# Crosby 160 Ranch

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



Chas. S. Middleton FARM - RANCH SALES AND APPRAISALS

Est. 1920

## **Crosby 160 Ranch**

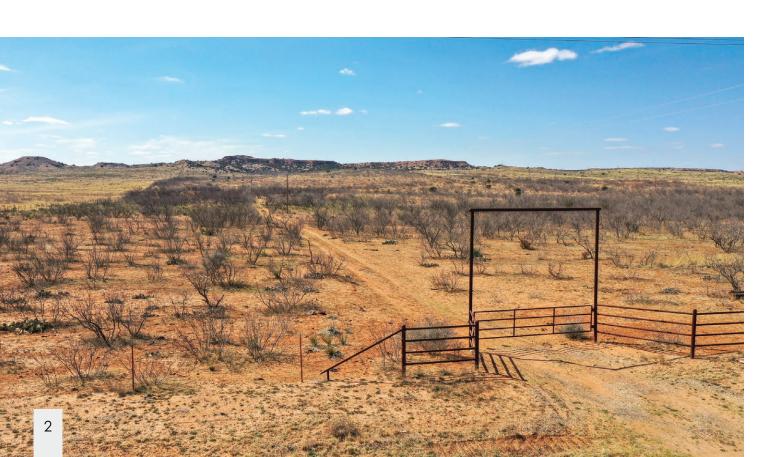
We are proud to offer for sale this extremely well located and scenic 160-acre ranch. With good cover for wildlife, exceptional topographic relief, large ranch neighbors, and both water and electricity on site, this property is ready to use. This well-located place would be an ideal home site, horse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







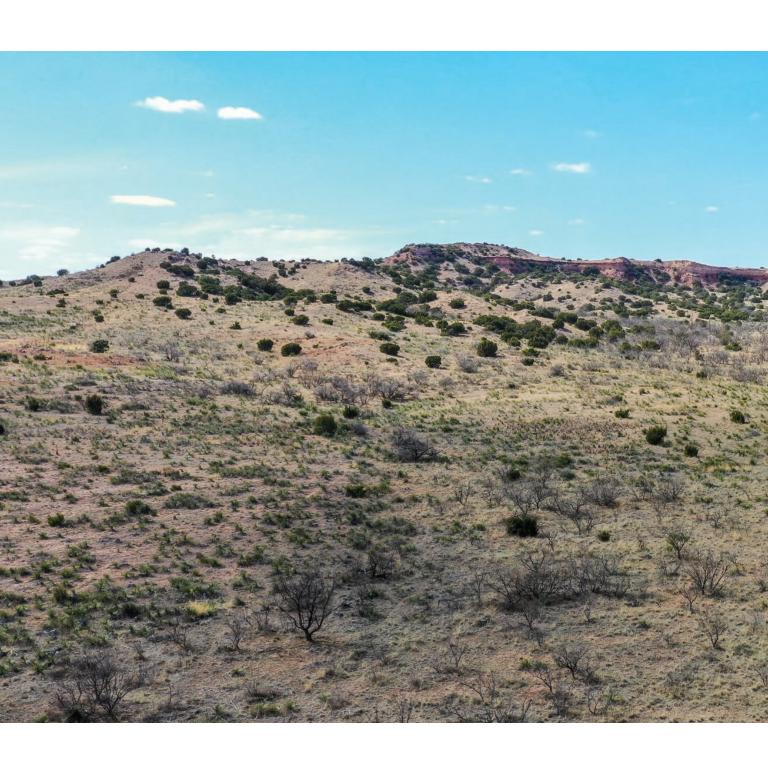




## Hunting • Wildlife • Recreation

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.

