

Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

7B RANCH

Lynn and Lubbock Counties, Texas

Land & Improvements • 387.28± acres | \$8,900,000
Improvements Only • 87± acres | \$5,900,000



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AN EXCEPTIONAL EQUESTRIAN ESTATE IN THE SOUTH PLAINS OF TEXAS

Chas. S. Middleton and Son, LLC is proud to exclusively offer the 7B Ranch, one of the premier equestrian properties in West Texas. Encompassing 387.28± acres, the ranch is ideally located just south of Lubbock between Lubbock and New Home, with frontage on FM 1730 at 198 FM 1730, New Home, Texas 79381 in Lubbock & Lynn Counties.

Designed with both luxury living and world-class equestrian performance in mind, 7B Ranch offers a rare opportunity to own a turnkey horse operation featuring an exceptional owner's residence, state-of-the-art horse facilities, cattle handling infrastructure, multiple residences, extensive equipment storage, and pasture land.







OWNER'S RESIDENCE

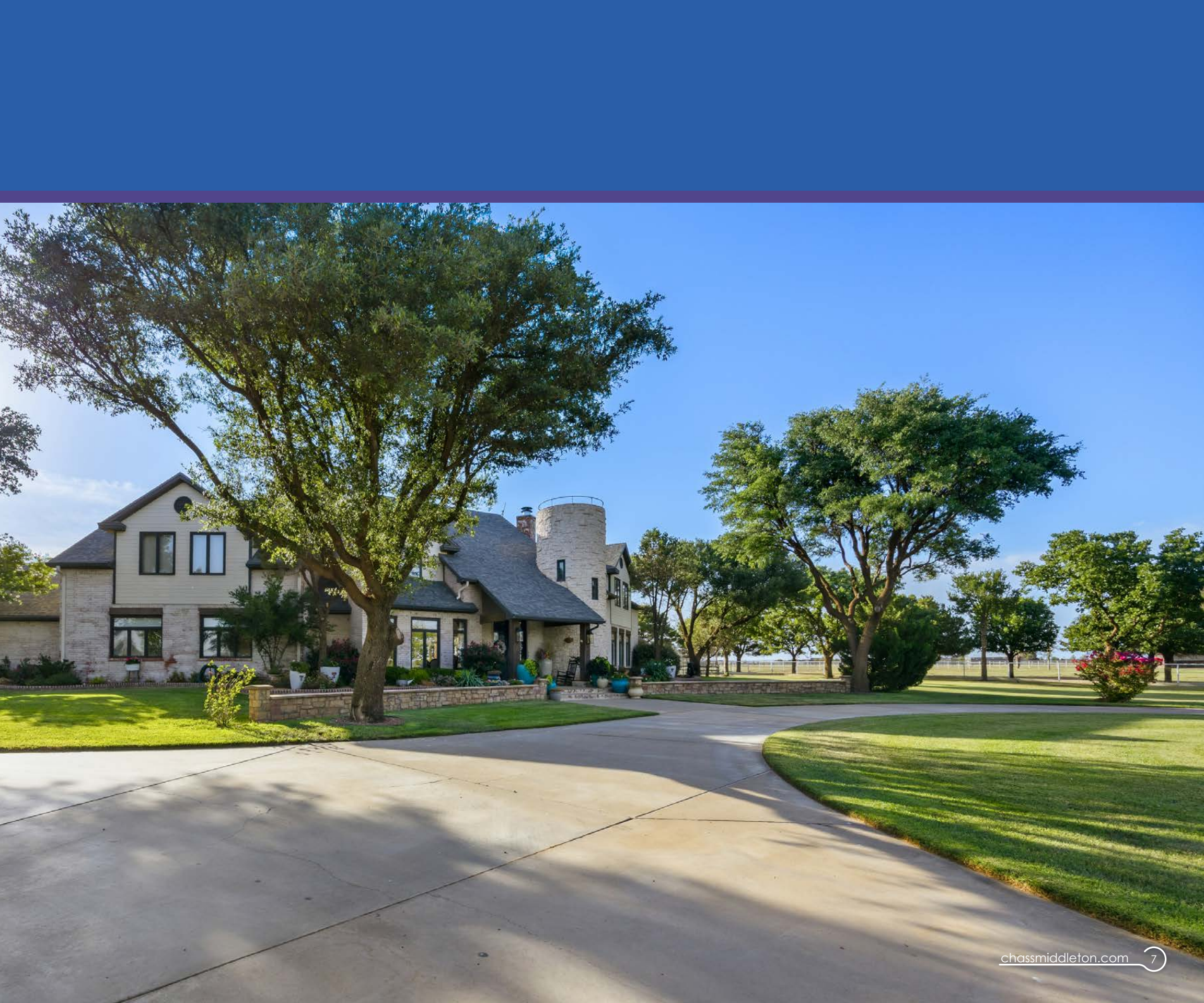
The beautifully designed farmhouse-style owner's home offers 4,752 square feet of living space and 5,531 square feet under roof. This impressive two-story residence includes five bedrooms, four full bathrooms, and two half baths.

