

SOUTH HEADQUARTERS RANCH

2,140.4± Acres | \$3,842,018 | Baird, Texas | Callahan County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

SOUTH HEADQUARTERS RANCH

This property offers a great location only 30 minutes from Abilene, scenery as well as good cover and vegetation.

We are fortunate to have just obtained an exclusive listing on a beautiful ranch located north of Baird, approximately nineteen miles south of historic Albany. The property fronts paved Highway 283 and has been owned by the same family for over 100 years.

This ranch ownership dates back to the 1870's. The South Headquarters Ranch is in its fifth

generation under the same family ownership, and this fantastic offering has a lot to offer a cattleman, sportsman or recreation buyer.

The topography is generally influenced by Hubbard Creek, which flows through the western portion of the property for approximately one and one-half miles, and a high ridge that drops over 175' located on the

CONTINUED ON PG 7













southeastern portion of the ranch. Approximately 14 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 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 traps located at the ranch headquarters.

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.

The ranch improvements include an older, but extremely well-maintained owner's home, a nice bunkhouse, barn, sheds and several outbuildings and pipe pens. Routine maintenance has kept the improvements in outstanding condition. City water is piped to the ranch headquarters.

The ranch is offered for sale at \$1,795 per acre. The property is

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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.

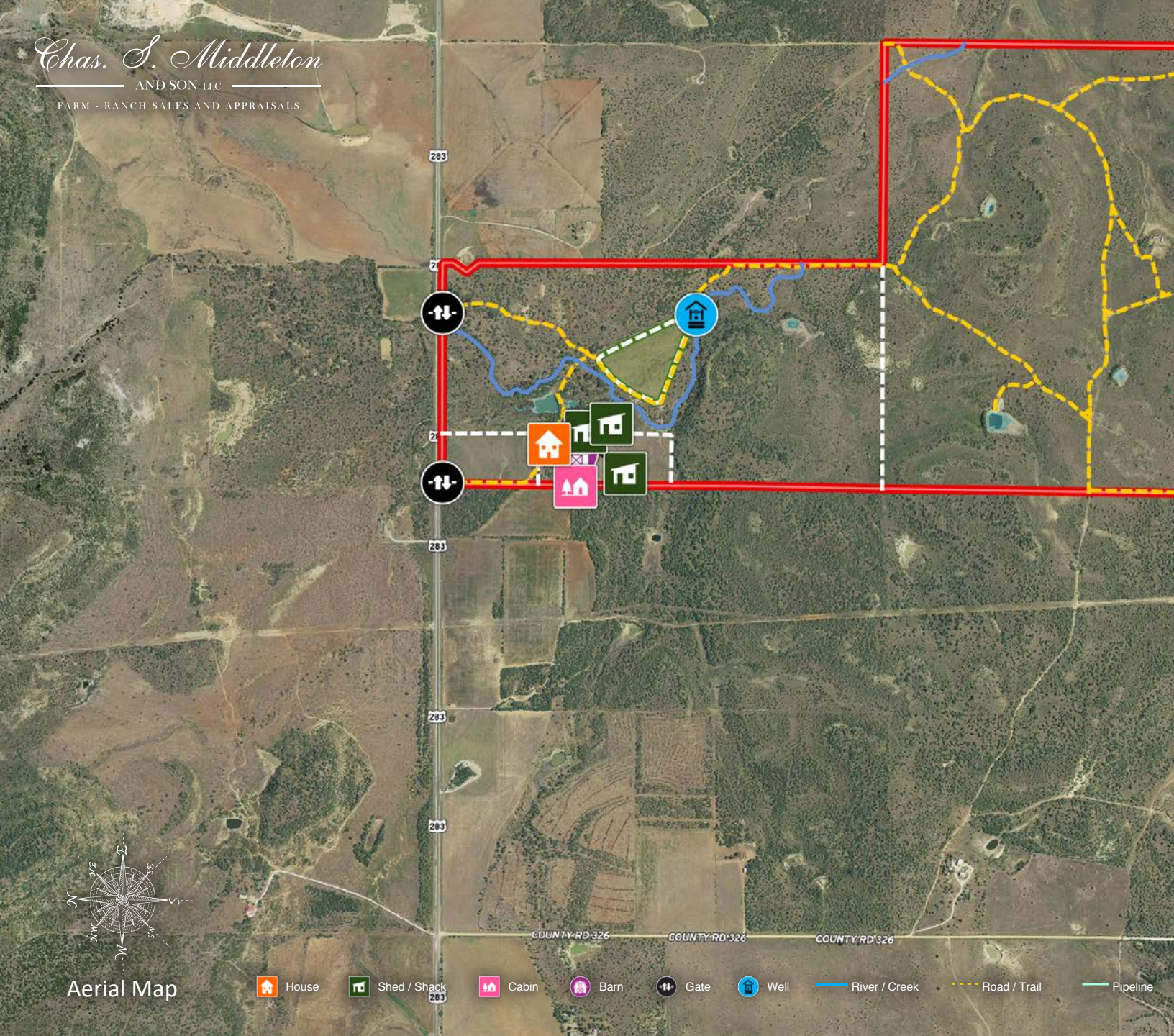
It is seldom that opportunities such as this arise. This property offers a great location, scenery and good cover and vegetation for wildlife and cattle. Amenities such as the city water line and electricity make this an even more desirable ranch. Long term ownership quality ranches like this, with

