

# Arledge Family Ranch

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1,934.31± acres | \$3,191,611.50 | Robert Lee, Texas | Nolan County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Arledge Family Ranch

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We are proud to offer for sale this quality recreation cattle ranch. The Arledge Family has owned this property for over 100 years and this is the first time the property has been offered for sale.

The ranch is in a much sought-after area, with many long-term and well-established ranching families and large ownerships. The property joins several large ownerships, making this area very private.

## Topography

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Topography is diverse, with elevations ranging from about 2,550' to 2,400 feet. There are several draws and drainages that run through the ranch, generally sloping southward. Soils are typically rocky and gravelly clay. Vegetation is varied as well, with cover being provided by mesquite, cedar, and large motts of shinnery all being common. In areas shinnery has grown into trees and mesquites are quite large. Native grasses are well established over most of the property and there are no signs of the ranch being overgrazed. Prickly pear is present, but is not bad over most of the property.

The ranch is fenced and cross-fenced into three main pastures and two traps, with a set of shared pens located near the entrance, on the northeastern part of the ranch. Fences are a mix of netwire and barbed wire construction and appear to be in good overall condition.

## Location

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The ranch is located in southwestern Nolan County, due north of Robert Lee, northeast of Sterling City and northwest of Ballinger. Access is provided by a deeded easement on an improved road.

Abilene - 64 Miles  
Midland - 127 Miles  
San Angelo - 59 Miles

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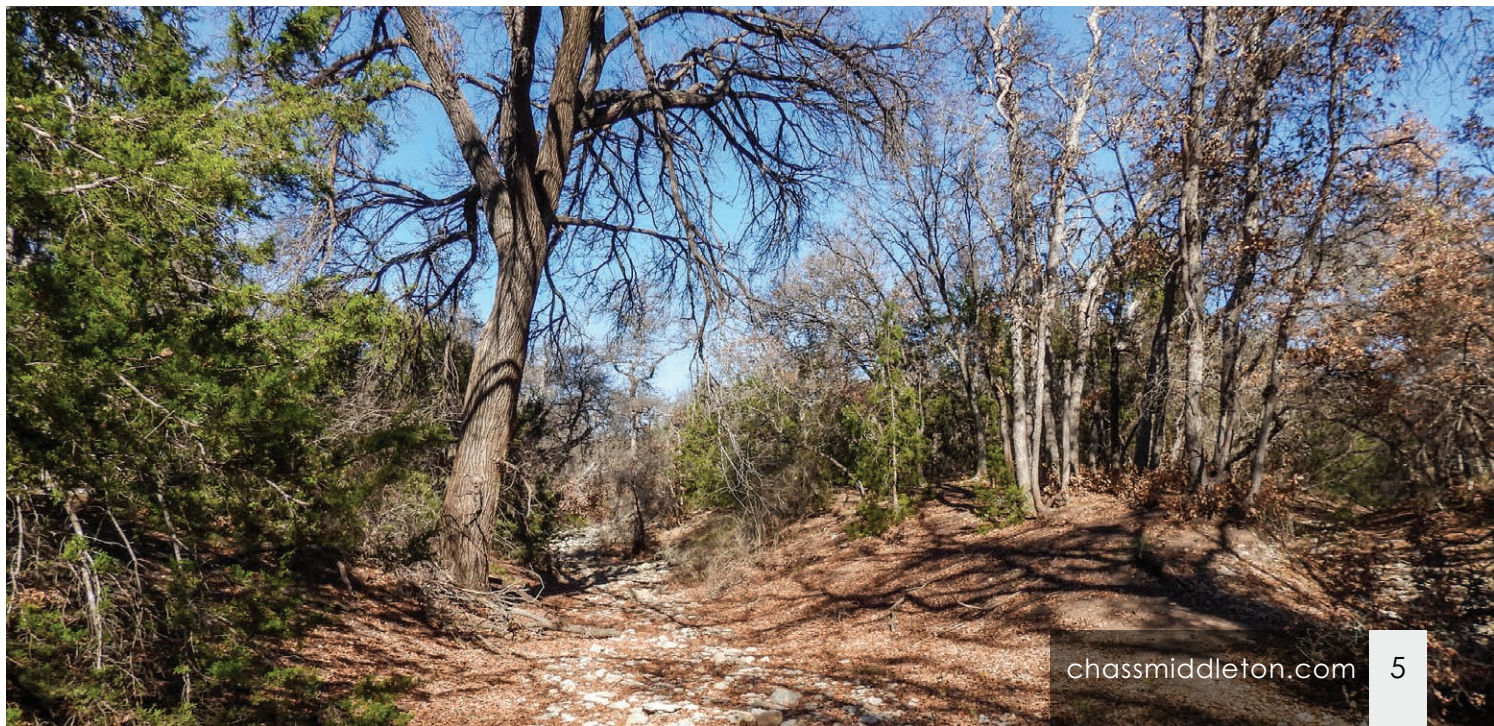
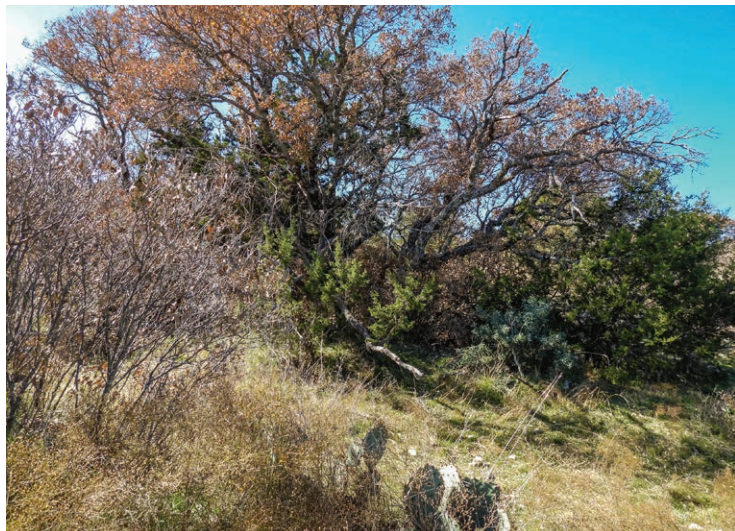






