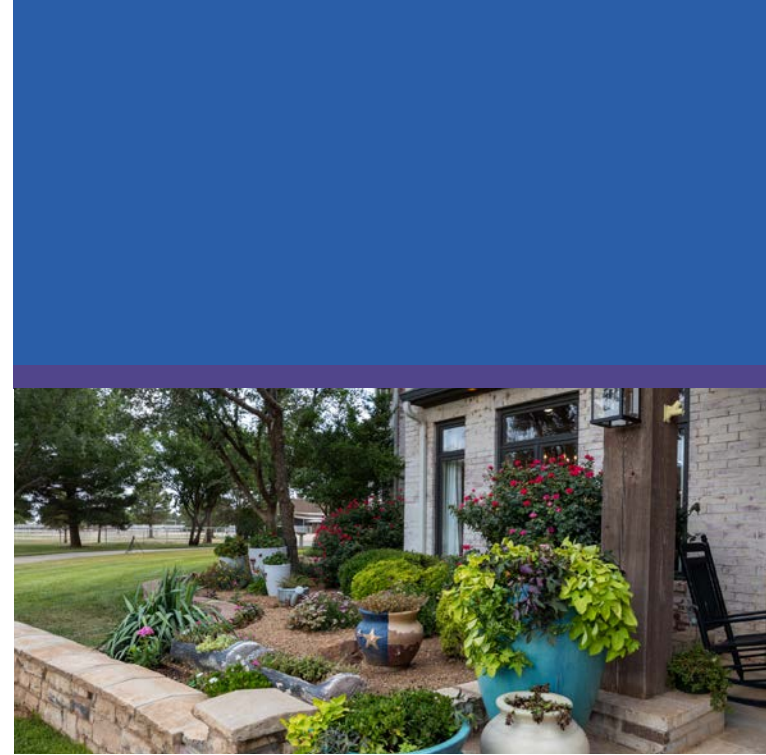
The home's open-concept floor plan seamlessly connects the living room, kitchen, and dining area. The spacious living room showcases vaulted ceilings, exposed limestone walls, and a stunning limestone fireplace. The gourmet kitchen is equipped with custom cabinetry, tongue-and-groove ceilings, premium Wolf stainless steel appliances, and a generous butler's pantry.

Additional features include:

- Luxurious primary suite on the main level
- Two downstairs bedrooms and three-and-one-half baths
- Three upstairs bedrooms with one-and-one-half baths
- Large utility room with walk-in gun safe
- Basement
- Full pool bath
- Three-car garage
- Expansive covered back porch overlooking the ranch
- Resort-style swimming pool with panoramic views

