

# GP Ranch

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587.5± acres | \$1,057,500 | Snyder, Texas | Scurry County

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*Chas. S. Middleton*  
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

*Est. 1920*

# GP Ranch

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GP Ranch encompasses 587.5± acres of rolling Scurry County ranch land just minutes from Snyder, Texas. With a blend of productive grazing country, diverse terrain, and strong recreational appeal, this ranch is well-suited for cattle operators, sportsmen, and buyers seeking a scenic West Texas retreat.

## Topography

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The ranch features classic rolling country, with the south side rising in elevation to create sweeping views across the surrounding landscape. The northern portion sits lower, offering a natural contrast in terrain and providing excellent locations for blinds, future building sites, or scenic overlooks. Native grasses, brush, and scattered cover support both livestock and wildlife, contributing to the ranch's versatility.

## Water Features

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GP Ranch is impressively watered with seven stock tanks, offering dependable water for cattle and wildlife throughout the year. The property is also located near JB Thomas Lake, a well-known fishery famous for producing 10-pound-plus largemouth bass, adding significant recreational value for owners and guests.

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## Recreation • Wildlife

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This region is known for its strong wildlife populations, and GP Ranch delivers outstanding hunting opportunities. Species commonly found on the ranch include whitetail deer, wild hogs, dove, quail, turkey, and ducks. The combination of rolling terrain, brush cover, and multiple water sources creates a habitat that consistently holds game, making this a standout hunting property in Scurry County.

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## Price • Remarks

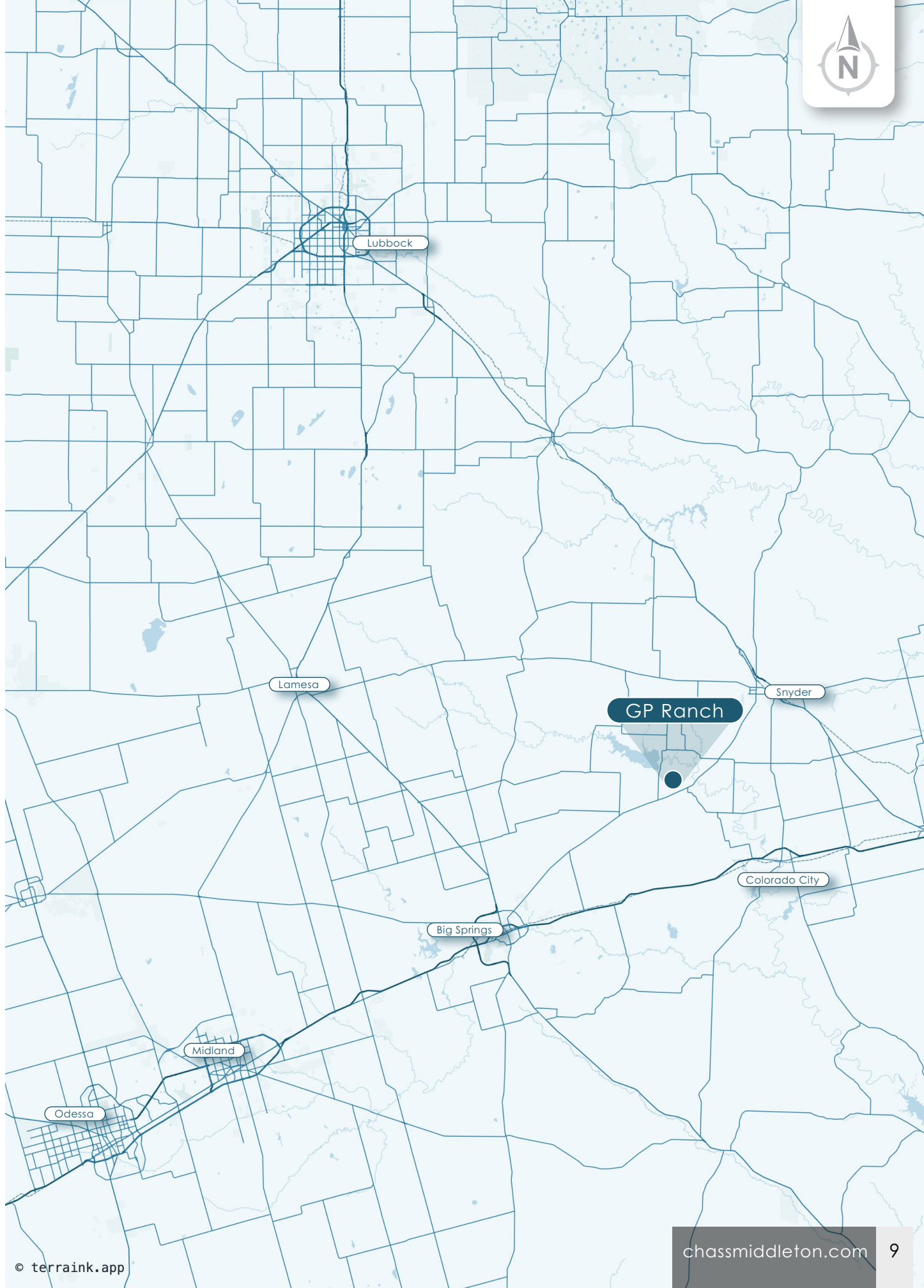
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GP Ranch is offered at \$1,057,500, or \$1,800 per acre for the full 587.5 acres. This represents an excellent value for a ranch of this size, location, and diversity in Scurry County.