## Ranch History

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The Arledge Family Ranch has been recognized as a Texas Historic Ranch. There is an old Arledge Family cemetery located on the southern portion of the property.

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## Hunting • Wildlife • Recreation

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Nolan County is a two buck (whitetail deer) county. Deer numbers are good and this area has strong genetics producing quality bucks.

Rio Grande Turkey flourish in the low-lying areas with abundant large hardwoods for roosting. Quail are prevalent in this area as well as dove.

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## Water Features

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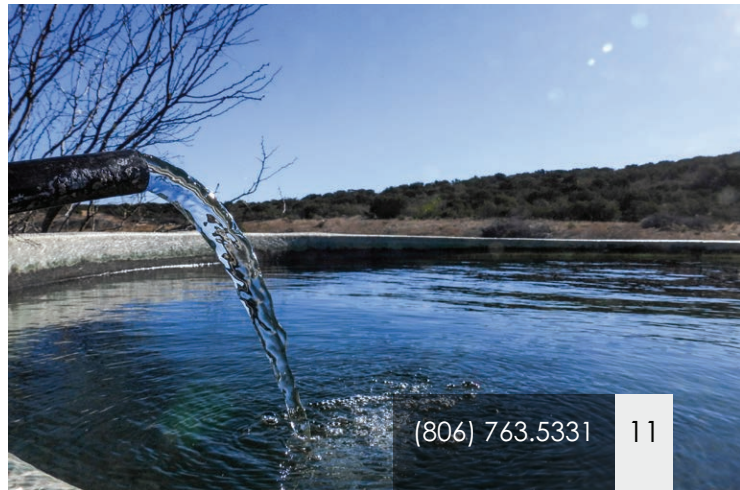
The property is considered to be very well watered. A combination of solar water wells and windmills provide reliable water for livestock and wildlife. There are two windmills with large concrete water storages that feed drinking troughs. The structural improvements are watered by electric water wells.

Water in this area is typically found below 300' in depth.

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## Improvements

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The Arledge Family Ranch is improved by an older, very usable, three-bedroom home with a metal roof. This home contains two and one-half baths and has a large, fenced yard. Water is furnished by two electric water wells, both located nearby. The home is situated along a seasonal creek bottom in a very scenic portion of the ranch.