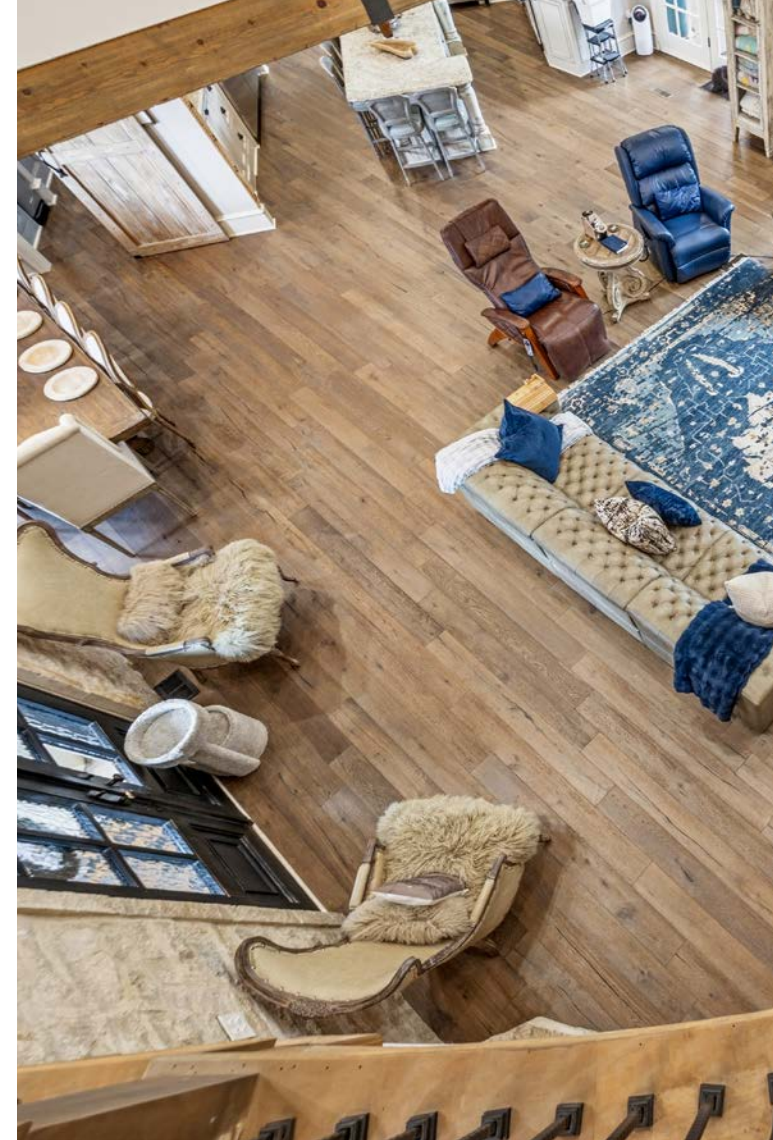








FAMILY ROOM





KITCHEN • DINING ROOM • BUTLER'S KITCHEN





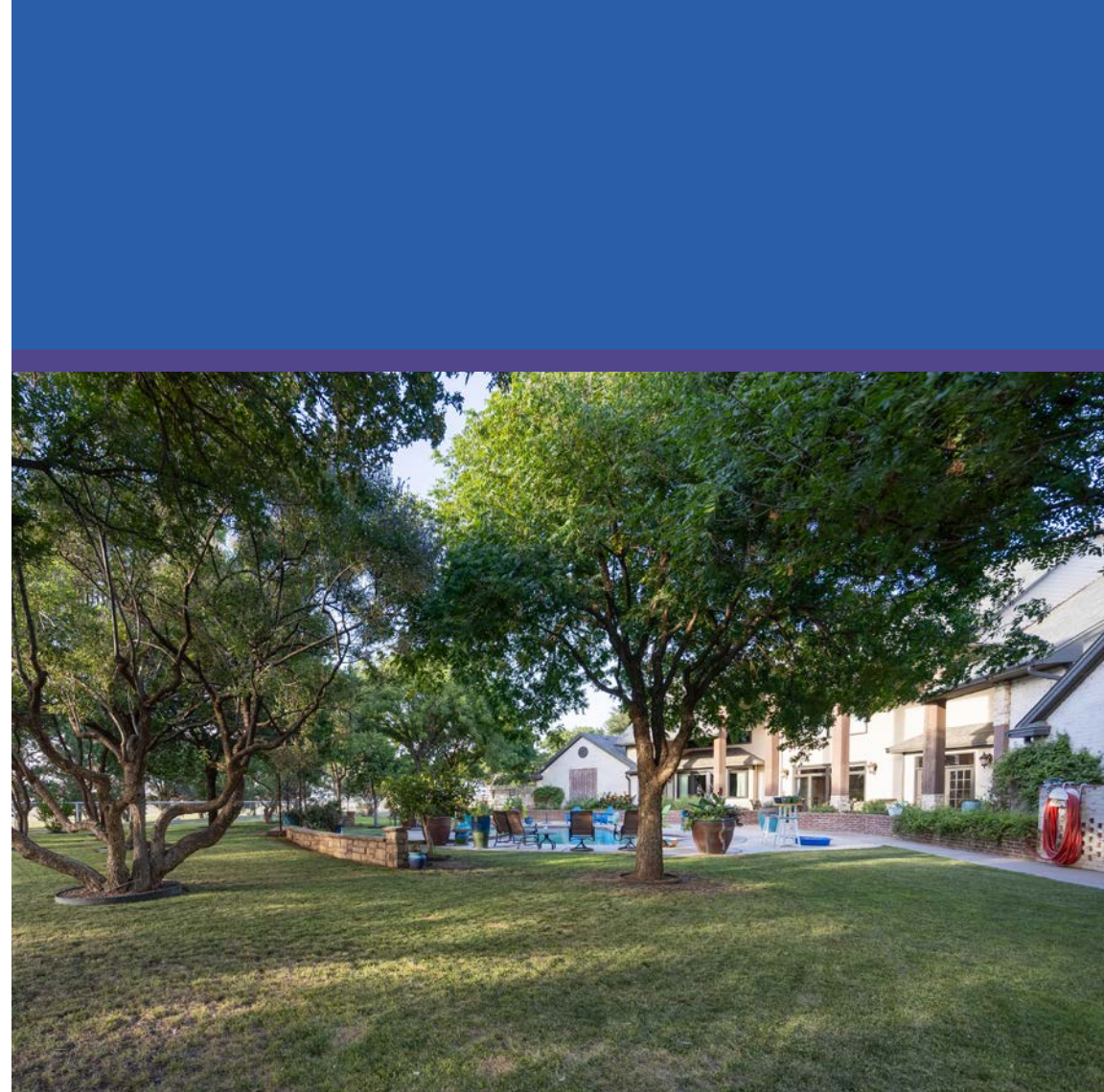
MASTER SUITE



ANCILLARY ROOMS







PREMIER HORSE FACILITIES

INDOOR ARENA COMPLEX

The centerpiece of the ranch is an impressive 215' × 300' indoor arena complex featuring:

