

TRIPLE TINE RANCH

776± Acres | Clairmont, Texas | Kent County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

TRIPLE TINE RANCH

From an excellent location, easy access, world class hunting and amenities, any sportsman would find this offering desirable.

The Triple Tine Ranch is an exciting hunting preserve located in the Texas Rolling Plains. This exceptional property offers the sportsman a thrilling hunting experience every outing into the field. This ranch has everything that the big game hunter could desire, including excellent location, easy access, challenging topography and terrain features, exceptional wildlife and a relaxing place to stay.

The property is extremely well located, being just over an hour from Lubbock, or approximately 25 miles east of Post. This location makes access to the ranch easy from anywhere in the Permian Basin or DFW.

The property is owned by a prominent Lubbock businessman and has been used as a retreat for family and friends, as well as a commercial venture by bringing in some paid

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hunters. Their motto is “Serious animals for serious hunters” and they have achieved that.

The Triple Tine Ranch has been game fenced and well managed for approximately seven years. As you may expect, whitetail deer management has been the focus of the ranch, however there are some exotic wildlife present. Initially, the whitetail were introduced by releasing 19 high quality genetics bucks along with 19 bred does and 20 fawns. These deer were selected due to their impressive size, mass and frame characteristics. Due to the selective breeding process and attention to nutrition that is given to these deer they achieve very impressive traits by two and one-half years of age and continue to grow each year. Finally, upon reaching their true potential some are selectively harvested. Several whitetails scoring over 200 inches have been harvested on the ranch, and as nutrition and sound management practices continue, the wildlife on the ranch will only improve.

As previously mentioned, whitetails may be the main focus, however, they

aren't the only game on the property. Selective harvest rates and strict management are also in place for a few exotic breeds. Impressive fallow and axis deer also wander the hills and there have even been a few red stag released.

If you take a break from hunting you'll appreciate the stocked ponds which are scattered across the property. Several ponds have been stocked with catfish and bass.

The ranch is improved by two very

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nice modular homes that are located in a scenic portion of the property affording tremendous views of the ranch and surrounding area. These two homes each contain two bedrooms along with two baths. Sunsets from the porch while sitting around the wood fire grill are a great way to end the day. These homes are in good condition and have been well maintained and very lightly used. Paying hunters have been required to stay in Post, which has the closest restaurants and hotels.

A large metal barn was recently constructed to house ranch equipment. This building is approximately 60'x40', or around 2,400 total square feet, and has a concrete floor, electric and water.

Underground water in this region is not reliable, and when it can be located, is typically considered to have a lot of calcium content, called "gyp water". Due to this, water is hauled in from Post to the ranch for use in the two houses. There is a water storage system designed to hold about 1,500 gallons of water, which will typically last for several months.

The owner has water hauled in as

needed, and this will generally cost about \$300.

There is a concrete drinking trough located in the eastern portion of the ranch that has water supplied by a well located on the neighboring property. There is also a waterline to the two modular homes that is supplied by a different well located on the same neighbor. This has been a friendly agreement between these two parties, however, there is nothing in writing that this will continue indefinitely.

