

# HUBBARD CREEK RANCH

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1,683± Acres | \$3,020,985 | Baird, Texas | Callahan County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# HUBBARD CREEK RANCH

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**This property offers a great location, scenery and good cover and vegetation for wildlife and cattle.**

We are fortunate to have just obtained an exclusive listing on a wonderful ranch, located just a few miles north of Baird and Interstate 20. The property fronts paved Highway 283 and has been owned by the same family for over 100 years.

Topography is generally influenced by Hubbard Creek, which flows through the western portion of the property for almost two miles. Elevations range from around 1,700'

to 1,800'. Approximately 80 acres of land is currently in cultivation, generally planted to wheat for grazing cattle and to serve as an attractant for wildlife. The ranch has a grass turf that is in excellent condition.

The property is considered to be exceptionally well watered by Hubbard Creek and several large dirt tanks. Rural water has been piped to

**CONTINUED ON PG 7**











the property and electricity is available on the ranch. There is a good network of roads throughout the ranch that are generally in good condition.

The property is fenced and cross fenced into four main pastures with the cultivated land being fenced as well. Traps are located at the ranch house.

### **WILDLIFE**

The ranch is considered to offer exceptional habitat for wildlife. Turkey, quail and whitetail deer are all common, and migratory bird hunting is generally very good in this area. The cultivated fields are a magnet to wildlife in the area.

### **IMPROVEMENTS**

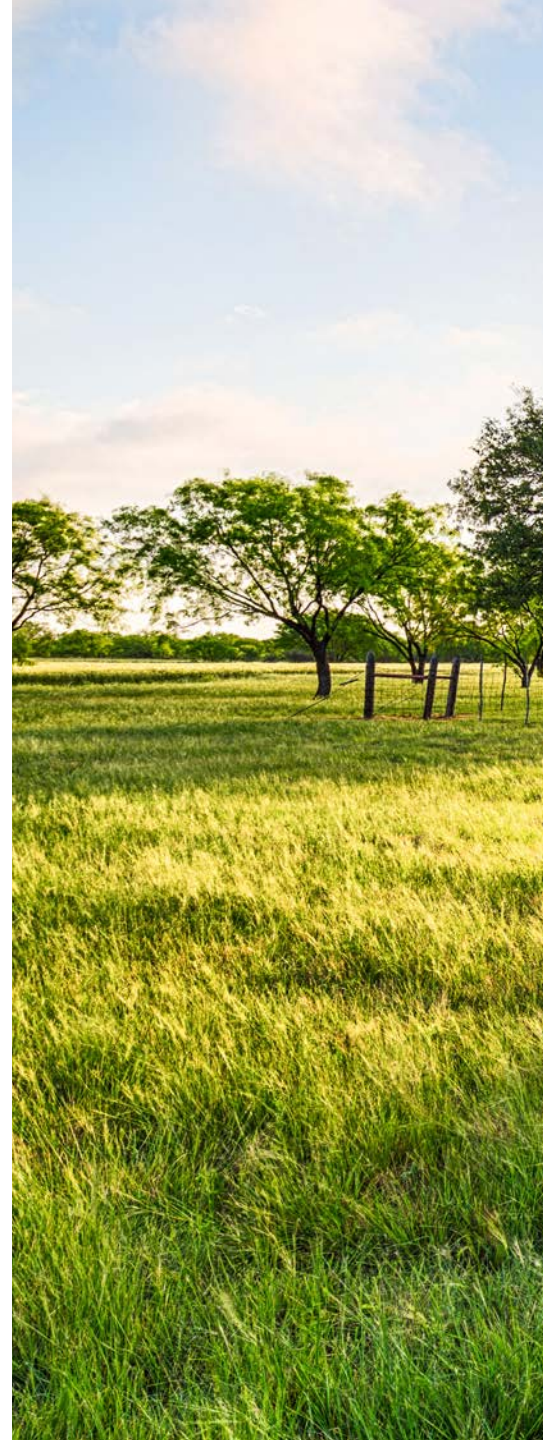
There is a nice three bedroom home located on the western portion of the ranch. This home offers a spacious living area and kitchen, and routine maintenance has kept this home in outstanding condition. City water is piped to the house.