- 140' × 240' arena
- Complete roping setup with boxes
- Priefert automatic chute
- Stripping chute
- Cattle holding pens
- 10-foot-wide return alley

The east side of arena complex includes:

- 21-foot-wide concrete alley
- Climate-controlled office and tack room
- Wash rack
- Eleven 15' × 15' box stalls with attached 17' × 32' runs
- Ritchie automatic heated waterers
- Large feed room
- Indoor trailer parking with hookup for a living quarters trailer

The west side of arena complex features:

- 21-foot-wide concrete alley
- Eight oversized 30' × 19' stalls with three approximately 150' × 650' turnout runs
- Ritchie automatic heated waterers

Additional improvements include:

- 50' × 145' equipment and trailer lean-to off the south end of the arena complex
- Six-horse Priefert panel walker on the north end of the arena
- Multiple cattle pens with automatic waterers and covers are located on the north end of the arena

OUTDOOR EQUESTRIAN FACILITIES

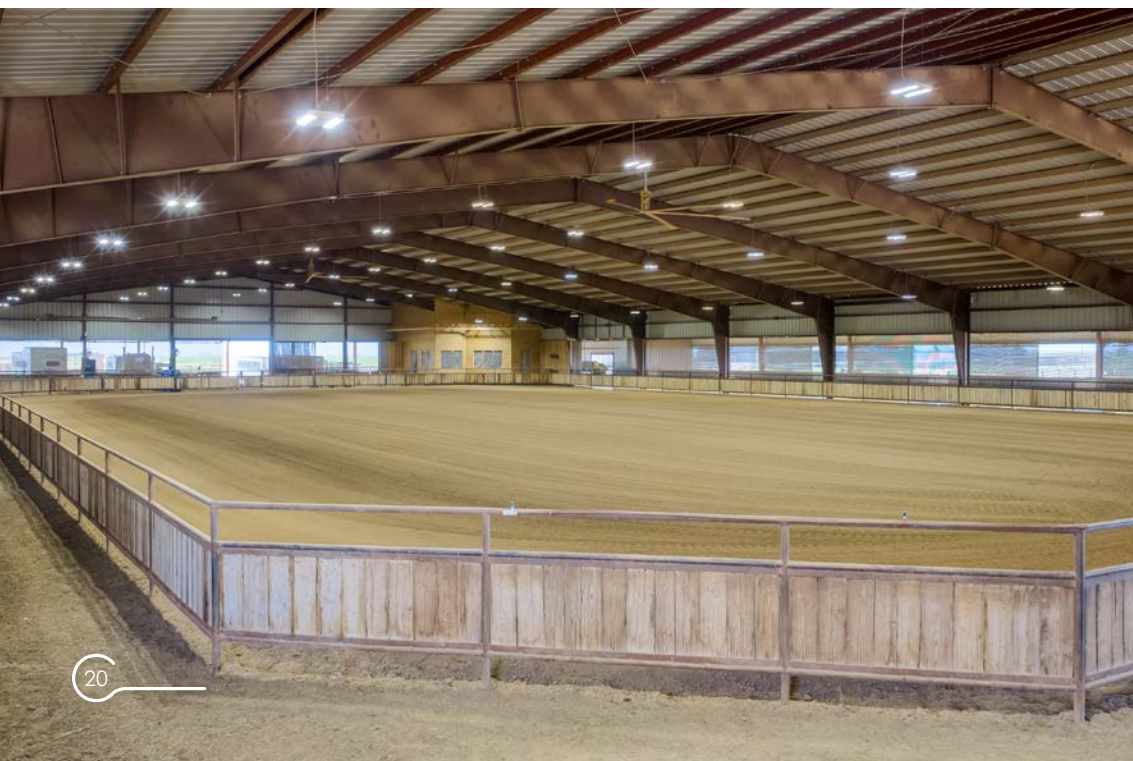
The outdoor complex includes:

- 115' × 130' cutting pen
- 55-foot round pen
- 100' × 255' arena connected to the round pen
- Five 20' × 50' shed-row style stalls with a 20' wide roof on the west end
- 50' × 300' turnout run connected to the shedrow barn



