

# THE RICHARDSON RANCH

---

480± Acres | Kent County, Texas



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# THE RICHARDSON RANCH

---

**This West Texas ranch features great access, good hunting, recreation and is in close proximity to Lubbock and Snyder.**

We are proud to have obtained an exclusive listing on this great recreational, hunting and cattle ranch in southern Kent County, Texas. The 480 +/- acre Richardson Ranch is located 25 miles north of the town of Snyder. Access to the property is provided by State Hwy 1142, also known as Polar Road. County Road 342 runs along the southern border of the ranch.

CONTINUED ON PG 6





**RICHARDSON**











The topography of the ranch is level to gently rolling with a few small draws and broken areas. There is a solid turf of native grass on the ranch that includes Buffalo Grass, Hairy Grama, Texas Winter Grass, Arizona Cottontop, Little Bluestem, Indian Grass, Side Oats Grama, Vine-mesquite Grass, Tobosa and Three-awn, to name a few. There is a moderate to sometimes heavy covering of Mesquite and Red Berry Juniper throughout the ranch.

Water on the ranch is provided by one water well located near the middle of the ranch. This water well provides water

**CONTINUED ON PG 11**



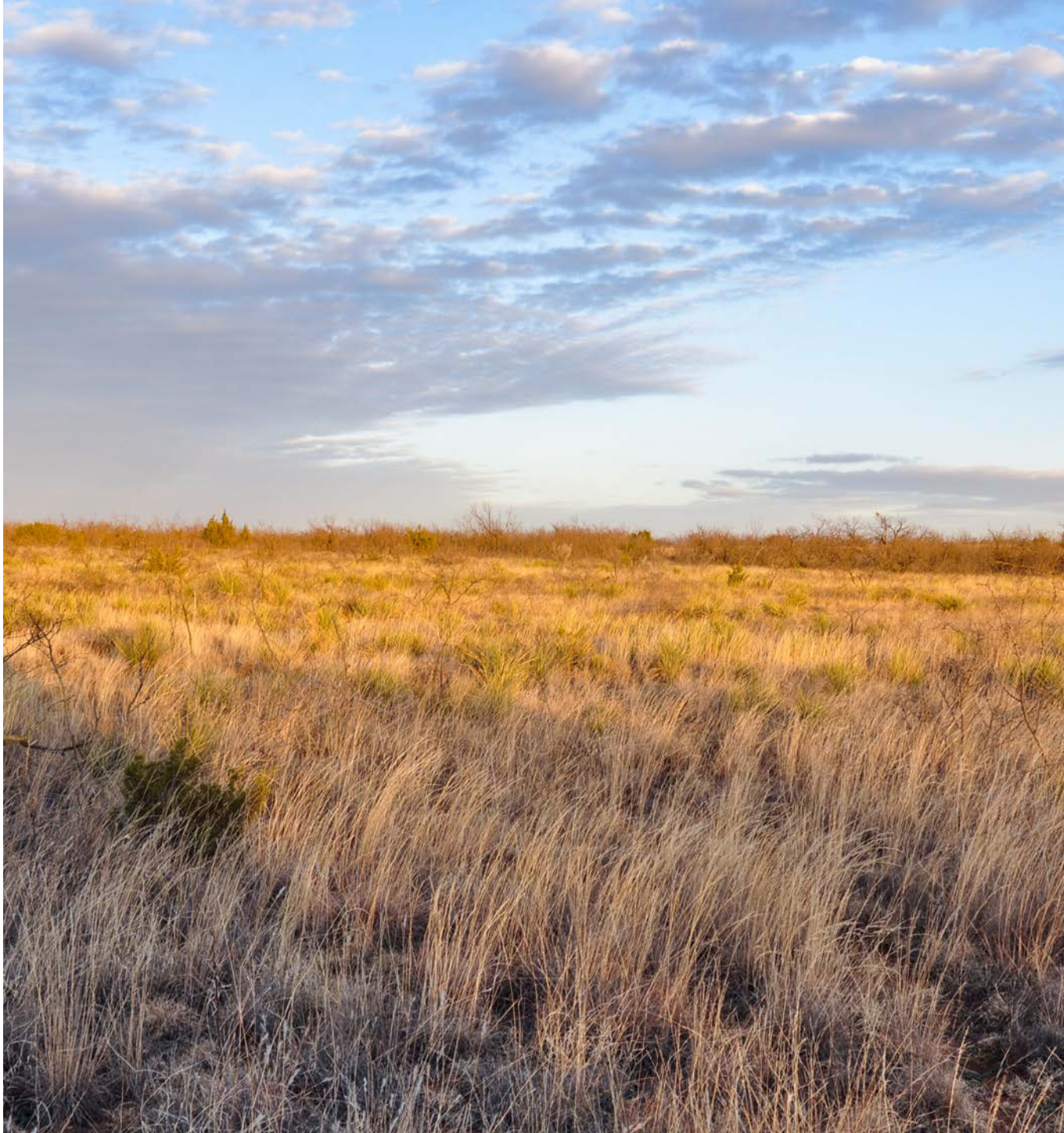


















to a 20' x 20' concrete livestock drinking trough.

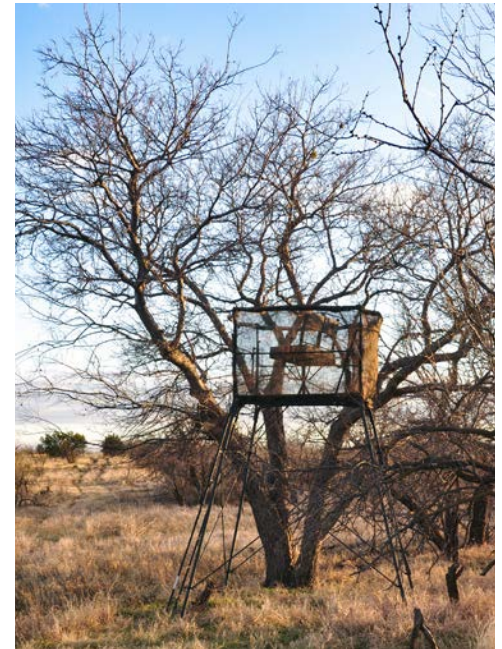
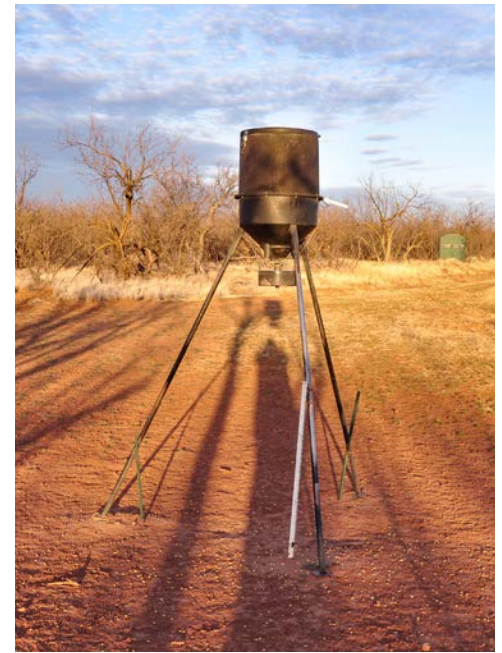
Hunting on the Richardson Ranch is considered to be good with game species that include dove, quail, turkey, wild hogs and White Tail Deer. There are three nice deer blinds, one bow stand, and three corn feeders that will convey with the sale of the ranch.

Improvements on the Richardson Ranch include a small barn/cabin, electricity on the property, and an older set of livestock pens. The ranch is well fenced with two sides having been replaced in the last five years.

There is one producing oil well on the ranch, and the seller will convey ½ of his owned minerals with the sale.