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## Resources

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As is typical in this area, there is some oil production on the ranch. Currently, there is one producing well, that is located at the entrance into the property.

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## Price

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The ranch is very realistically priced at \$1,650 per acre including 25% of the seller's owned minerals, which includes current production.

## Remarks

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This is a rare opportunity to purchase a quality recreation/  
cattle ranch with minerals.

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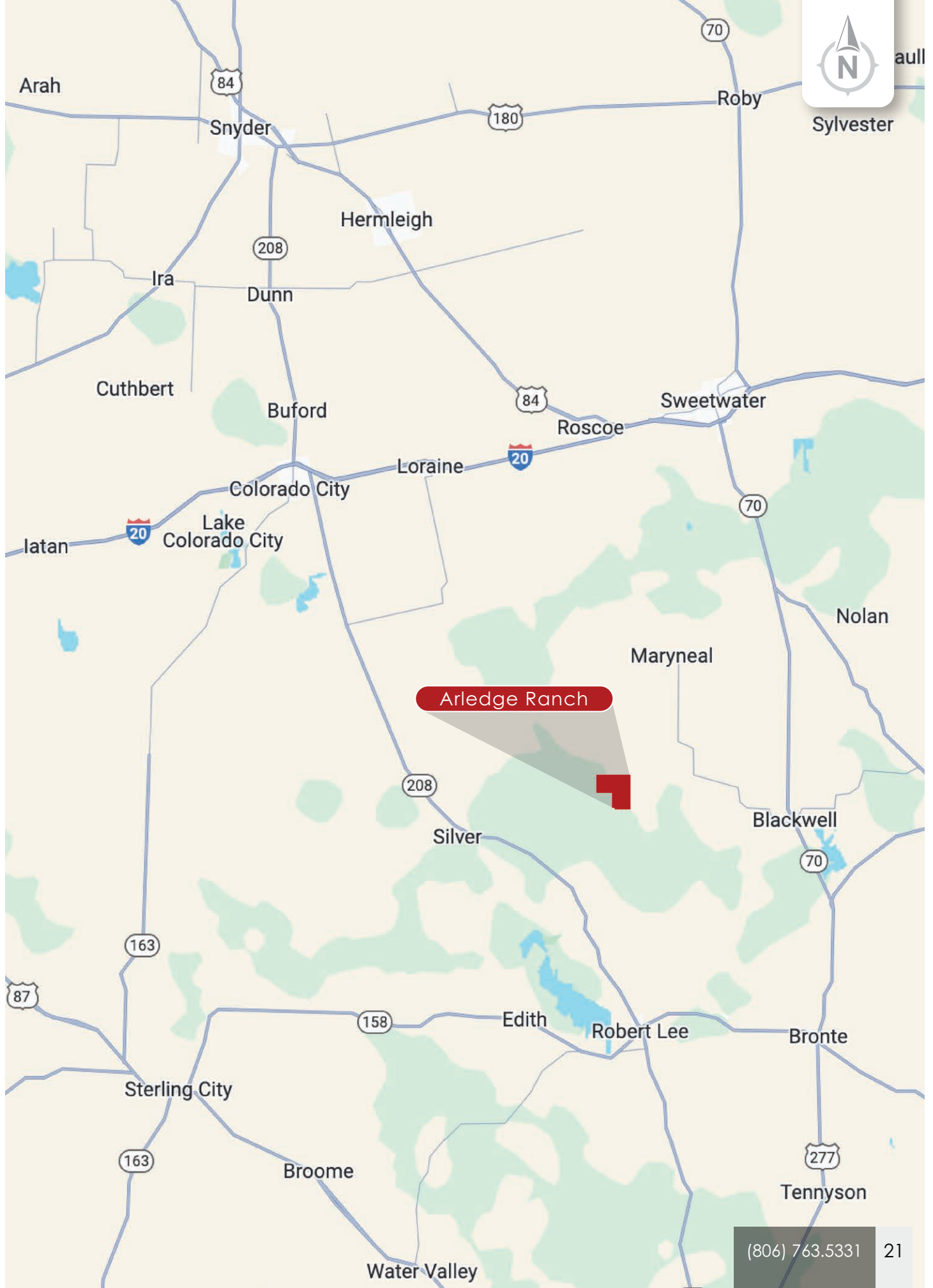
Call Charlie Middleton today at (806) 786.0313 for  
more information or to schedule a tour.