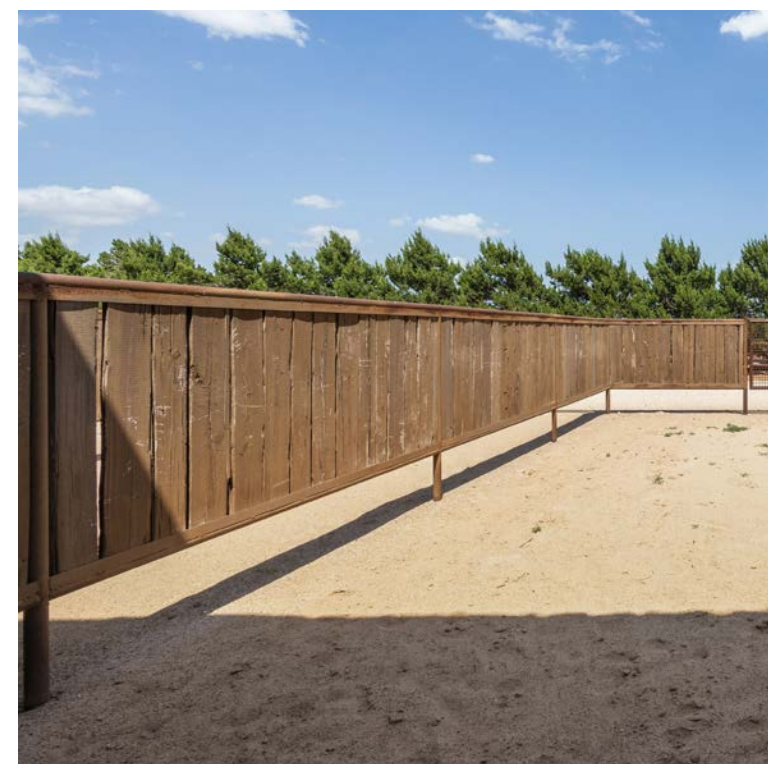


INDOOR ARENA COMPLEX



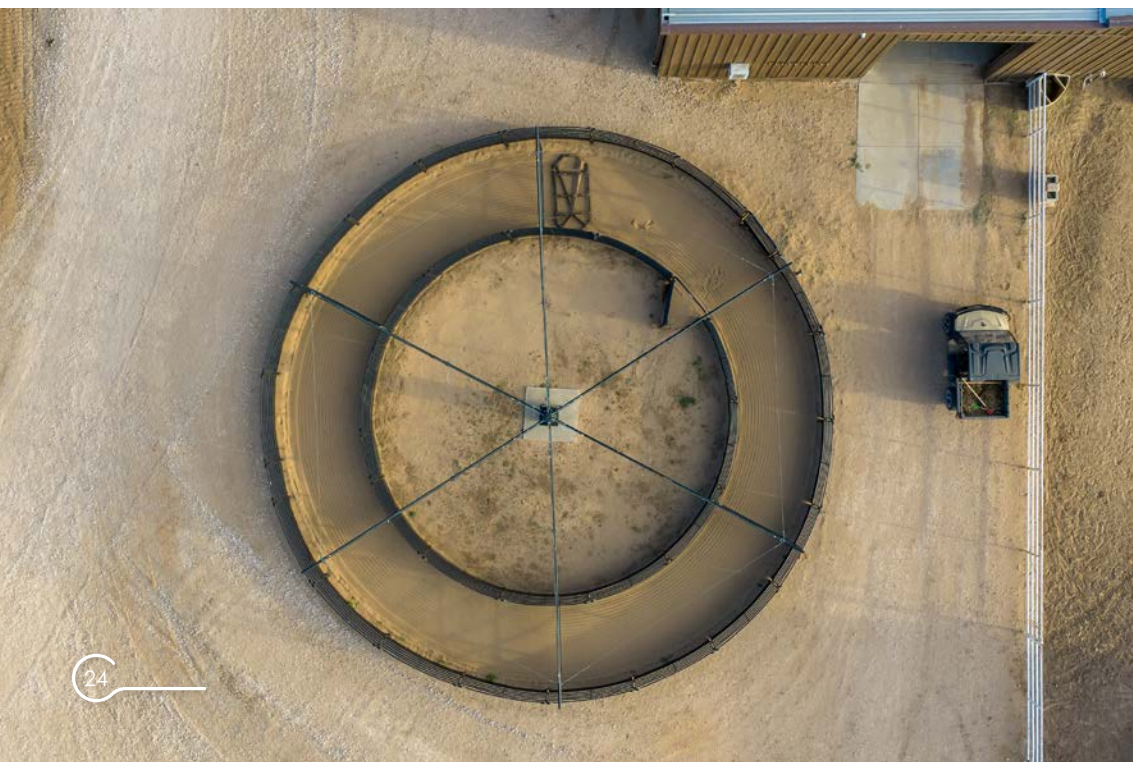


INDOOR ARENA COMPLEX





INDOOR ARENA COMPLEX





OUTDOOR EQUESTRIAN FACILITIES





SHOP • EQUIPMENT STORAGE

A well-equipped 40' × 100' insulated metal shop features:

- Concrete floor
- Lean-tos measuring 20' × 100' on both east and west sides for hay and equipment storage

An additional 25' × 100' covered equipment parking area is located across from the shop.