### **BROKER REMARKS**

The ranch is offered for sale at \$1,795 per acre. The property is offered with 50% of the owned minerals along with 100% of the executive leasing rights. The property will convey with 100% of the wind energy rights included.

It is seldom that opportunities such as this arise. This property offers a great location, scenery and good cover and vegetation for wildlife and cattle. Amenities such as the city









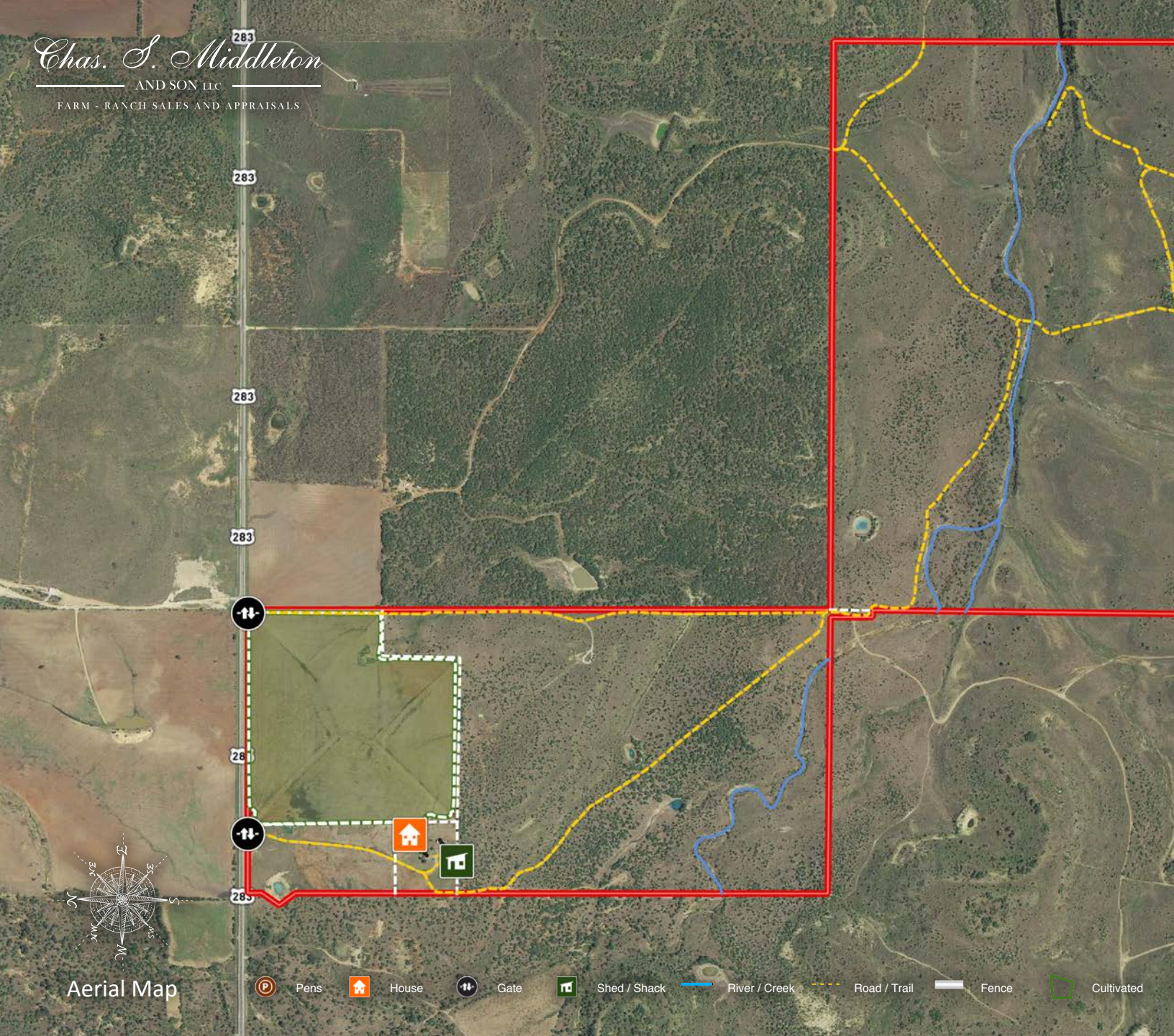


waterline and electricity make this an even more desirable ranch. Long term ownership quality ranches like this, with miles of live water, well maintained improvements and substantial minerals included, are hard to find, so this offering deserves your attention.