Several wildlife feed stations are

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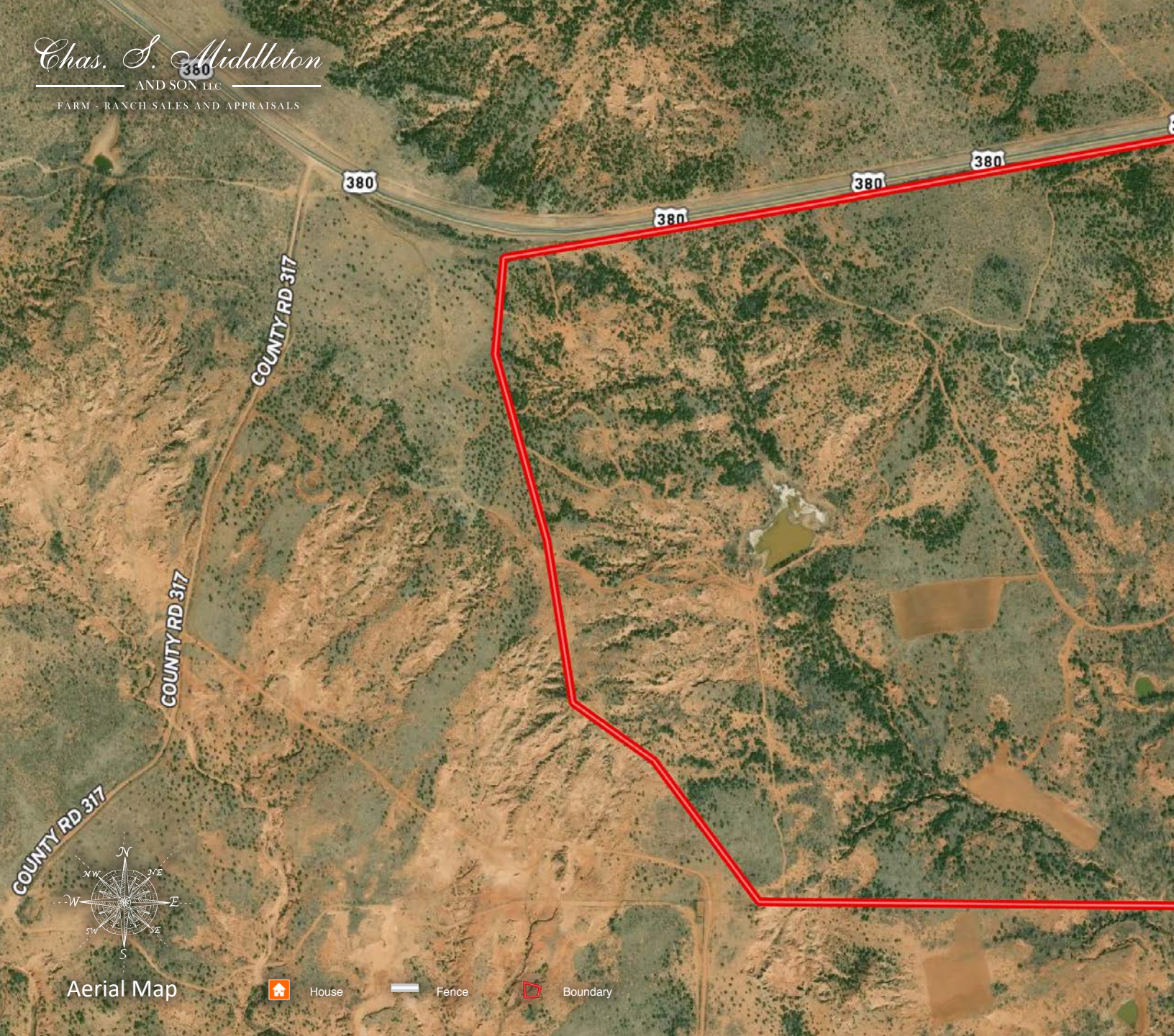
installed across the property offering year-round protein feed. Generally, elevated hunting blinds are located around these feeders as well. Six cultivated food plots are utilized for additional wildlife nutrition. These fields total approximately 34.5 acres and are generally planted to wheat, peas or other nutritional crops.

With everything from excellent location, easy access, world class hunting and amenities any sportsman would find desirable, the Triple Tine Ranch is a wonderful offering. Priced at

\$1,300,000, this ranch should definitely be considered by anyone searching for a very unique game preserve in this area.

The abundance and diversity of wildlife coupled with the diverse terrain features ensure that each trip to the deer stand will be rewarded, not only by magnificent wildlife, but by gorgeous sunrises and sunsets. This ensures that a morning or afternoon spent hunting the Triple Tine Ranch won't soon be a forgotten memory.