CATTLE FACILITIES

The ranch also includes a functional cattle barn with:

- Covered livestock working facilities
- Sorting pens
- Lead-up alley
- Squeeze chute
- Wash rack for show cattle
- One-bedroom, one-bath employee apartment





EMPLOYEE HOUSING

MANAGER'S HOME

The manager's residence offers approximately 1,700 square feet with:

- Three bedrooms
- Two bathrooms
- Open-concept floor plan
- Vaulted ceilings
- Floor-to-ceiling stone fireplace
- Custom wood cabinetry
- Granite countertops
- Stainless steel appliances
- Large island with bar seating
- Attached two-car garage

ADDITIONAL RESIDENCE

A second home provides approximately 1,500 square feet of living space and includes:

- Three bedrooms
- Two bathrooms
- Attached two-car garage

The home is currently leased, and the existing tenants would welcome the opportunity to continue leasing the property.



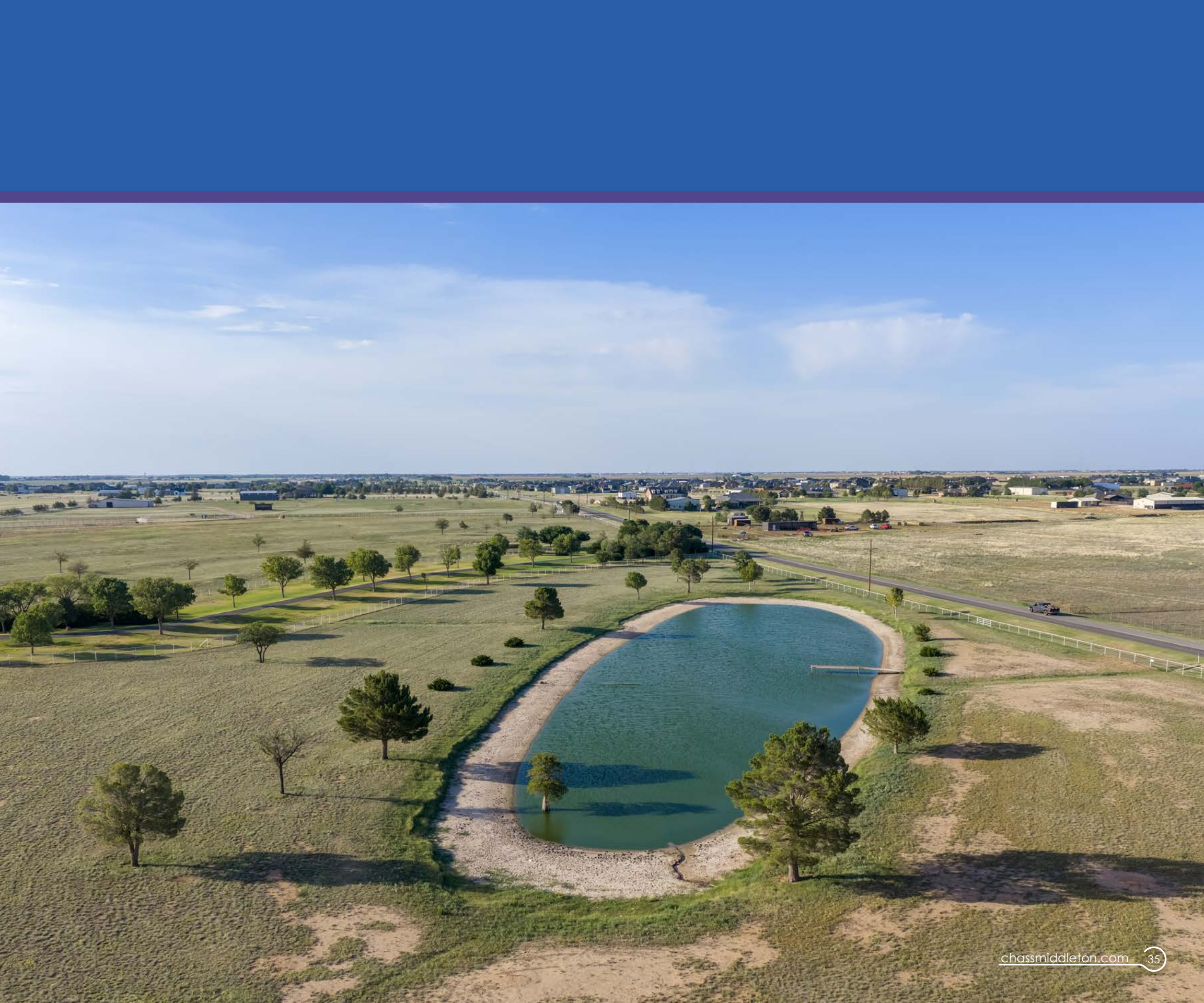


WATER

The ranch is considered to be very well watered:

- Six water wells
- A 1.6-acre earthen pond supplying livestock water





BROKER COMMENTS • PRICING

SCHOOL DISTRICT

7B Ranch is located within the highly regarded New Home Independent School District, consistently recognized as one of the premier public school districts serving the Lubbock area.