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.

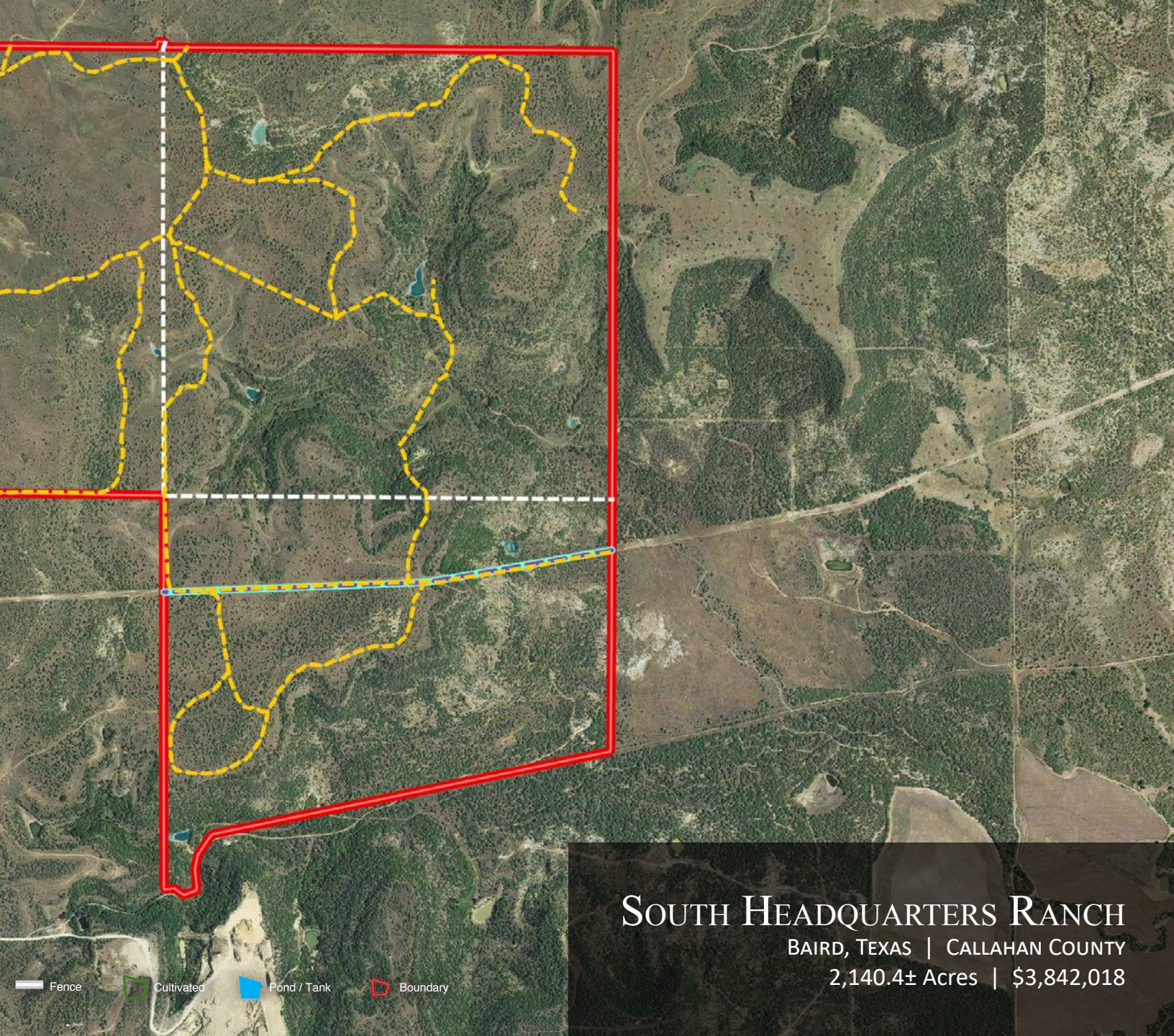






Aerial Map

-  House
-  Shed / Shack
-  Cabin
-  Barn
-  Gate
-  Well
-  River / Creek
-  Road / Trail
-  Pipeline



