



IATAN RANCH
Mitchell County, Texas
3,702.80 +/- Acres

IATAN RANCH

Acres: 3,702.80+/-

County: Mitchell

Price: \$5,123,930.00



Lee, Lee & Puckitt is very pleased to offer this West Texas livestock and wildlife ranch which has been in the same pioneering family since the 1890's. W.L. Foster purchased this ranch in order to ship his cattle to Ft. Worth by the railroad. This property is part of the original 15 ½ sections purchased by Mr. Foster.

Acres: 3,702.8 acres more or less, all located in Mitchell County, Texas.
480.0 acres, more or less, of TXP leased land.

Location: Approximately 3 miles south of Westbrook, Texas which is located west of Colorado City, on FM 670 then west on County Road 262, then north on County Road 270 or one can go south on County Road 270 off of I-20. There is approximately 2.5 miles of caliche road frontage. This ranch lies about .75 miles south of I-20.

Terrain: Gently rolling pastureland with the primary brush cover being juniper and mesquite with native grasses. This pastureland has plenty of good oilfield roads with several pad locations and some Oil and Gas pipelines. There is also approximately 362 acres of good, cultivated farmland. Fences are in fair to good condition. Very good set of pipe corrals!

Minerals: This ranch is being sold surface only.



Water: There is a CRMWD waterline that traverses the ranch, however, is not used currently. Approximately 10 surface earthen reservoirs are used for cattle and wildlife.

Wildlife: Blue and Bob White quail hunting, turkey, and both whitetail and mule deer.

Comments: This ranchland/grass has been well taken care of over the last century by the same family. Lots of country road frontage and near I-20 for convenience.

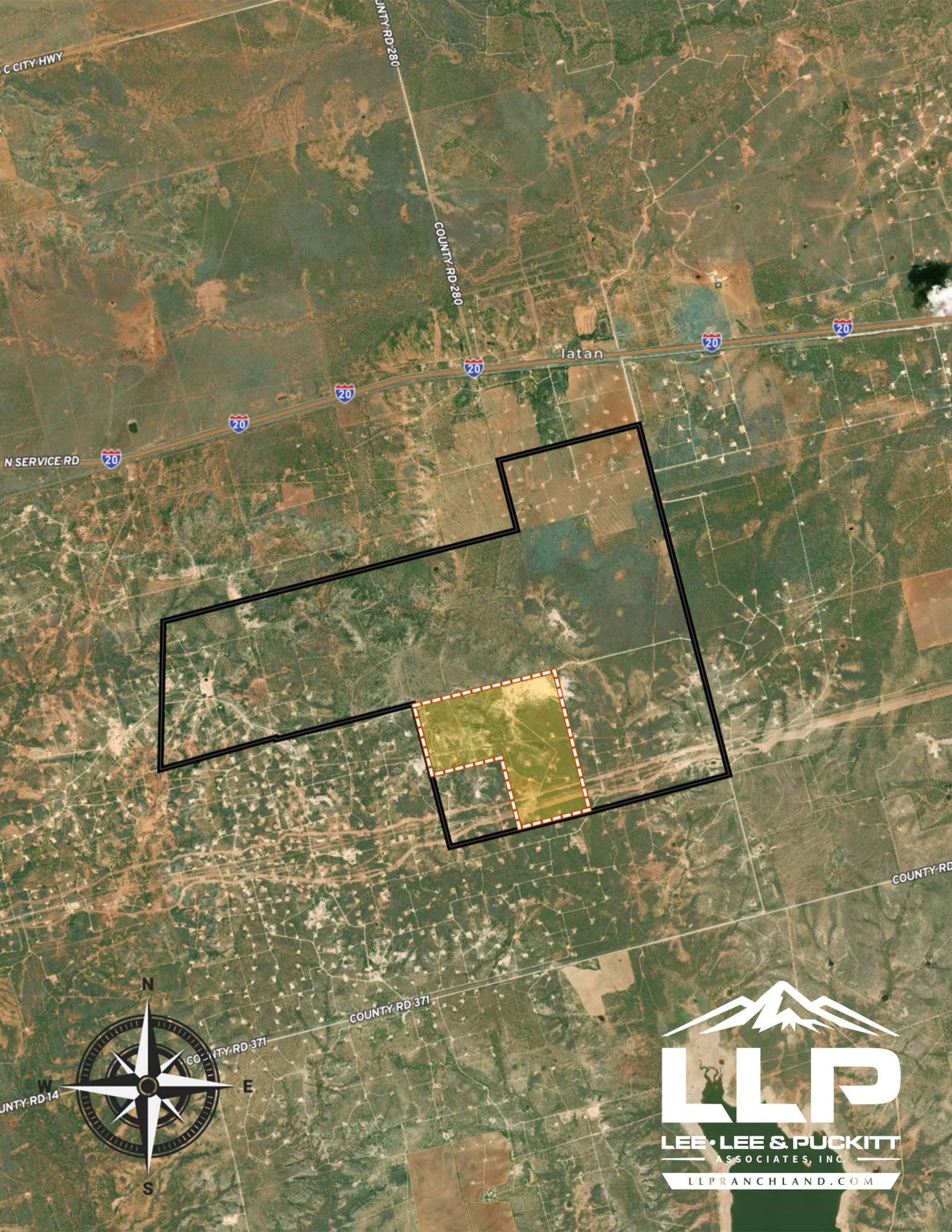
Disclaimer: The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc., and/or its agents/brokers.