REMARKS

If you are in the market for the ultimate luxury equine facility on the South Plains of Texas please give the 7B Ranch your full consideration. You will be hard pressed to find a nicer horse facility on the market anywhere.

PRICE

This exceptional ranch is being offered in two purchase options:

87± acres with all improvements: \$5,900,000

Entire 387.28± acre ranch: \$8,900,000

CONTACT INFORMATION

For additional information or to schedule a private showing, please contact:

Brendan Garrison

806.790.5900

Exclusively offered by Chas. S. Middleton and Son, LLC.





BRENDAN GARRISON

Associate Broker | Texas, New Mexico
Real Estate Agent | Oklahoma, Kansas

806-790-5900

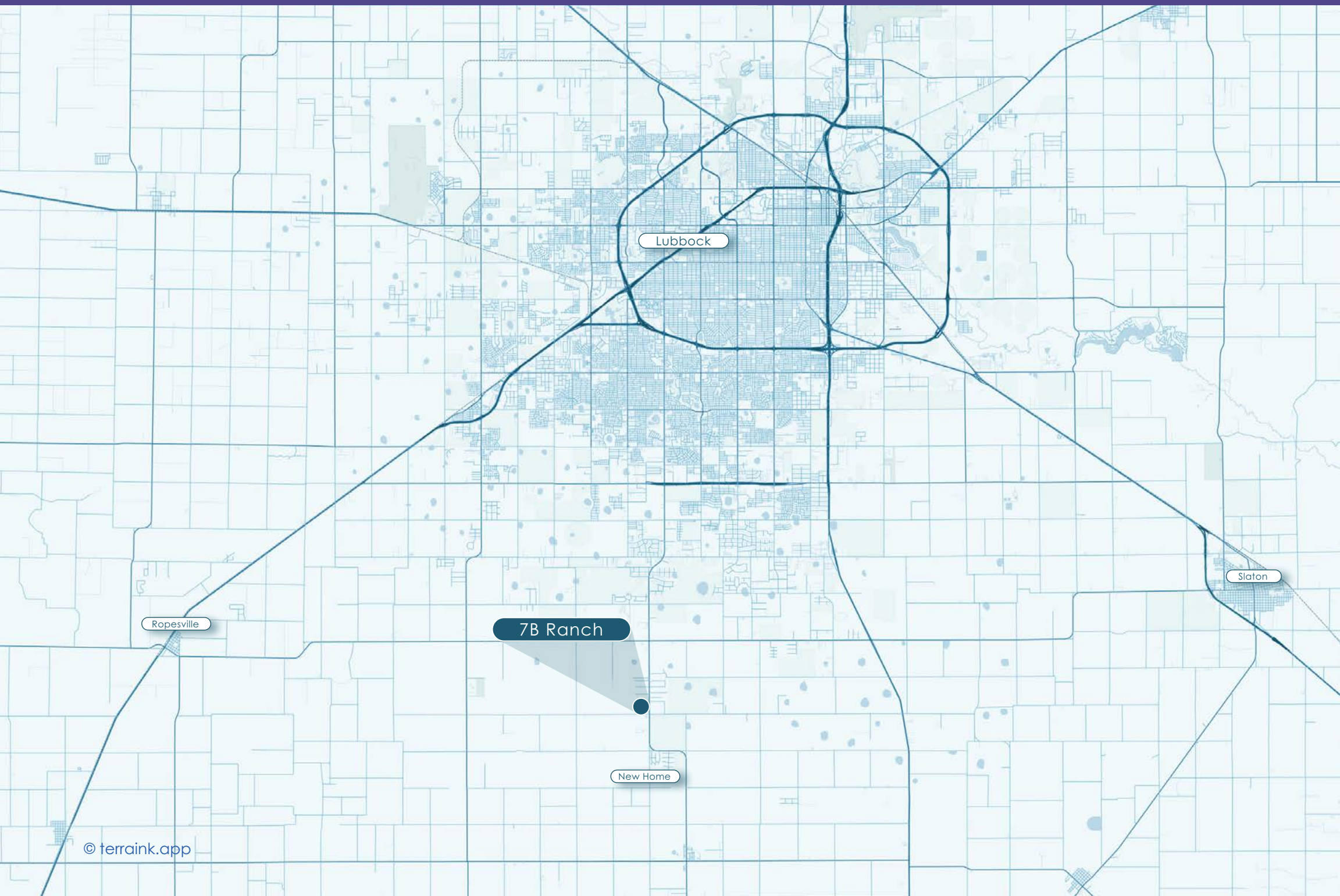
brendan@csmanson.com

Brendan Garrison joined Chas. S. Middleton and Son in 2016. Previously, Brendan spent 4 years managing farms and ranches for J.P. Morgan Chase in their high-wealth banking and trust department out of Ft. Worth, Texas. He has a Bachelor of Science degree from Tarleton State University in Animal Production and is also a graduate of TCU's Ranch Management Program. Brendan is a licensed Associate Broker in Texas and New Mexico and a licensed Real Estate Agent in Oklahoma and Kansas. He is very involved in his family's ranch based in King County, Texas where he runs a registered Angus seed stock operation focused on raising and selling bulls and bred heifers. Brendan has had an affection and passion for horses from an early age and is very involved in the horse industry today. He is on the Texas Tech University advisory board for the equine department and trains and shows aged events and bridle horses in the National Reined Cow Horse Association. In his spare time, Brendan also enjoys hunting and fishing.