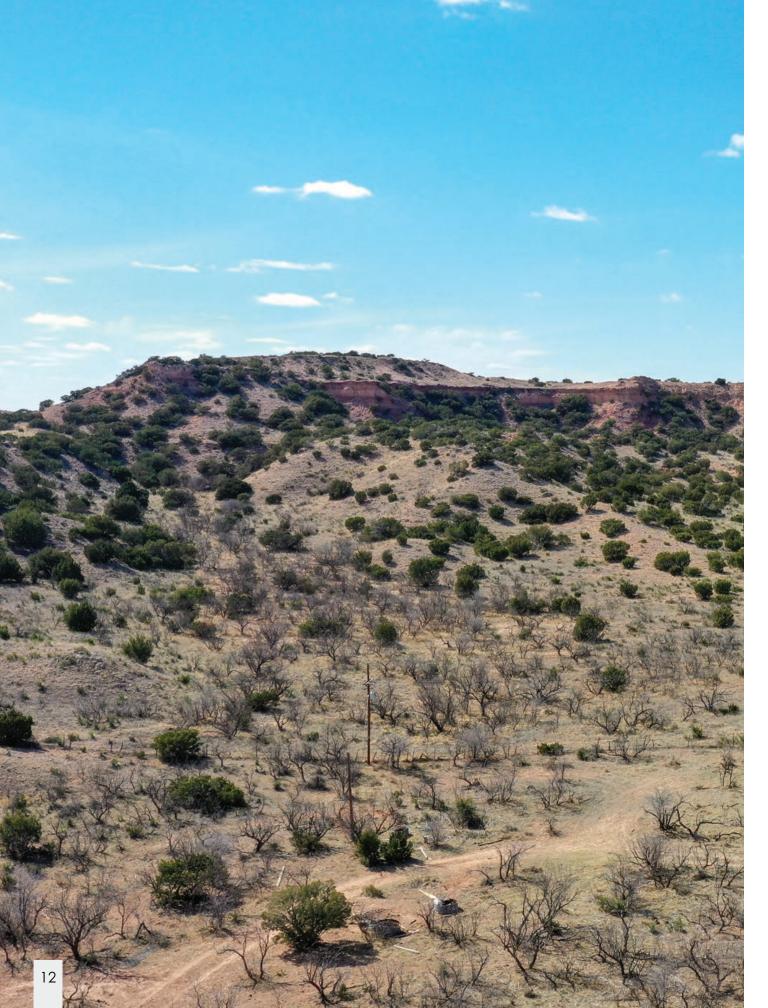
#### **Broker Comments**

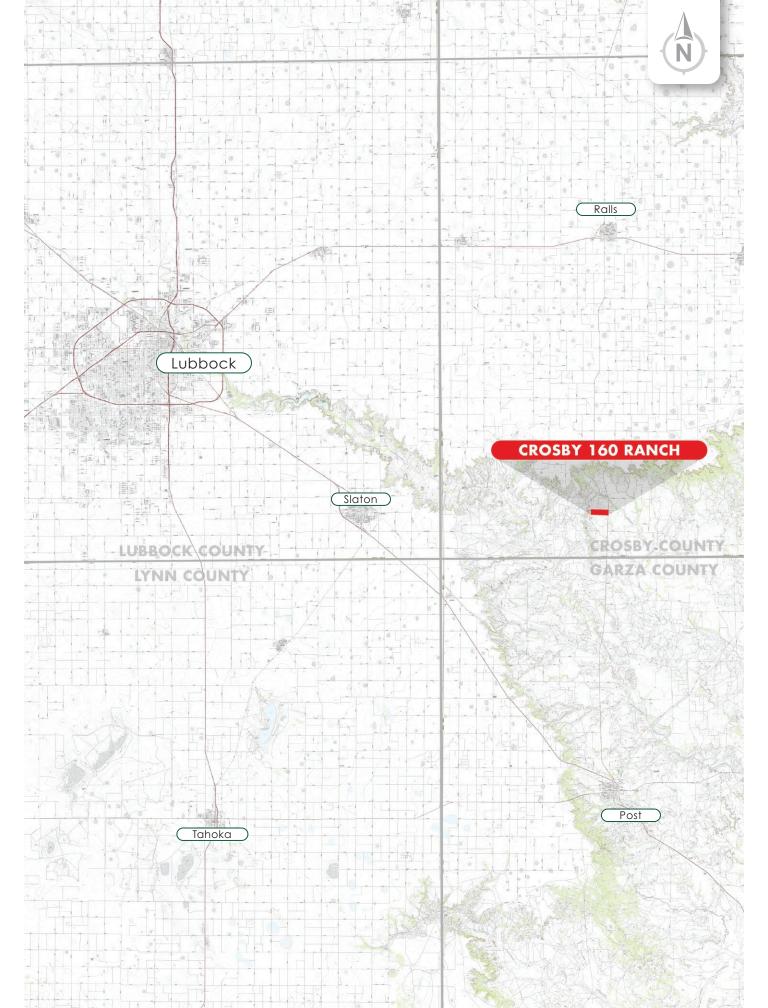
Finding a more well-located small ranch in this region would be extremely difficult. This property offers exceptional hunting and recreation opportunities, an excellent location with easy access, water and electricity in place, and scenery that is unobtainable anywhere else besides West Texas.