If you are looking for a great

**CONTINUED ON PG 15**















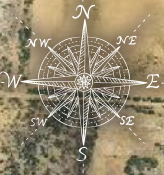
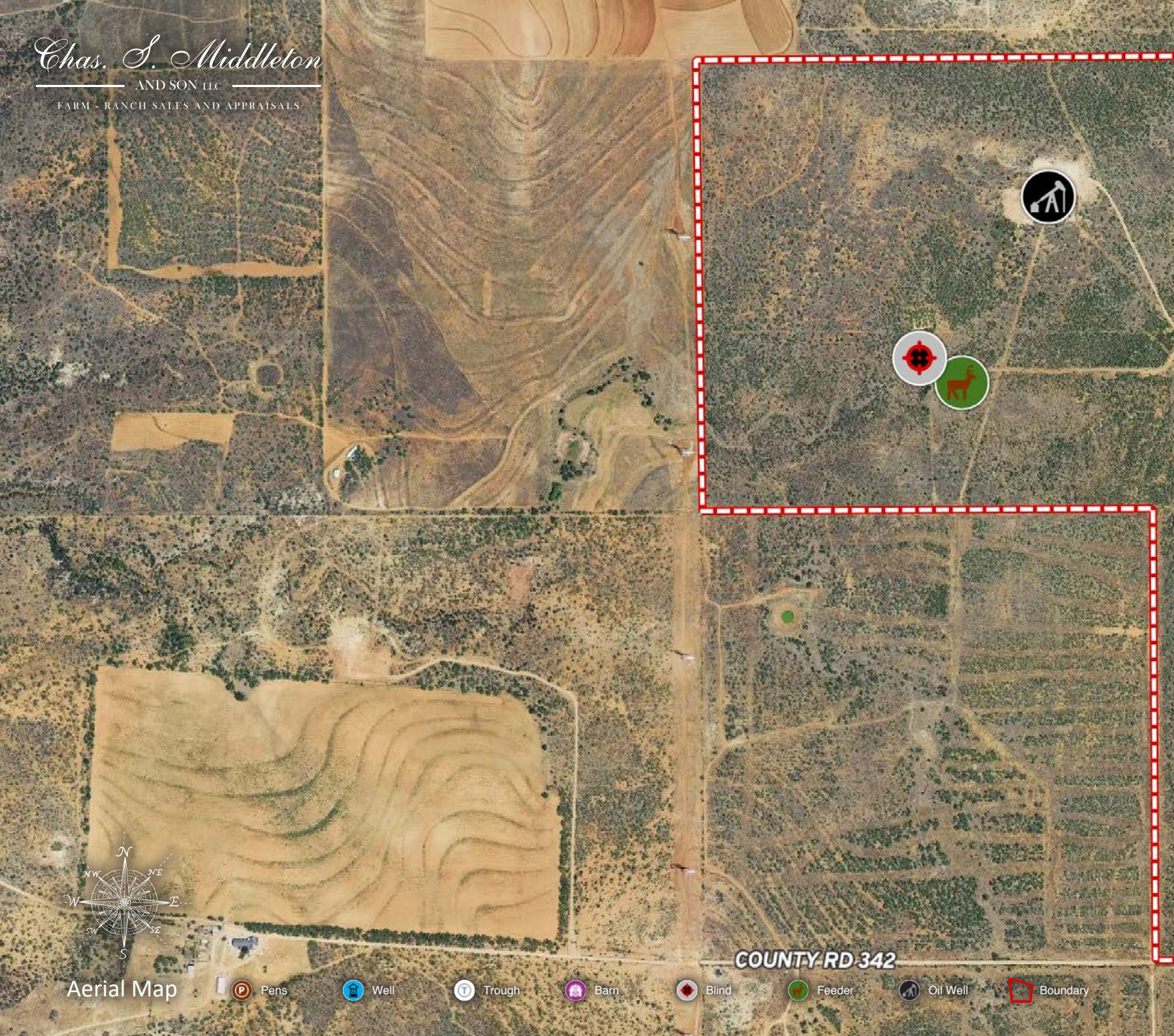


recreational, hunting and game ranch in West Texas that features great access, good hunting and is in close proximity to Lubbock and Snyder, please give the Richardson Ranch your full consideration. The Richardson Ranch is realistically priced at \$1,3750.00 per acre.

For more information or to schedule a showing please give Brendan Garrison a call at (806) 763-5331 office or (806) 790-5900 cell.





