

# Ross Family 220 Ranch

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220± acres | \$275,000 | Flomot, Texas | Motley County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Ross Family 220 Ranch

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Welcome to the Ross Family Ranch, a great opportunity to own a scenic and affordable recreation hunting ranch, homesite, or productive break it out for farmland. Nestled in the heart of Motley County, this ±220-acre property offers the perfect blend of natural beauty and recreational opportunities. The ranch offers easy access, diverse topography, and excellent cover for hunting native wildlife. The property is all in grass, but could be reverted to productive farmland, if desired.

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## Property Highlights

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- **200± acres of Diverse Terrain and Vegetation** •

- **Excellent Wildlife Habitat** •

- **Good Grass Turf** •

- **Wildlife** •

*Whitetail deer • Mule Deer • Feral hogs • Predators (coyote, bobcat)  
Dove and quail for wingshooting enthusiasts*

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## Location

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Easily accessible to major Texas markets:

Lubbock • 84 miles  
Amarillo • 109 miles  
Midland • 195 miles  
DFW Area • 300 miles

## Price

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\$275.000 • \$1,250 per acre

## Annual Taxes

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Approx. \$300 (per Motley CAD)

## Resources

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There is no oil production on the ranch, but no minerals are available.

To sweeten the deal, the seller will convey all wind/solar rights.

## Minerals • Renewable Rights

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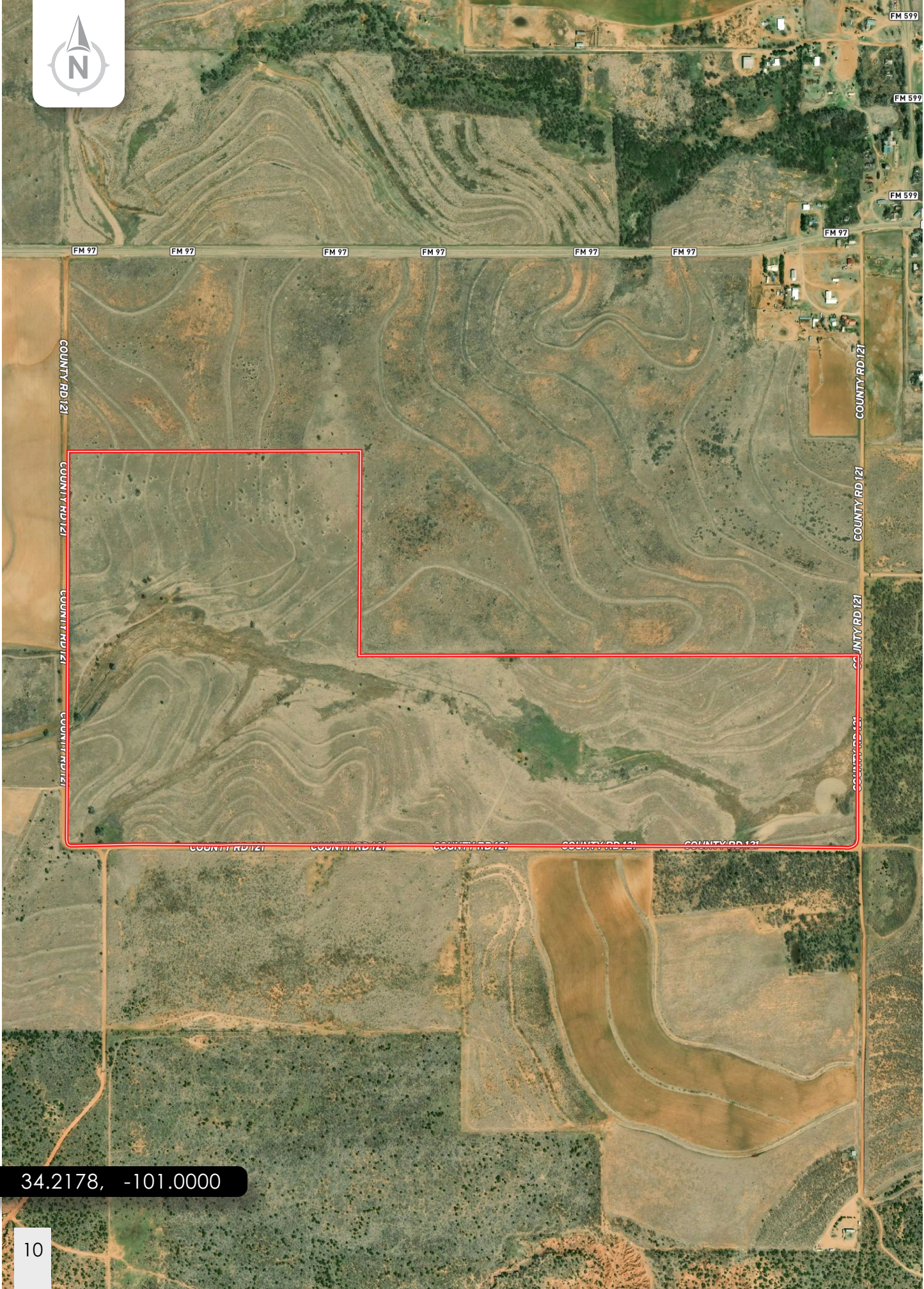
All owned rights convey

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For more information or to schedule a private showing,  
please call Charlie Middleton (806) 786.0313



Ross Family 220 Ranch



34.2178, -101.0000

2518 Well

Well



Flomot

Alamosa Creek

2500

2507

97

97

2490

2500

2515

2470

2500

2535

2500

Gravel Pits

2450

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Charlie Middleton

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