

# Crosby 160 Ranch

160± acres | \$336,000 | Ralls, Texas | Crosby County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Crosby 160 Ranch

---

We are proud to offer for sale this extremely well located and scenic 160-acre ranch. With good cover for wildlife, exceptional topographic relief, large ranch neighbors, and both water and electricity on site, this property is ready to use. This well-located place would be an ideal home site, horse property, or weekend getaway.

This property is located just under the Caprock Escarpment, with unparalleled views.

## Location

---

This scenic Ranch is located approximately 16 miles south of Ralls. The property fronts paved Highway 207.

From Lubbock, the drive time is approximately 45 minutes.

---









## Water Features

---

The property has a small pond, which is ideal for dove hunting. There is an electric water well located on the property that furnishes water for livestock and wildlife to a small drinking trough.

---















## Hunting • Wildlife • Recreation

This area has an abundance of native wildlife which includes both whitetail and mule deer, migratory dove, feral hogs, all kinds of predators, and turkey.















## Improvements

---

There is an old A-Frame cabin on the property that could potentially be fixed up for a weekend retreat.

---





## Price • Remarks

---

The property is priced at \$336,000 and includes all wind energy, solar energy, and other renewable energy royalty rights.

## Broker Comments

---

Finding a more well-located small ranch in this region would be extremely difficult. This property offers exceptional hunting and recreation opportunities, an excellent location with easy access, water and electricity in place, and scenery that is unobtainable anywhere else besides West Texas.

---



Call Charlie Middleton today at (806) 786.0313 for more information or to schedule a tour.











Ralls

Lubbock

**CROSBY 160 RANCH**

Slaton

LUBBOCK COUNTY

LYNN COUNTY

CROSBY COUNTY

GARZA COUNTY

Tahoka

Post





207

207

207

207

207



E

33.4356, -101.4000





CO RD 230

2650

2650

2700

207

Courthouse  
Mtn

2750

2800

2850

2900

2950

2900

2850

2800

2700

2750

2800

2850



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

Charlie Middleton

Real Estate Broker • TX

Real Estate Associate Broker • NM

(806) 786.0313

charlie@csmansion.com



Scan QR Code for more details on the Crosby 160 Ranch.

(806) 763.5331

chasmiddleton.com



YouTube

