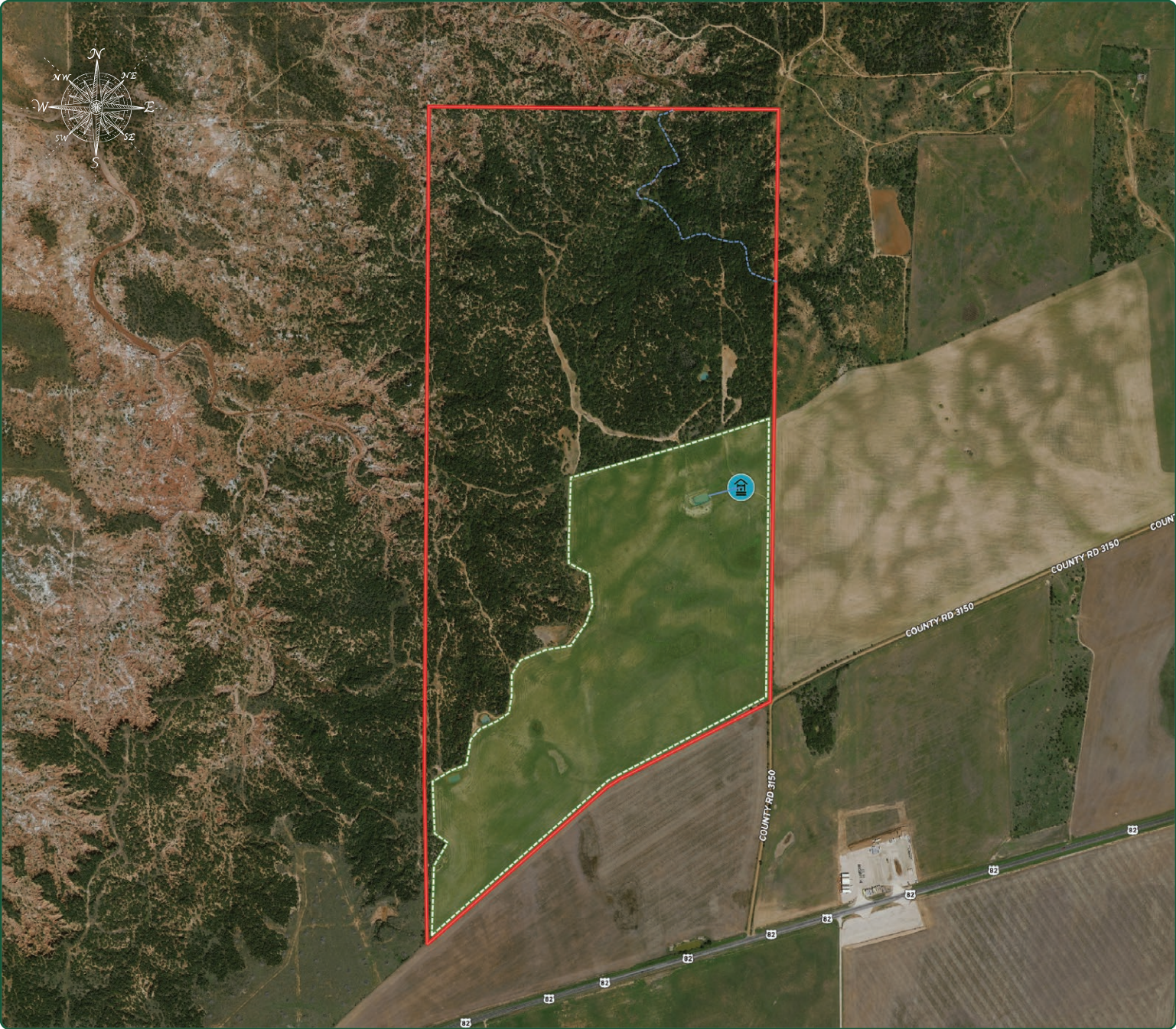


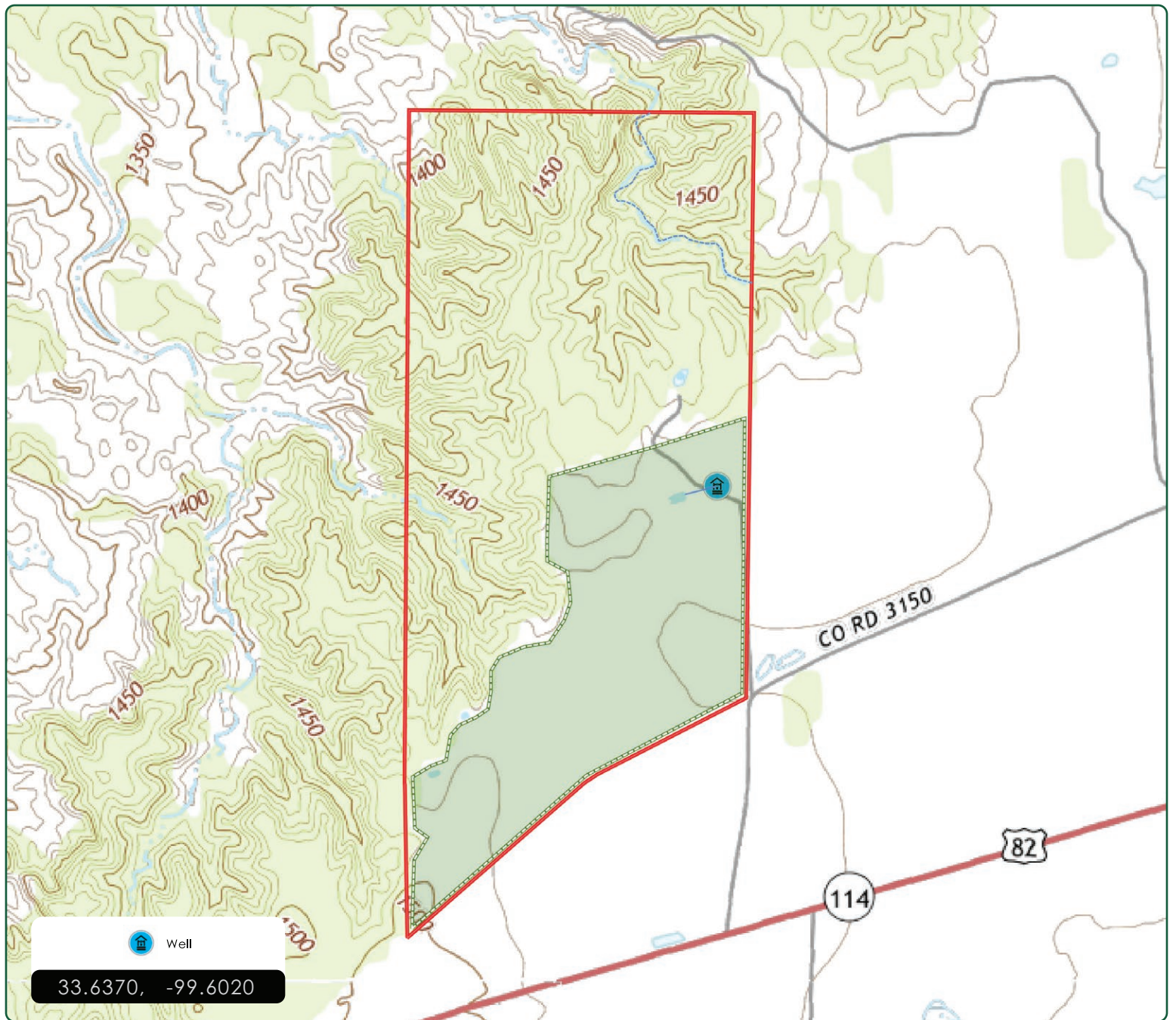
Benjamin

Coulston C- Ranch

Vera







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— AND SON LLC —

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CHARLIE MIDDLETON

Associate Broker
Real Estate Sales Agent

(806) 786.0313

charlie@csmansion.com

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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