COUNTY RD 317

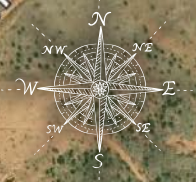
COUNTY RD 317

380

380

380

380



Aerial Map



House



Fence



Boundary

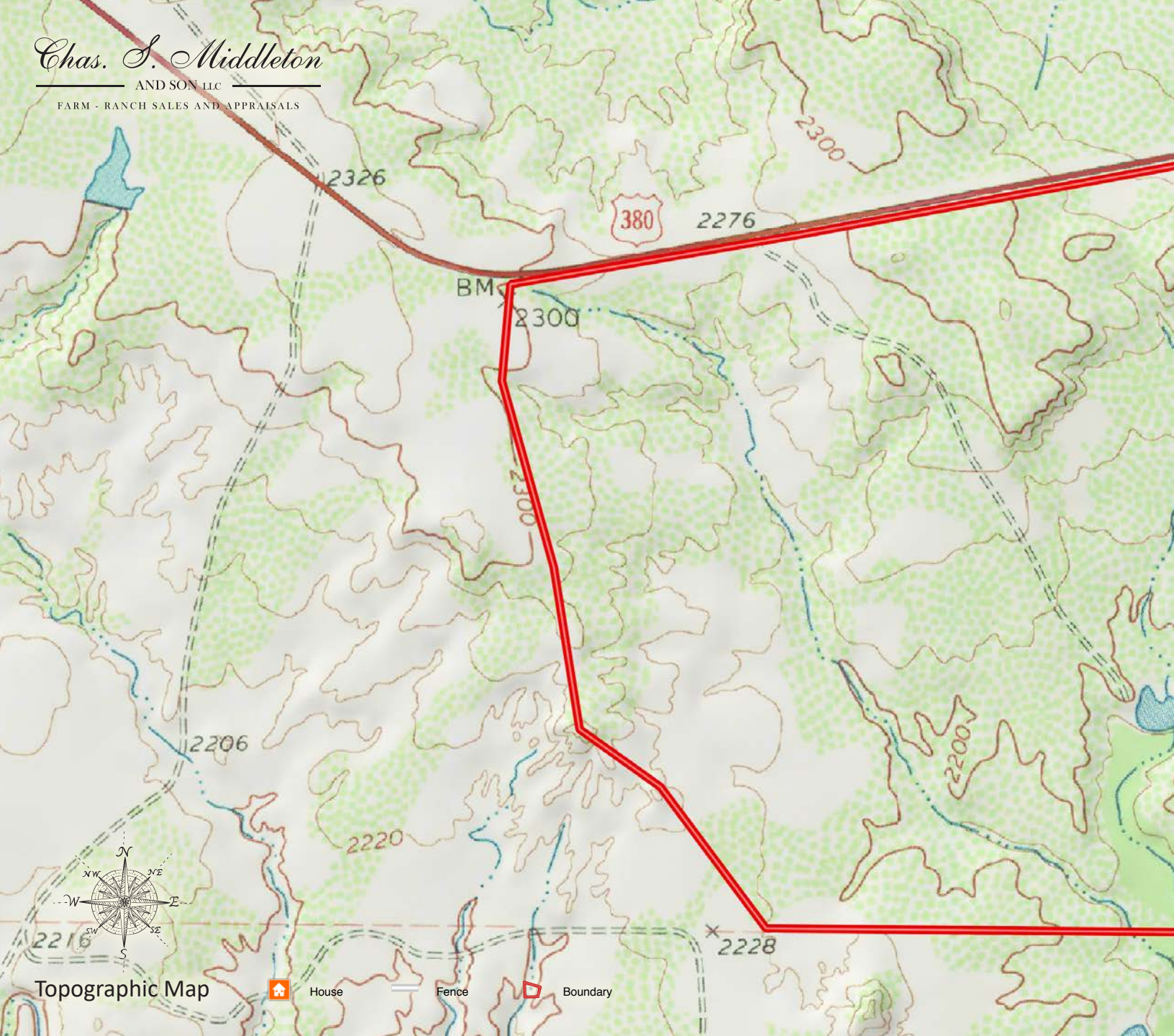


