



RANCH FOR SALE

1,750 acres in Scurry County near Snyder, Texas



PROPERTY HIGHLIGHTS

- Located 90 minutes from Lubbock, Midland/Odessa, and 4 hours from Dallas, Texas, this property spans 1750 acres of vast open space.
- Boasting scenic views, varied terrain, a spring-fed water source, and plentiful wildlife.
- The property includes well-maintained roads, food plots, high-quality fencing, and a professional shooting range - see photo below
- Two water tanks and a spring-fed creek are evenly distributed.
- Perfect for hunters and outdoor enthusiasts seeking privacy amidst large ranches.
- See detailed description on last page

PRICE

\$3,950,000

SIZE

1,750 acres

**Information contained herein was obtained from sources deemed reliable; however WTX Realty and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

PHOTOS



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PHOTOS



Actual photos taken on the ranch showcasing wildlife.



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PHOTOS



Heavy duty cattle panels



Storage



Shooting Range



Commercial grade blinds and feeders

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PHOTOS



Spring fed creek + earth and tanks



Hog trap plus mini food plots



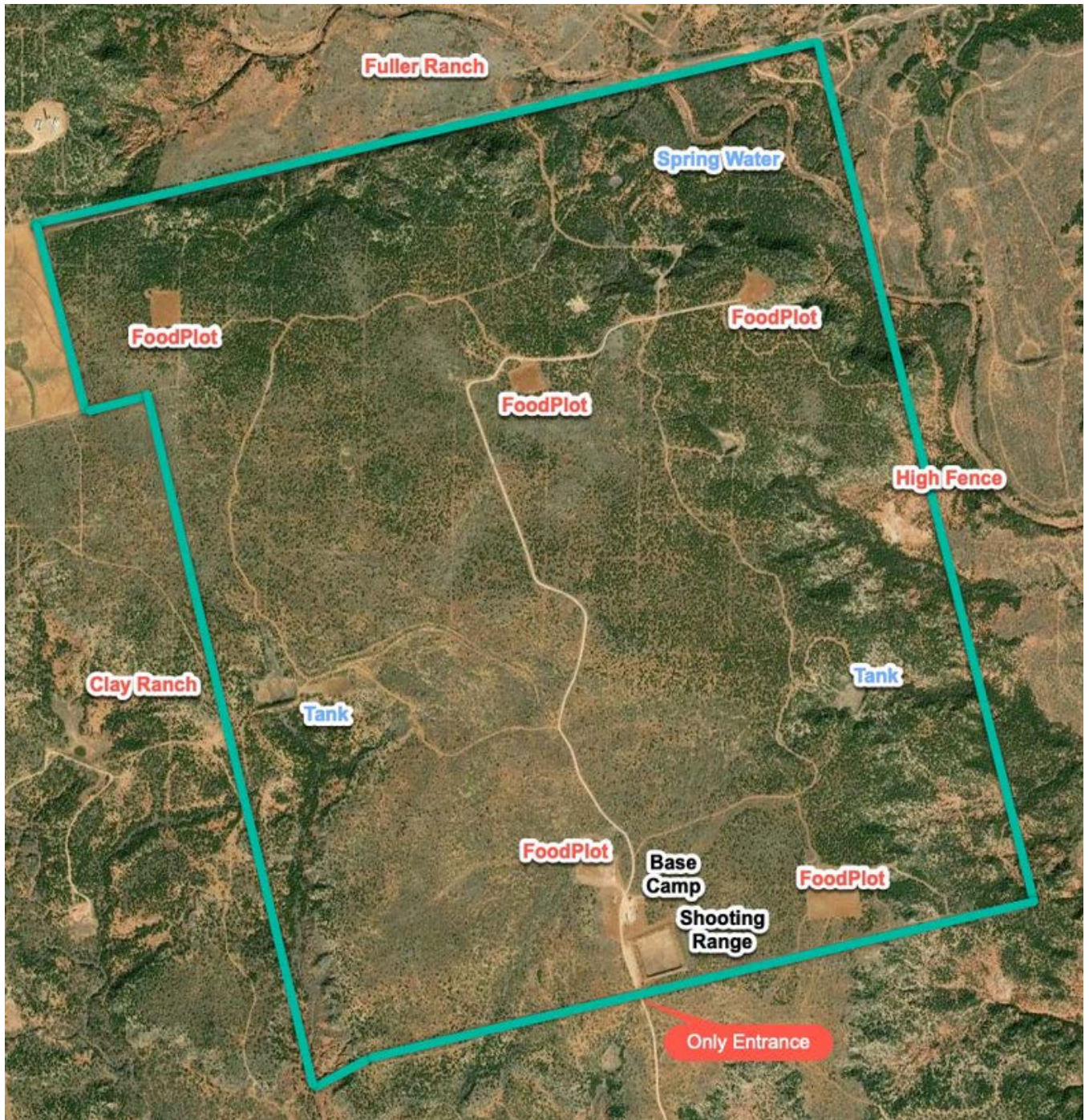
Gated entrance with maintained road



Mini food plots and commercial blind

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PROPERTY SUMMARY



PROPERTY DETAILS:

- Location: **Situated 13 miles northeast of Snyder, Texas**
- Potential Uses: Ideal for ranching, farming, homesteading, and recreational activities.
- Size: Spanning 1,750.4 acres
- Price: Listed at \$3,950,000
- Description: A hidden gem of a **recreational ranch** in West Texas boasting picturesque topography.
- Infrastructure: **Well-maintained roads and quality fencing.**
- Security: Isolated by extensive ranches with a **single entry point** guaranteeing privacy.
- Amenities: Features a **Shooting Range** surrounded by 15" earth walls, concrete benches, and steel targets. Range configuration reflects sound up to prevent wildlife disturbance.
- Livestock Potential: Suited for a working cattle ranch with **year-round natural water sources** and quality fencing.
- Wildlife: Home to **abundant native game** including whitetail deer, hogs, javelinas, turkey, quail, and aoudad sheep.
- Features: Well-equipped with **food plots, blinds, feeders, and hog traps** strategically placed around the property.
- Terrain: **Varied elevations** up to 150' offer **stunning vistas** and a distinctive landscape.

Rob Campbell, Broker



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date