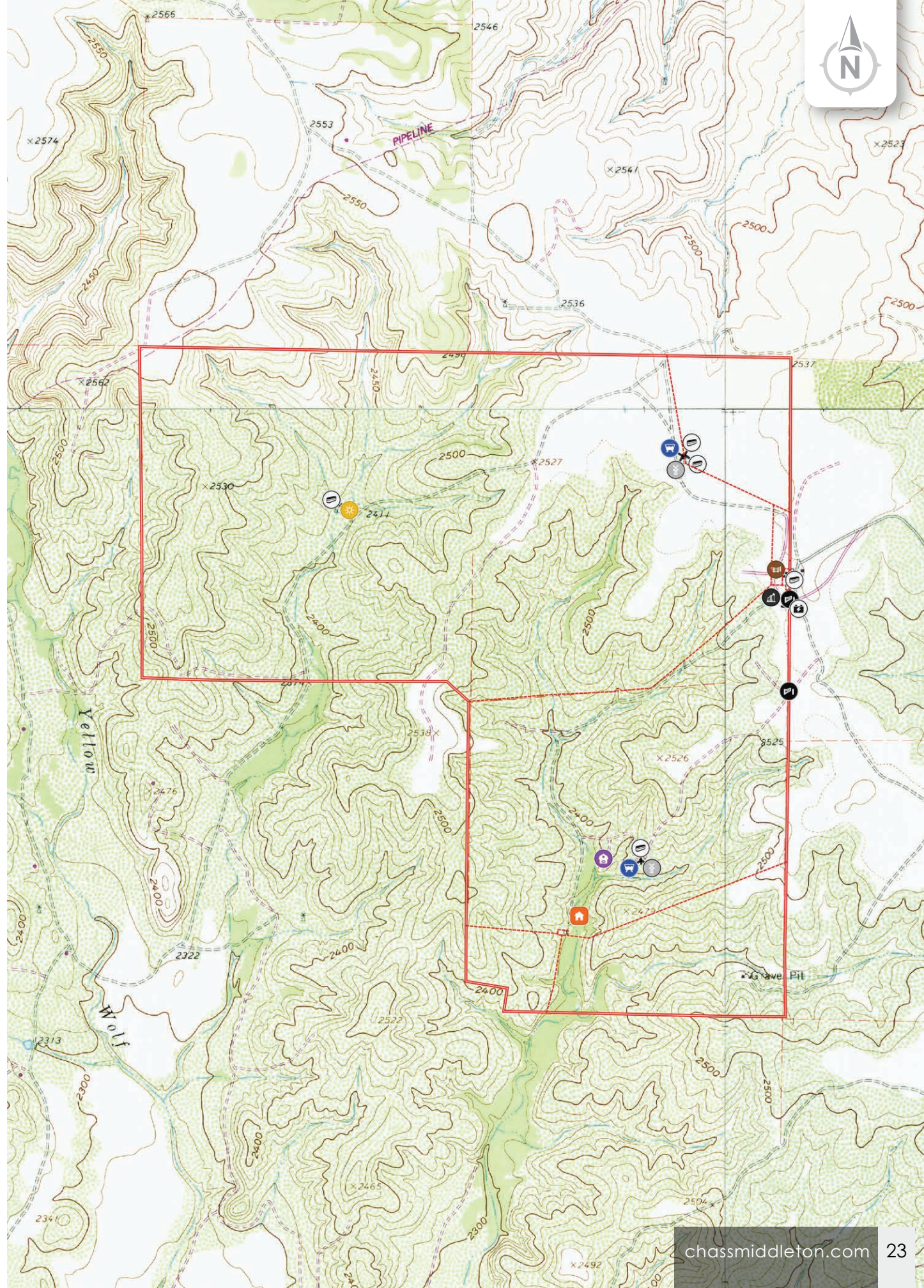






22







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