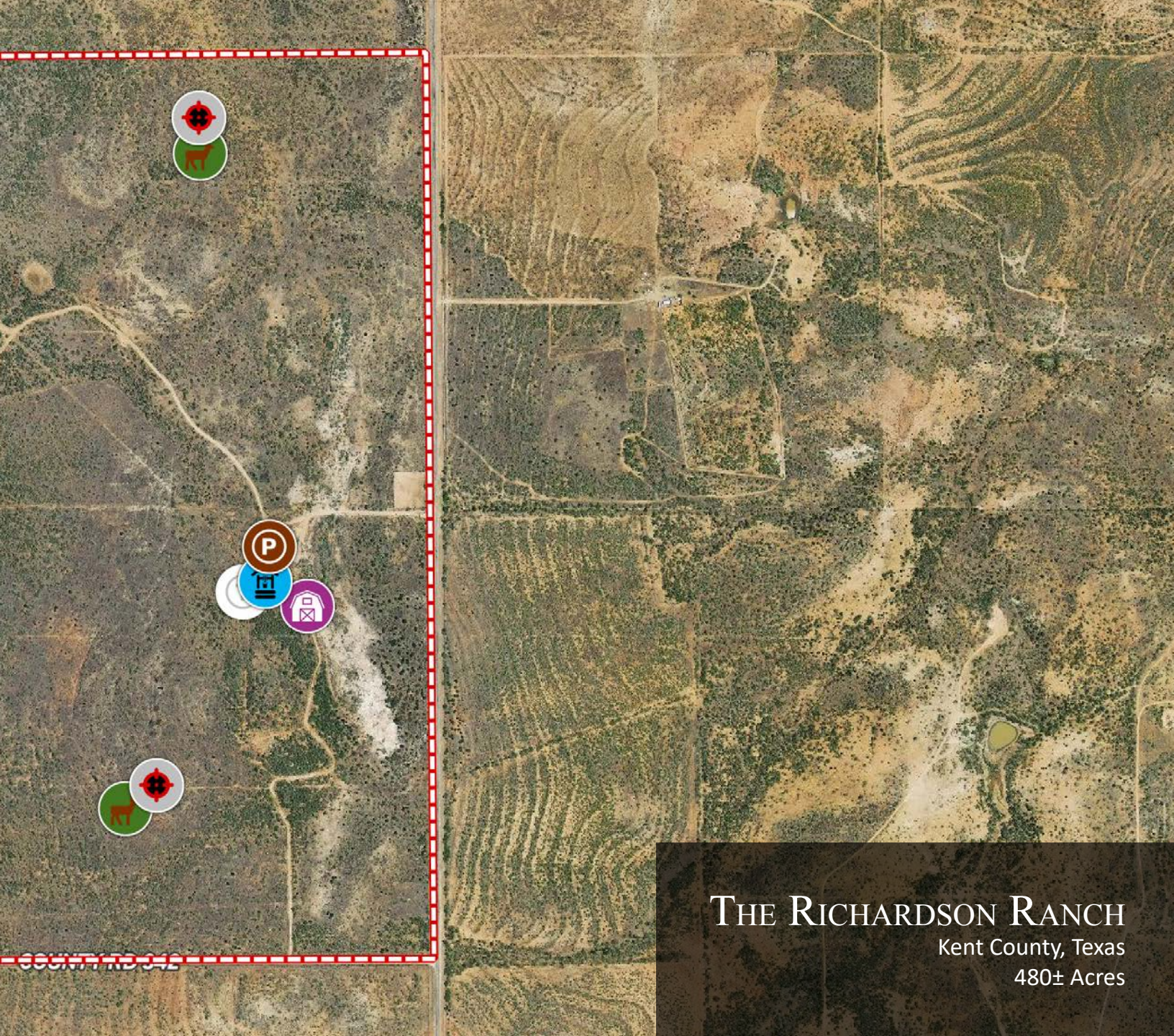


Aerial Map

-  Pens
-  Well
-  Trough
-  Barn
-  Blind
-  Feeder
-  Oil Well
-  Boundary

COUNTY RD 342





# THE RICHARDSON RANCH

Kent County, Texas

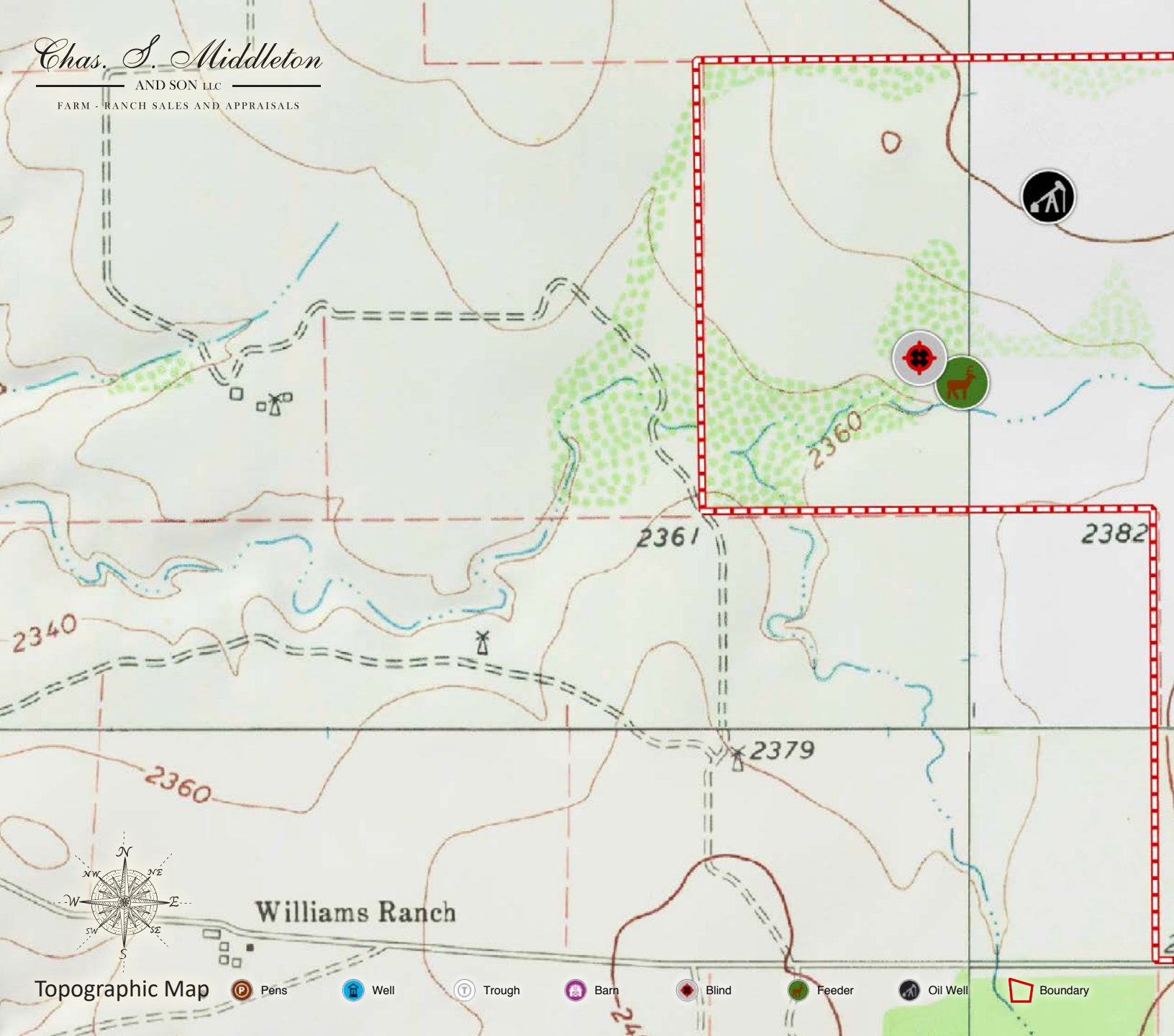
480± Acres