Combining a lifetime of industry experience and higher education dedicated to agriculture, Brendan's education, background and experience in the real estate business makes him uniquely qualified to aid buyers and sellers with their farm and ranch real estate needs.

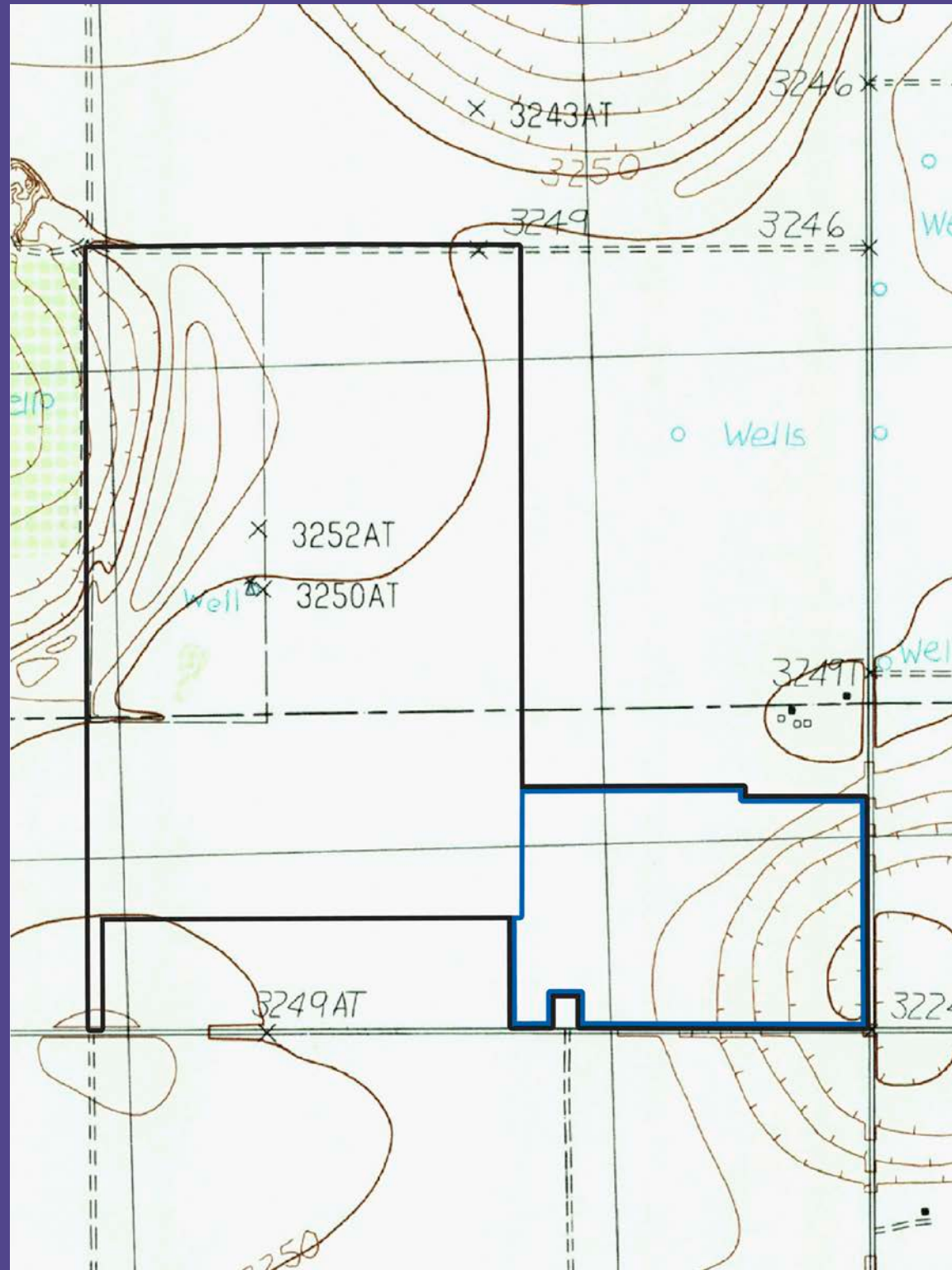


MAPS



— Boundary | Land & Improvements • 387.28± acres

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