

RANCHO DOS RIOS

2,108.28± Acres | \$2,087,197 | Clairemont, Texas | Kent County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

RANCHO DOS RIOS

A four-season hunting and recreation paradise. Whitetail in this area possess excellent genetics and trophy deer are present.

The Rancho Dos Rios is extremely well located approximately 12 miles northwest of Clairemont, putting drive time from Lubbock at just over an hour, Midland being under two hours away and the DFW Metro area should be manageable in under four hours. Access to the ranch is by graded county roads, with the exact location of the property being north of paved SH 380 and west of paved FM 1081.

PROPERTY DESCRIPTION

The Rancho Dos Rios is a four-season hunting and recreation paradise. This awesome property has everything the sportsman desires. Exceptional topographic features and scenic appeal, good turf, diverse browse with good brush coverage, live water and unbelievable wildlife. The ranch is greatly influenced by live water, with approximately a mile

CONTINUED ON PG 7











and a half of the Brazos flowing through the property and White River is adjacent to the northeast side of the ranch. These exceptional river bottoms are fantastic travel corridors for whitetail deer and other wildlife and offer outstanding scenic and topographic relief. Elevations range from a high approaching 2,275' to around 2,000' in the river bottom. Beautiful cedar studded hillsides, mesas and ridges are located in the northern and southern portions of the property that have surely been used countless times over thousands of years by native hunters scouting for wild game. The western portion of the property is more level with pockets of dense brush, ideal habitat for growing big deer. The property is fenced and cross fenced into three main pastures with traps designed for holding livestock. Overall, fences appear to be in fair to good condition.

WATER FEATURES

The ranch is considered to be well watered by the river along with seasonal earthen tanks. An electric water well located in the eastern portion of the property is used to supply water via pipeline to several drinking troughs dispersed across the ranch.

HUNTING, WILDLIFE AND RECREATION

This region of Texas is widely considered to offer exceptional hunting opportunities. Whitetail in this area possess excellent genetics and trophy deer are undoubtedly present. Rio Grande Turkey abound, bobwhite quail and migratory dove hunting are all generally good as well. Several level locations on the property offer deep soils that would be suitable for cultivated









foodplots.

RANCH IMPROVEMENTS

The ranch is improved by a very large metal shop/barn that encompasses around 4,000-5,000 square feet with concrete floor. This includes one large fully enclosed shop, a separate large garage area, as well as a small apartment. Adjoining this shop is a very good set of pipe livestock working and shipping pens. Nearby is a large overhead feed storage bin as well as two rail cars, generally used for storing grain and ranch equipment. The ranch is further improved by a cozy cabin that contains two bedrooms, one bath, and open kitchen/living area complete with a wood burning stove.

PRICE AND REMARKS

The Rancho Dos Rios is very realistically priced at \$990.00 per acre, or approximately \$2,087,197.20.

BROKER COMMENTS

Offerings such as this seldom come available on the market, so if you're a serious buyer looking for a very good recreation hunting ranch in this part of the Texas Rolling Plains, this offering deserves your immediate attention!





Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS



Aerial Map

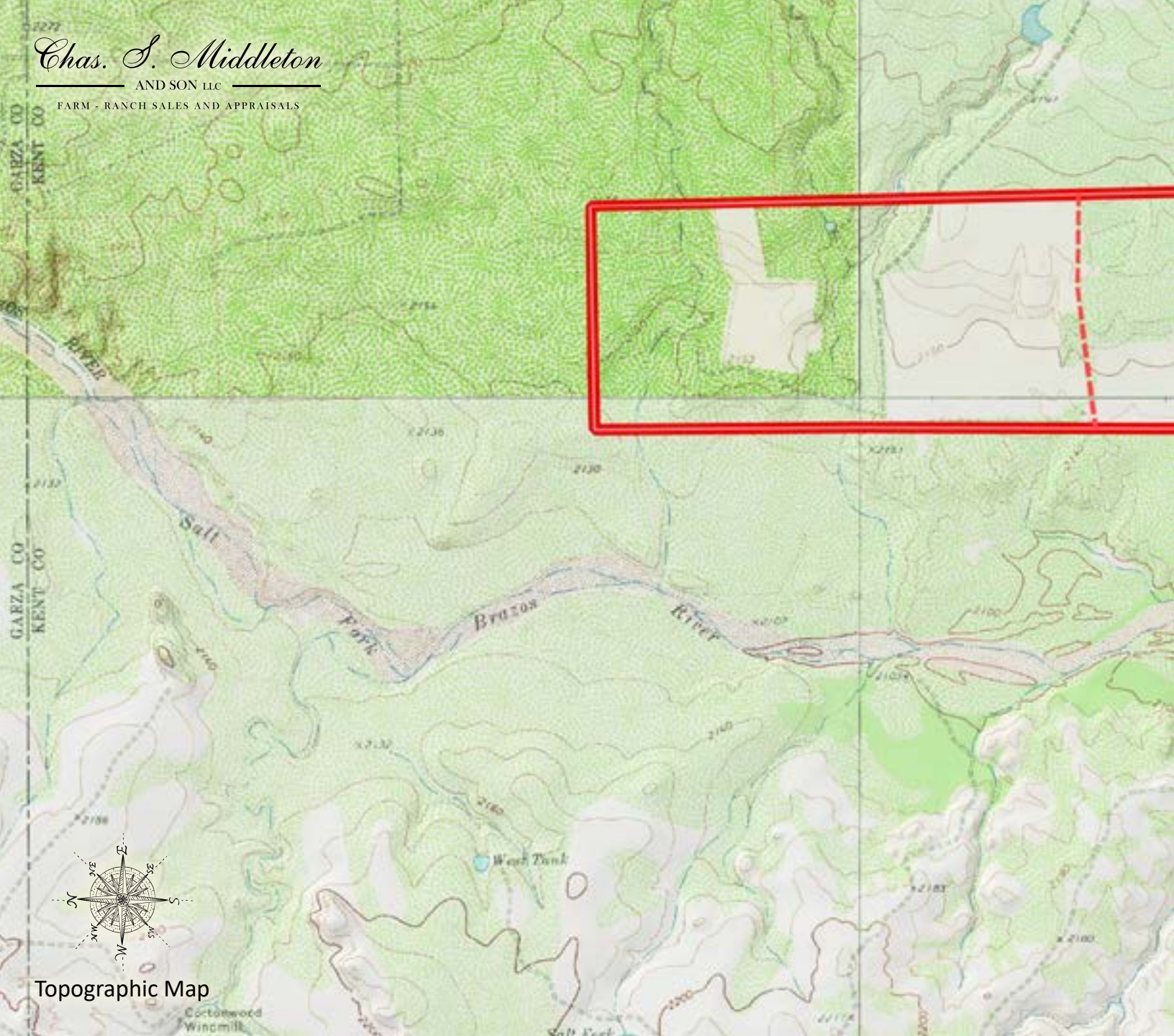


RANCHO DOS RIOS
CLAIREMONT, TEXAS | KENT COUNTY
2,108.28± Acres | \$2,087,197

Chas. S. Middleton

AND SON LLC

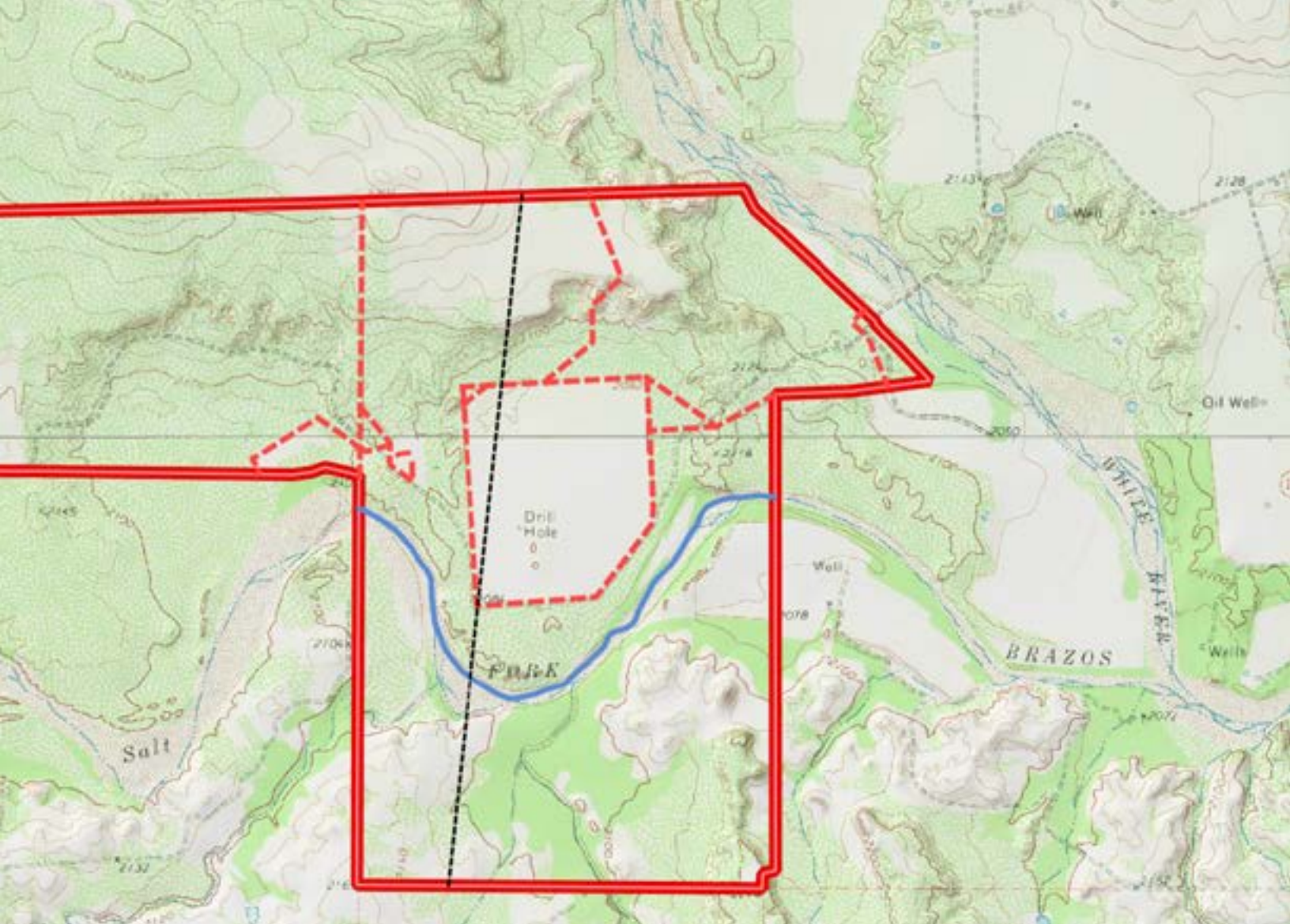
FARM - RANCH SALES AND APPRAISALS



Topographic Map

Cottonwood
Windmill

Salt Fork



RANCHO DOS RIOS

CLAIREMONT, TEXAS | KENT COUNTY

2,108.28± Acres | \$2,087,197

CHARLIE MIDDLETON

Associate Broker
Real Estate Sales Agent

☎ m 806.786.0313
✉ charlie@csmanson.com
📍 5016 122nd Street
Lubbock, TX 79424

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.