If you would like to schedule a visit to this remarkable, one of a kind ranch property, please give me a call.

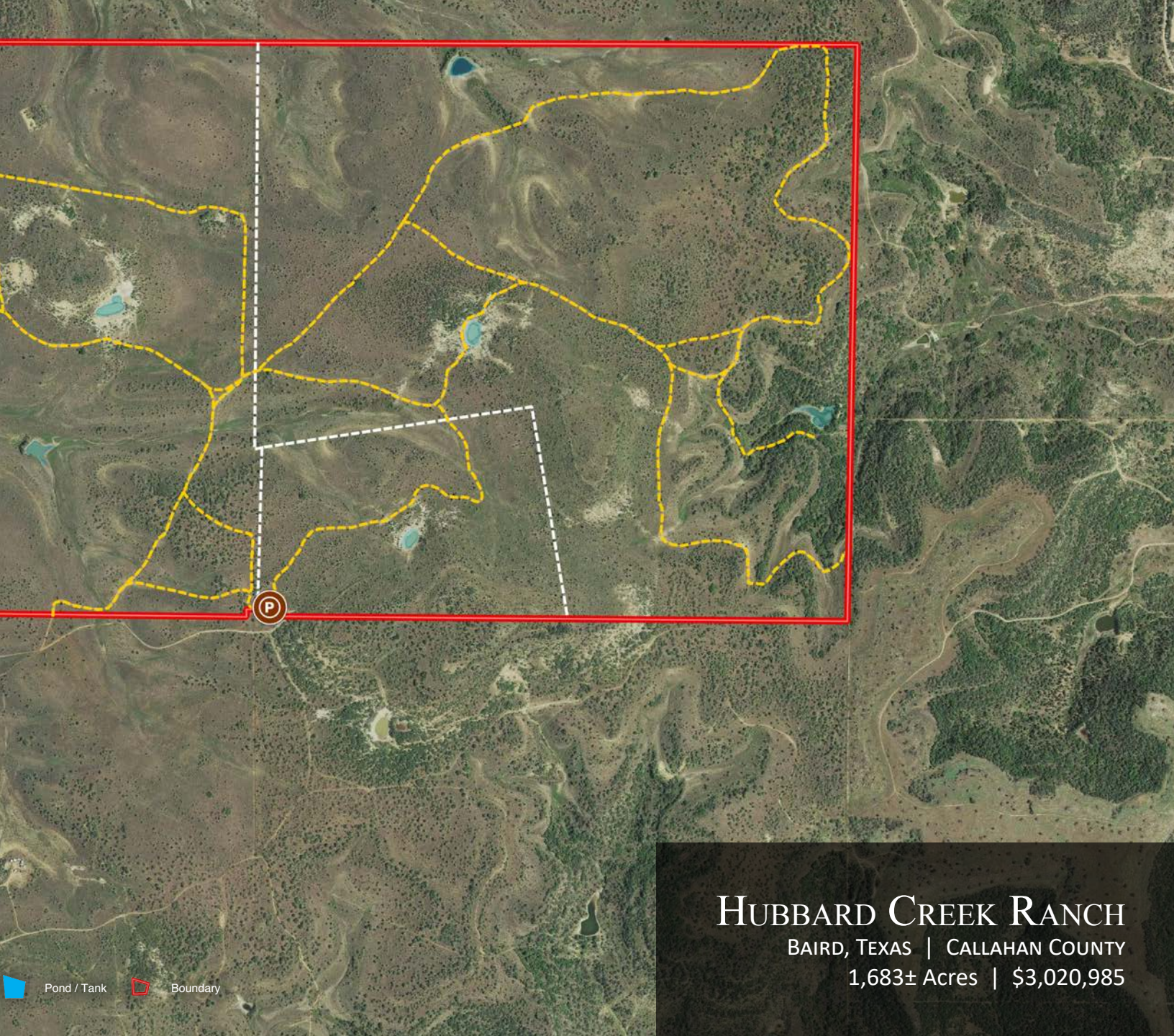








Aerial Map

- Pens
- House
- Gate
- Shed / Shack
- River / Creek
- Road / Trail
- Fence
- Cultivated



