

Lake Alan Henry 157

157.54± acres | \$1,495,000 | Post, Texas | Garza County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Lake Alan Henry 157

We are proud to have obtained an exclusive listing on a rare and unique, year around recreational/investment property in the highly sought-after Lake Alan Henry area of Garza County, Texas.

Location

The exceptional offering is very well located approximately 18 miles southeast of Post, Texas, and more specifically located one mile north of North Ridge Drive and Grubbs RV Park, on the east side of CR 355 and south side of Lake Alan Henry Road. The property is situated approximately 2.5 miles from the Lake Alan Henry public boat ramp.







Property Description

This property offers outstanding year around recreational opportunities. The ranch provides for a summertime headquarters for days spent on beautiful Lake Alan Henry. Relax and enjoy those summertime evenings off of the water with privacy. These 154 acres provide an ideal area for safe 4-wheeling. Come fall, this property makes an ideal hunting camp given its quality white-tail deer, dove, turkey and varmints.

The topography of the property is level to gently sloping. Elevations are in the 2,380-foot MSL range. The ranch has a good turf of native grasses, consisting primarily of buffalograss, vine-mesquite, bluestem and grama. The property has a scattered to moderate concentration of mesquite, with scattered lotebush, sumac, pricklypear and cholla. The property includes two game food plots, typically planted to wheat.



Water Features

Water in this area of Garza County is a rare commodity. This property includes one operable well with a water storage tank. A large earthen tank provides a nice swimming hole in the summer and an excellent spot to limit out on dove in the fall.



Structural Improvements

This property includes a 3/2 cabin that is currently unfinished. The buyer can take advantage of this opportunity and have the home finished to their liking. The property is also improved with a metal shed.







Hunting • Wildlife • Recreation

The recreational opportunities are excellent with the property's close proximity to Lake Alan Henry, quality white-tail deer, hogs, turkey, and dove.





Resources

This ranch is offered for sale with no reservations of minerals or alternative energy rights. Mineral ownership is unknown.

Remarks • Price

The Lake Alan Henry 157 represents a rare and unique opportunity to purchase a large tract within two miles of Lake Alan Henry and one-half mile of ongoing development. This property is truly a year-round recreational destination with tremendous upside and investment opportunities. This outstanding ranch property is reasonably priced at \$1,495,000.

For more information or to schedule a showing,
please contact Chad Dugger at (806) 773-4749.





Lubbock

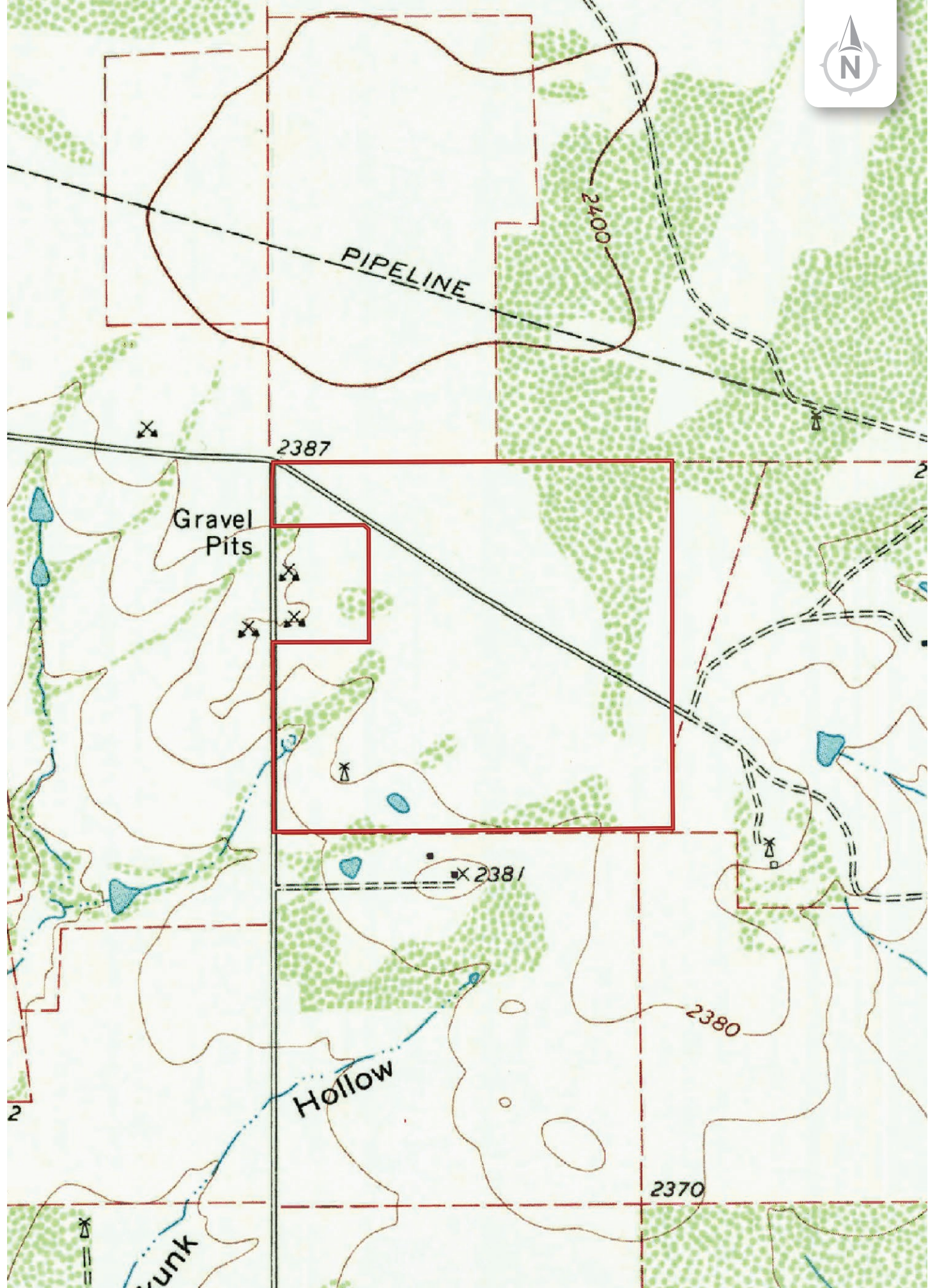
Post

LAKE ALAN HENRY 157

Snyder



33.0694, -101.1080



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