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Topographic Map



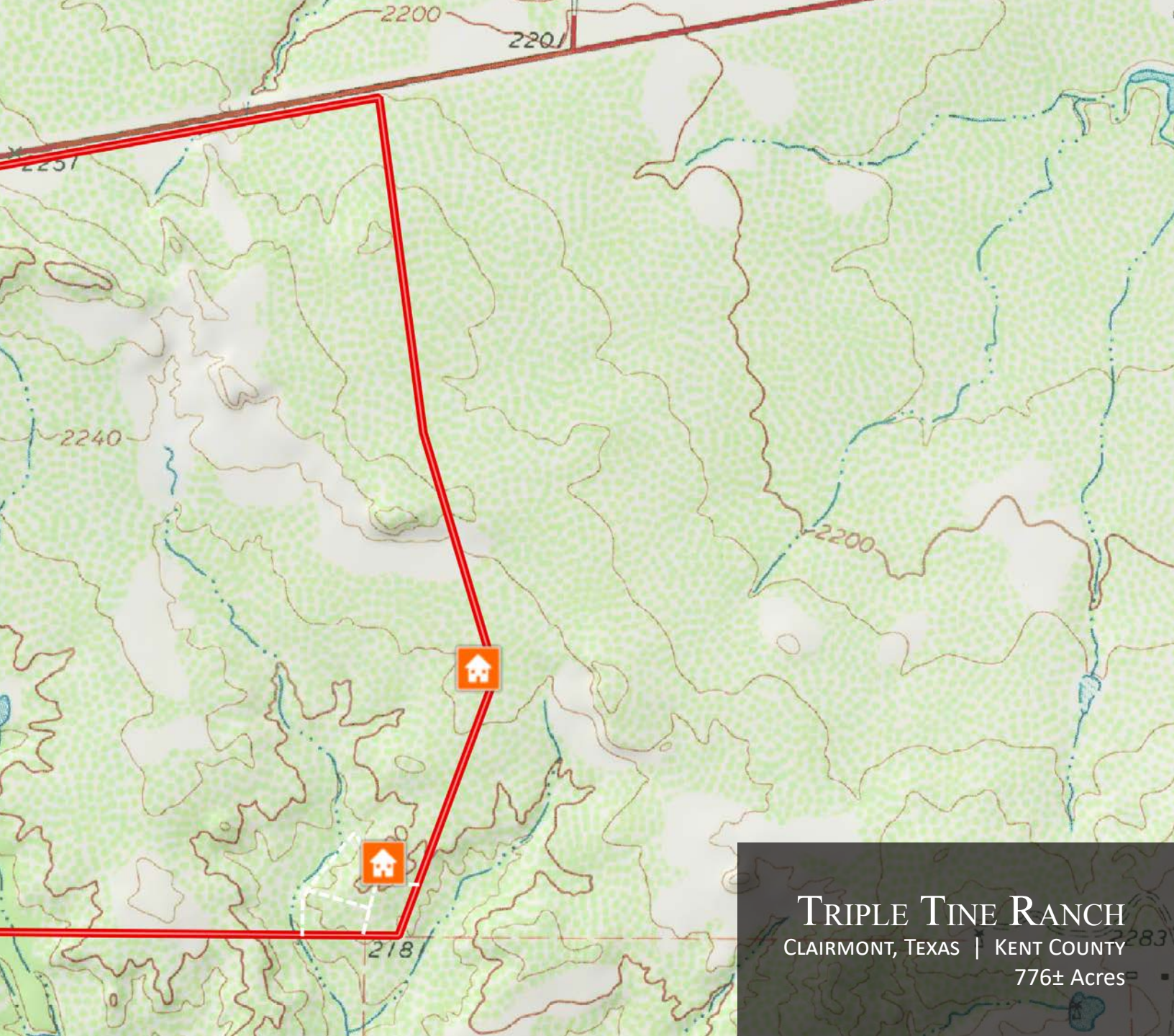
House



Fence



Boundary



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