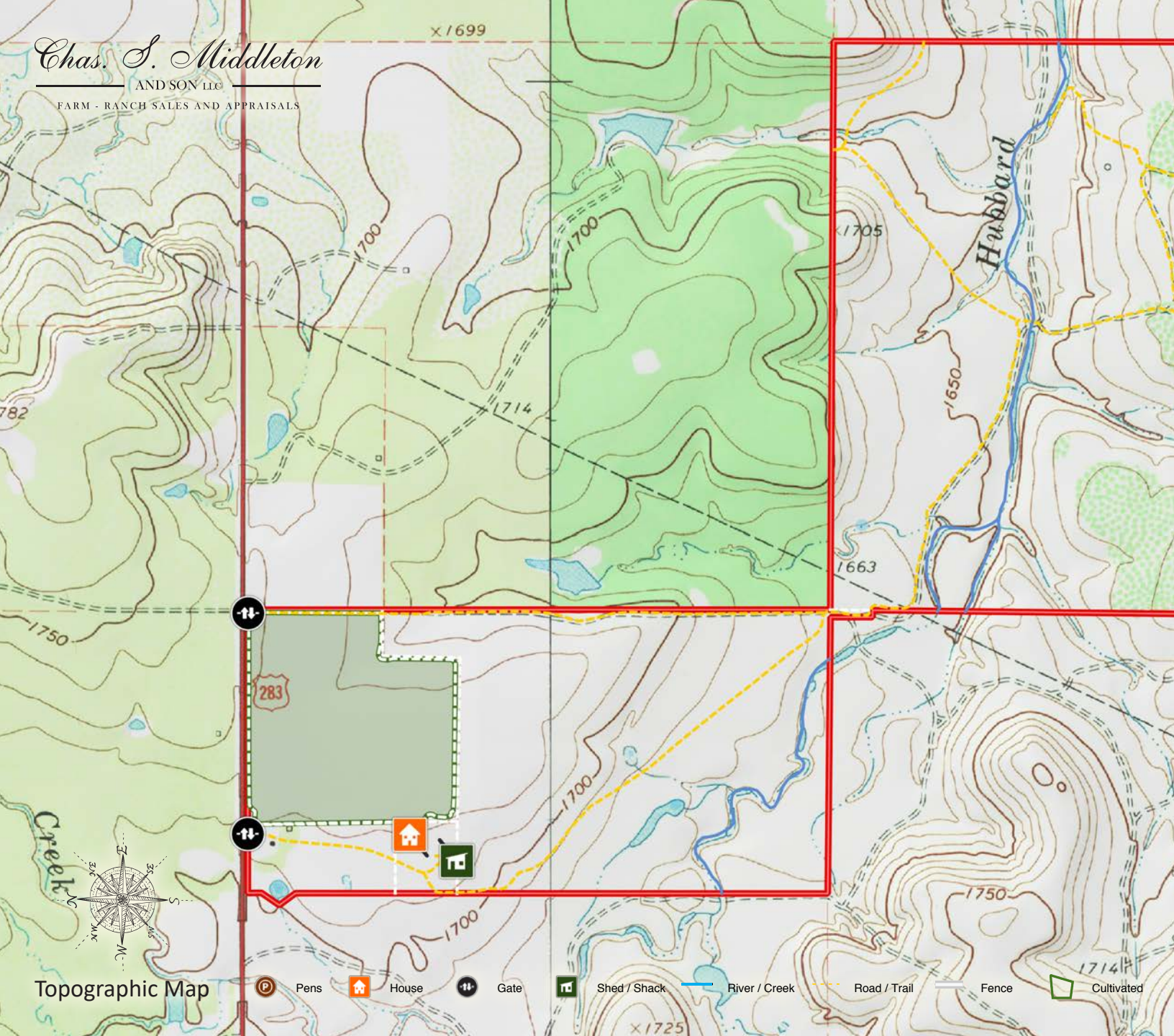
 Pond / Tank  Boundary

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BAIRD, TEXAS | CALLAHAN COUNTY  
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Topographic Map



