

Echols Ranch

162.4± acres | \$365,400 | Coahoma, Texas | Howard County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Echols Ranch

We are proud to have the exclusive listing on the Echols Ranch. This 162.4-acre recreational property is in Howard County, Texas, conveniently located four miles north of Coahoma and twelve miles northeast of Big Spring on paved FM 820.

The Echols Ranch is well suited for a small cattle operation and hunting place. It sits along the Caprock Escarpment and features rolling terrain with an elevation change of 130 feet and good views overlooking Wildhorse Creek. The property is entirely native pasture and supports a mix of medium density brush including mesquite, juniper, ephedra, agarita, yucca, prickly pear, and a good cover of native grasses.

Water Features

There are no water wells working on the property, but there is a windmill that has not been used in recent years. The condition of the windmill and well is unknown but could be investigated by the buyer as an additional water source. One rain-fed surface tank is used by cattle and wildlife.

Oil Field Production

There are no oil wells or oilfield traffic on the property, which is uncommon for the area. The property is encumbered by an oil lease and pooled with neighboring properties for horizontal well production that originates off-site.





Microwave Tower

A microwave tower situated on 0.25 acre is located in the southwest corner of the property near FM 820. This tower and small site were purchased from the seller by Howard County in 2020 and are not part of this offering.

Improvements

An old shed and dilapidated cabin are present on the property. Both structures are in poor condition and offer no value. The property does have net wire perimeter fencing with metal t-posts and a small set of pens.