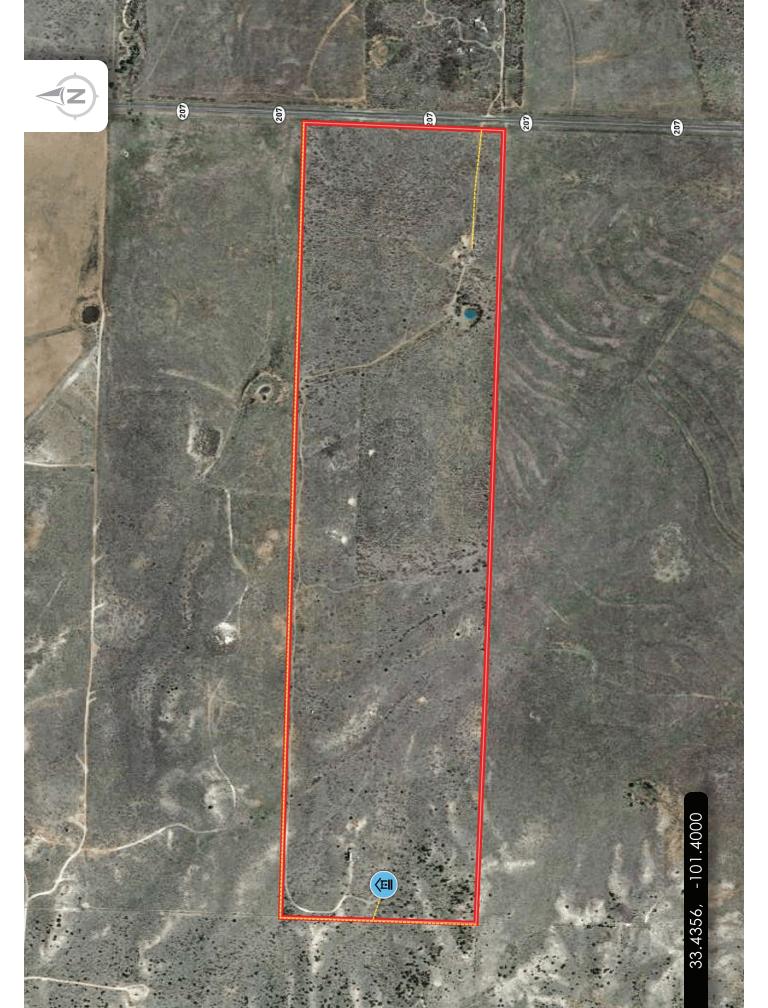


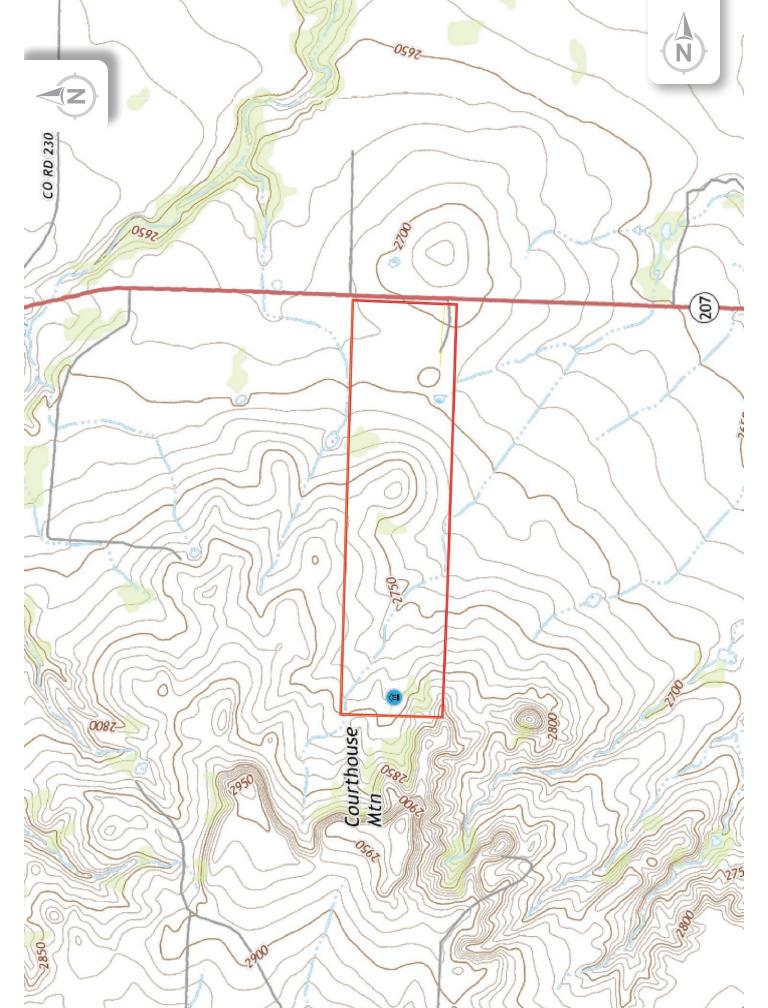
Call Charlie Middleton today at (806) 786.0313 for more information or to schedule a tour.













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## Charlie Middleton

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

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