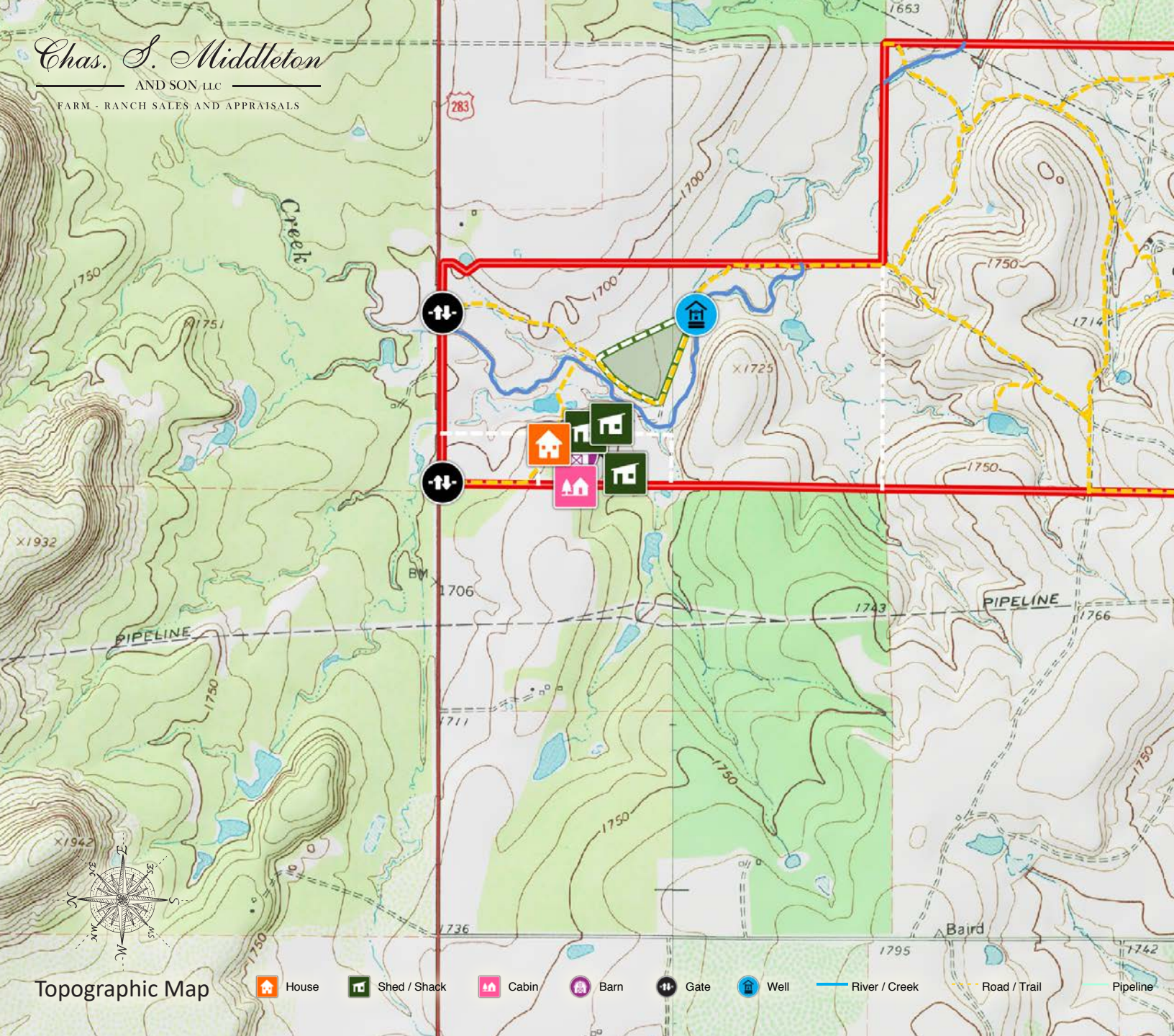
Fence Cultivated Pond / Tank Boundary

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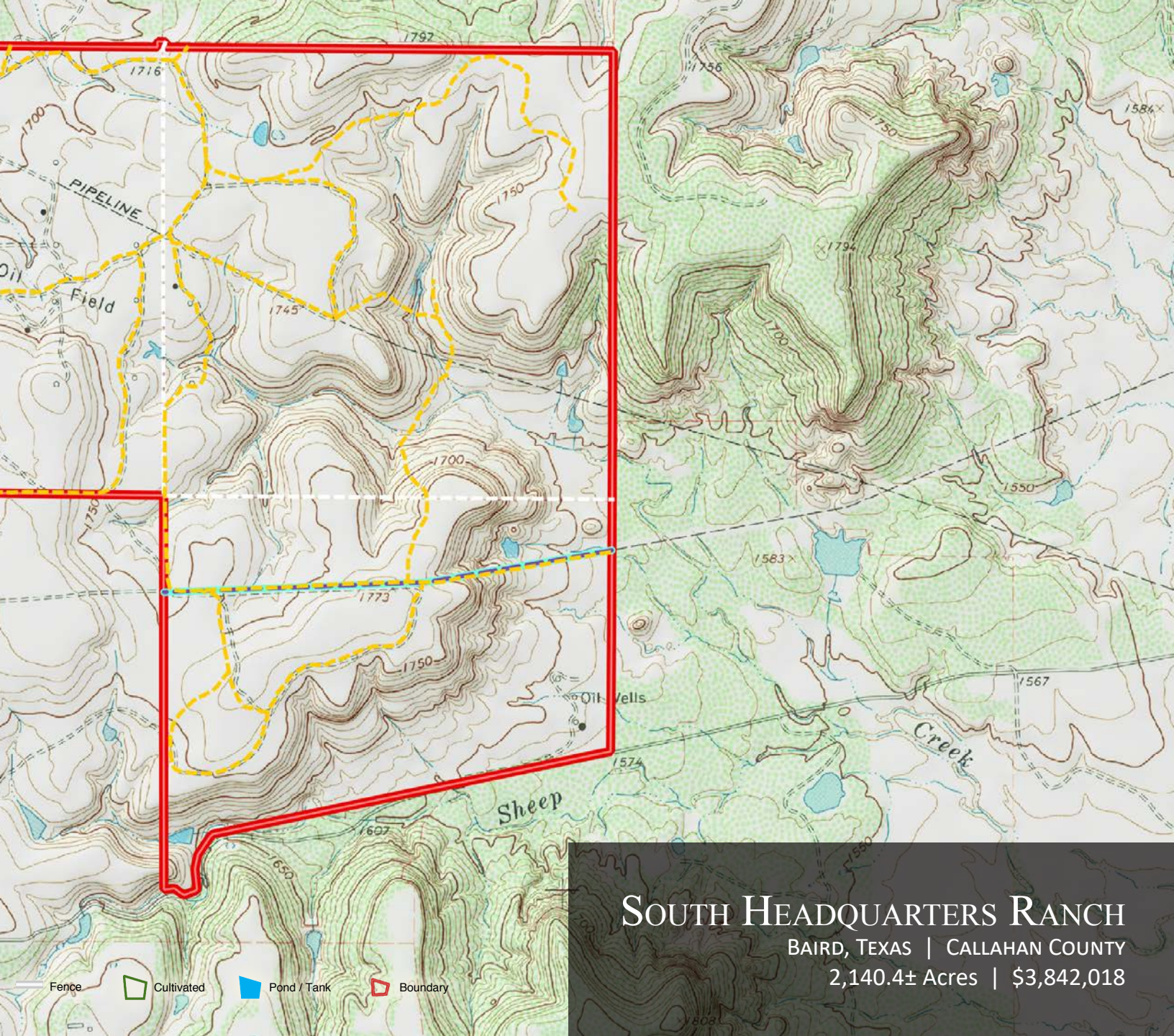
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Topographic Map

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— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



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Listing subject to sale, withdrawal, or error.