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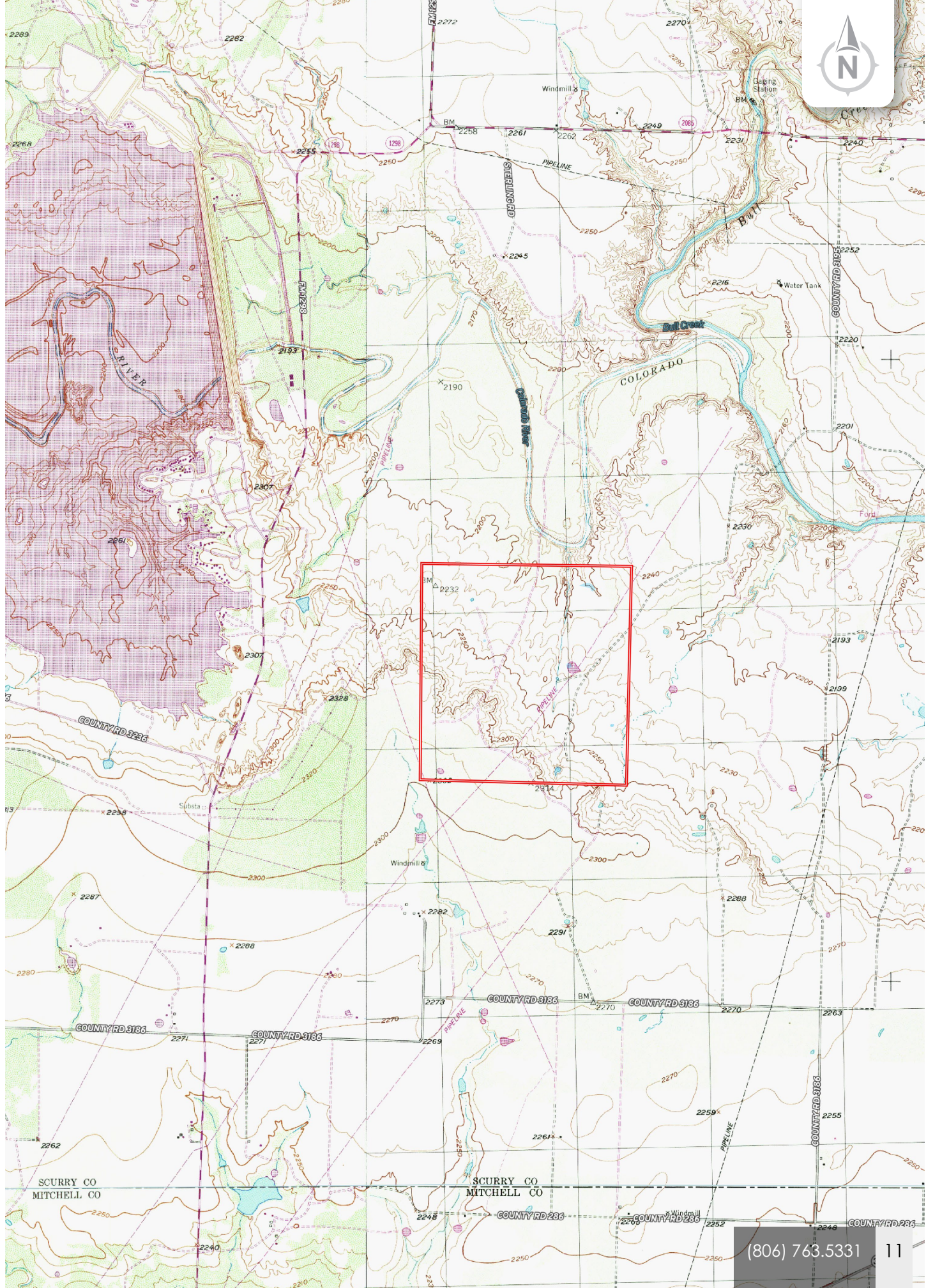
For additional information or to arrange your private viewing, please contact Ben J. Kirkpatrick at 806-790-6644.







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