Pens



House



Gate



Shed / Shack

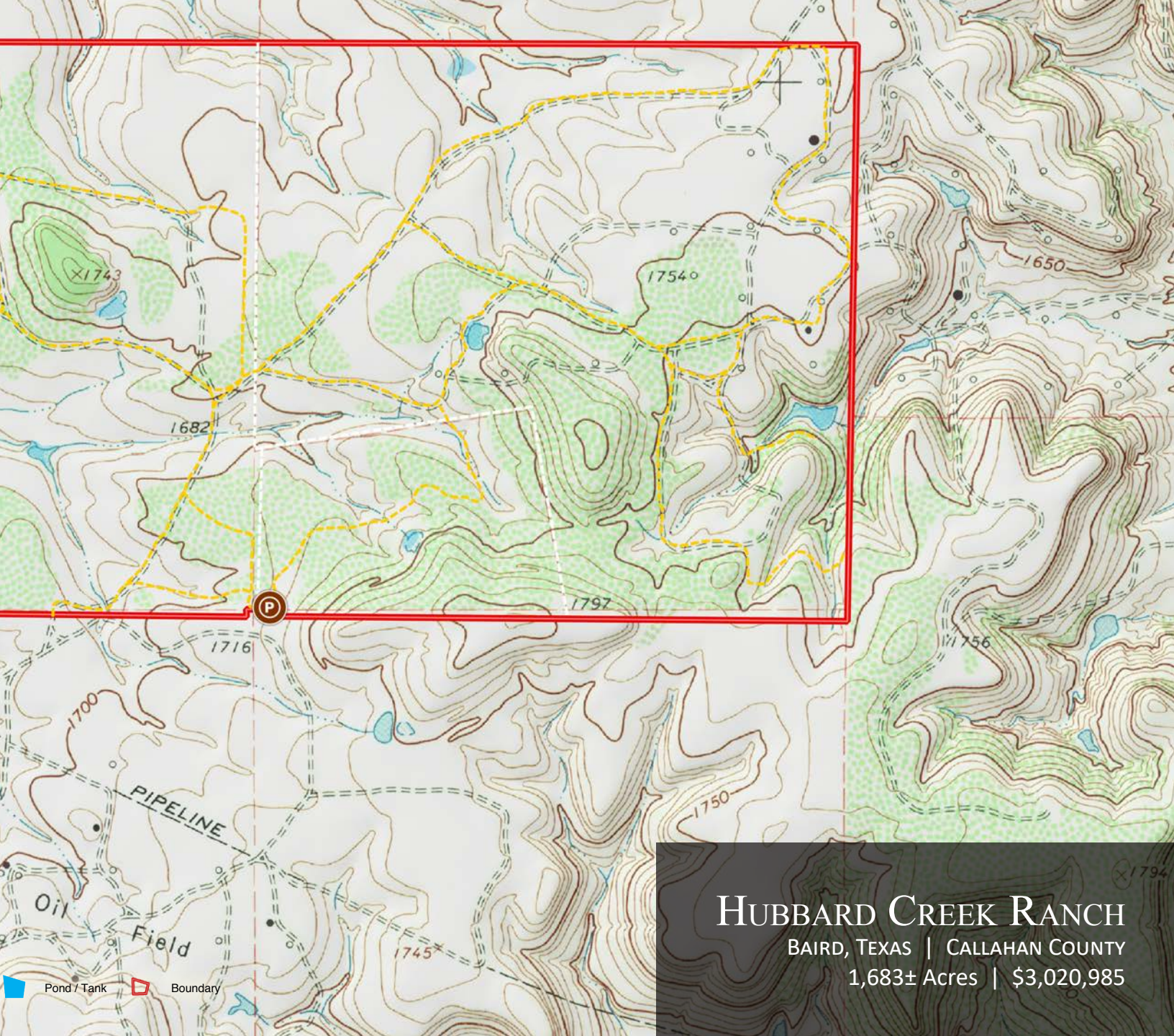
River / Creek

Road / Trail

Fence



Cultivated



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BAIRD, TEXAS | CALLAHAN COUNTY

1,683± Acres | \$3,020,985

## CHARLIE MIDDLETON

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