Wildlife • Hunting

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

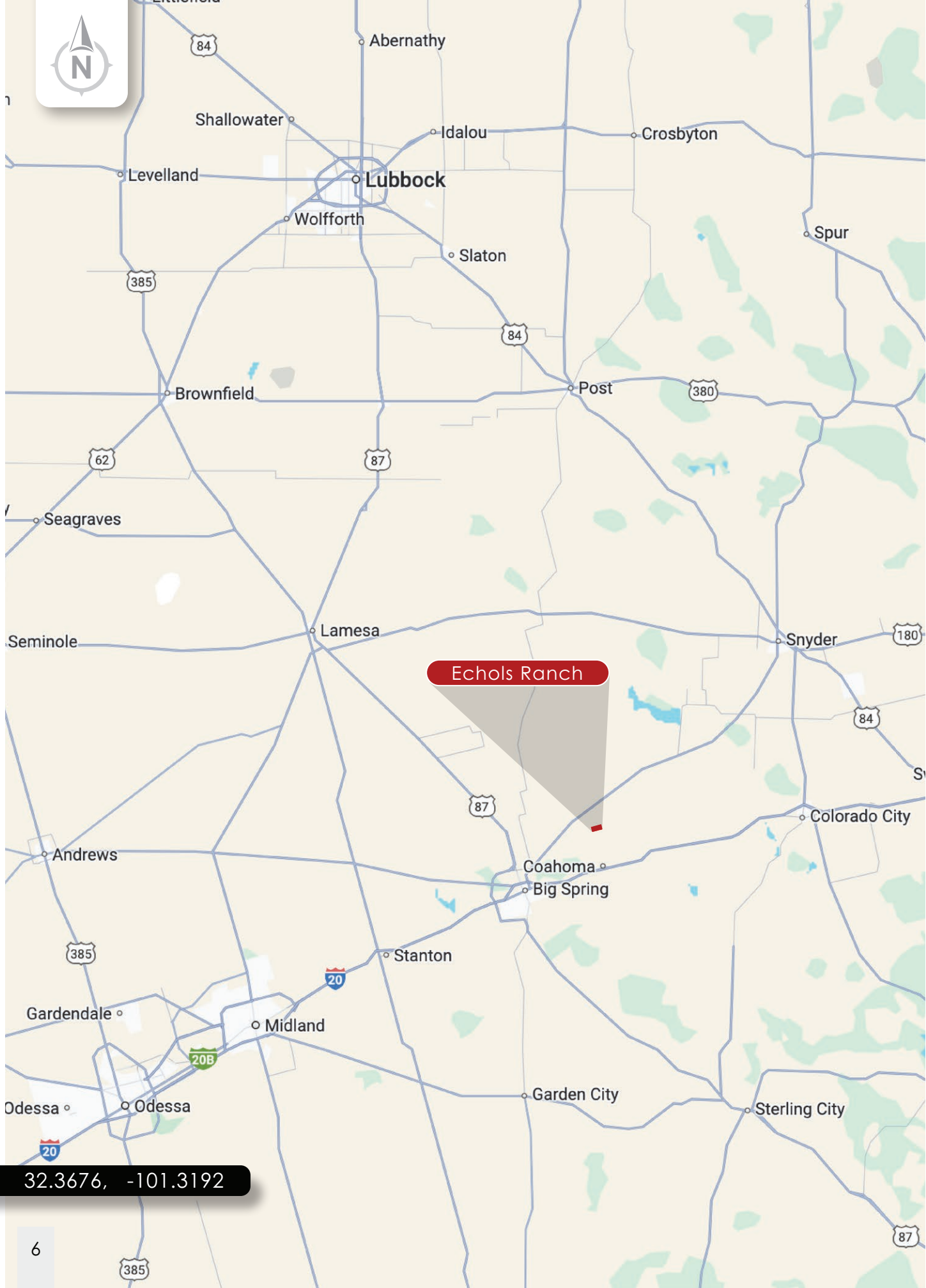
Remarks • Price

If you are in the market for a recreational ranch near Big Spring this is one that you should see. This ranch is priced at \$2,250 per acre.

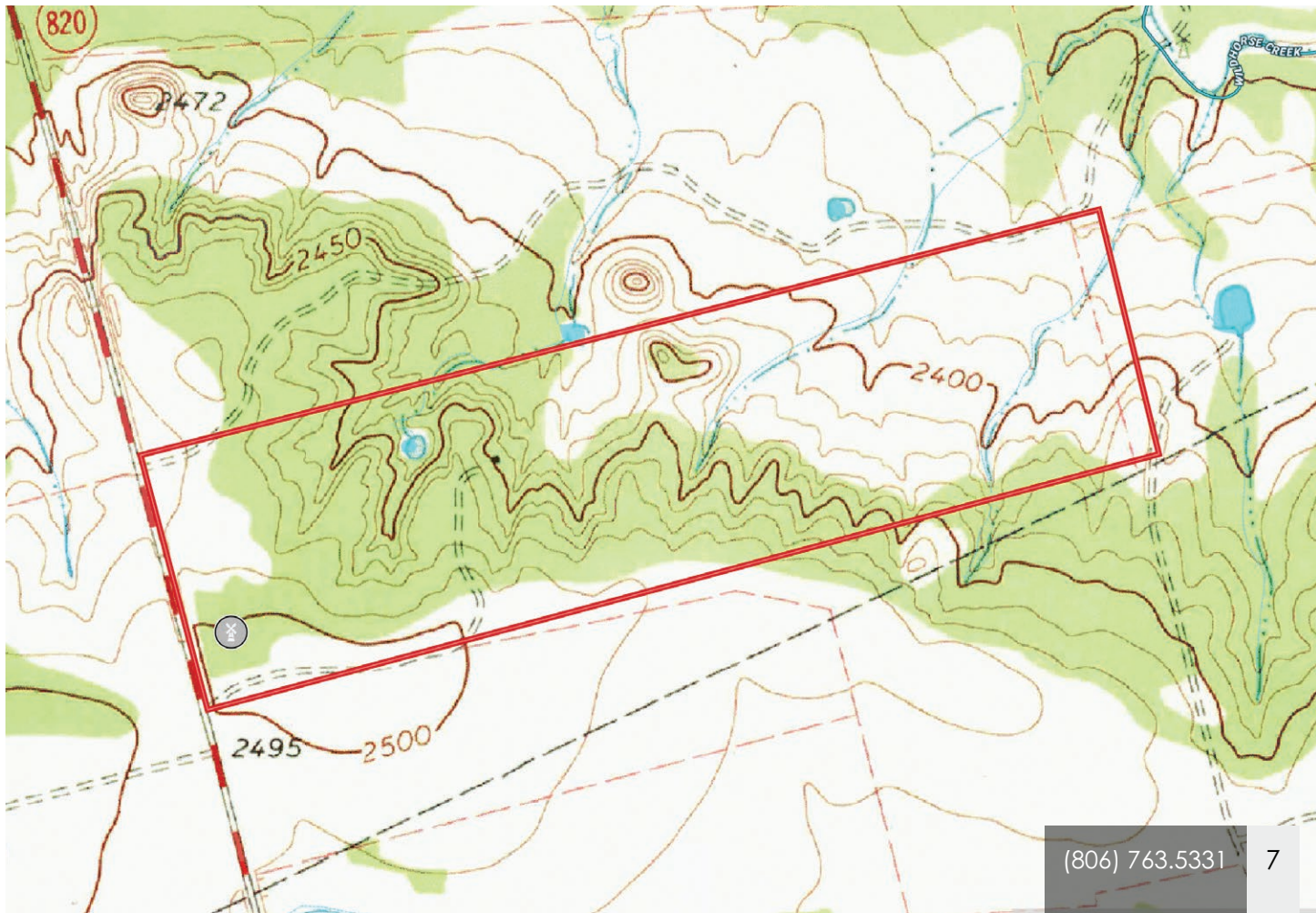
For more information or to schedule a showing, call Mickey Nixon at (806) 786-9958.







32.3676, -101.3192



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