*Chas. S. Middleton*

AND SON LLC

FARM - RANCH SALES AND APPRAISALS



Williams Ranch

Topographic Map

 Pens

 Well


 Trough

 Barn

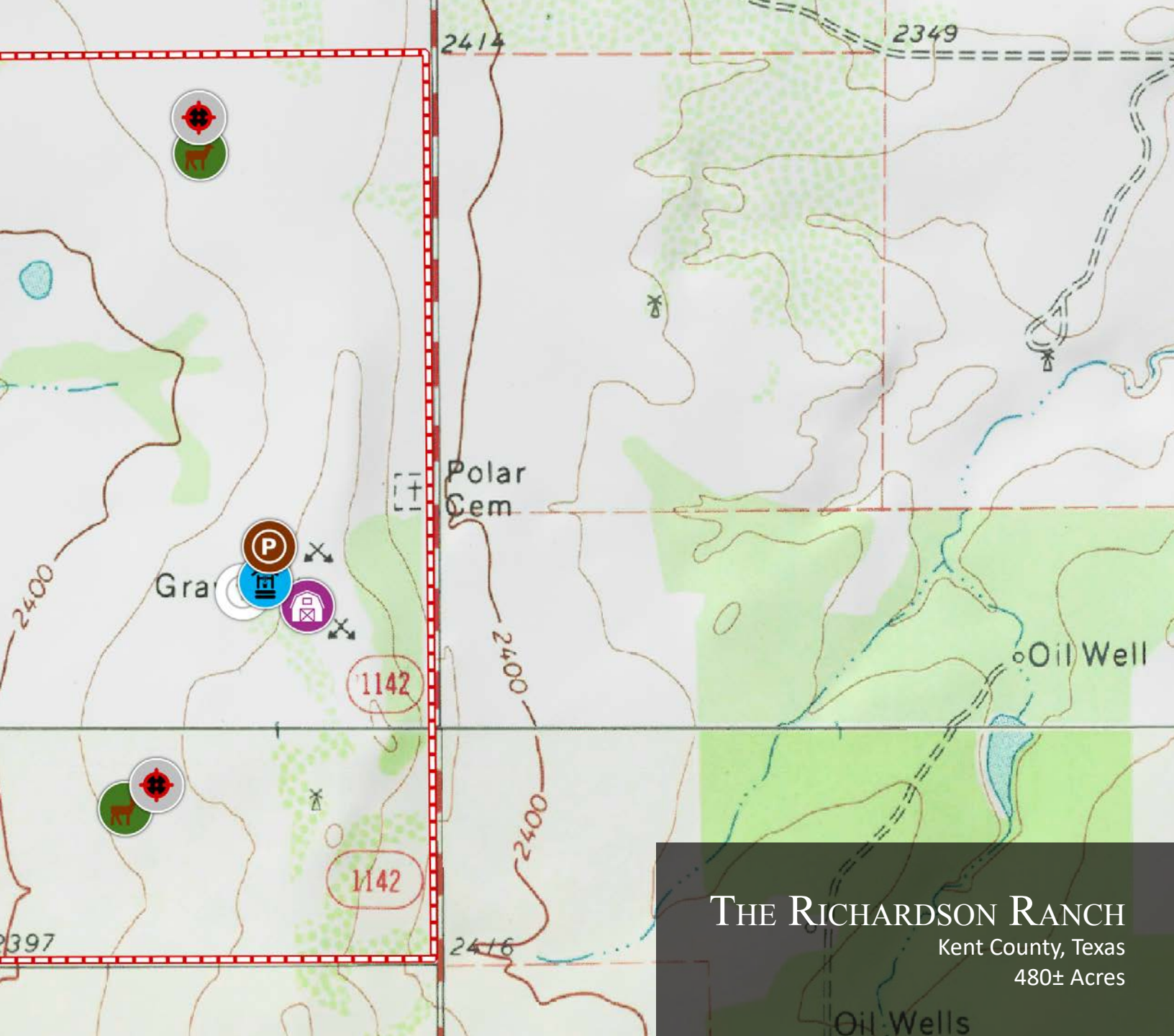
 Blind

 Feeder

 Oil Well

 Boundary





2414

2349

Polar Cem

Gra

Oil Well

1142

1142

2400

2416

2397


**THE RICHARDSON RANCH**  
Kent County, Texas  
480± Acres

Oil Wells



**BRENDAN GARRISON**

Real Estate Sales Agent

 m 806.790.5900

 brendan@csmanson.com

*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.