Lee, Lee, & Puckitt Associates Inc.



Lee, Lee, & Puckitt Associates Inc.



CITY HWY

COUNTY RD 280

COUNTY RD 280

latan

N SERVICE RD

COUNTY RD

COUNTY RD 371

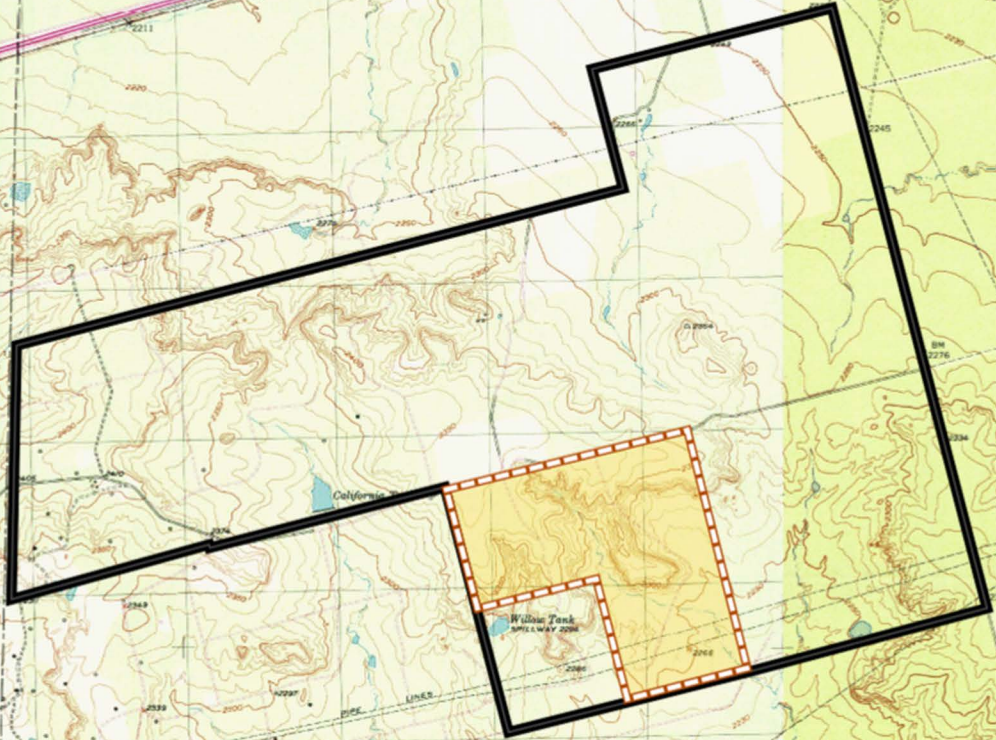
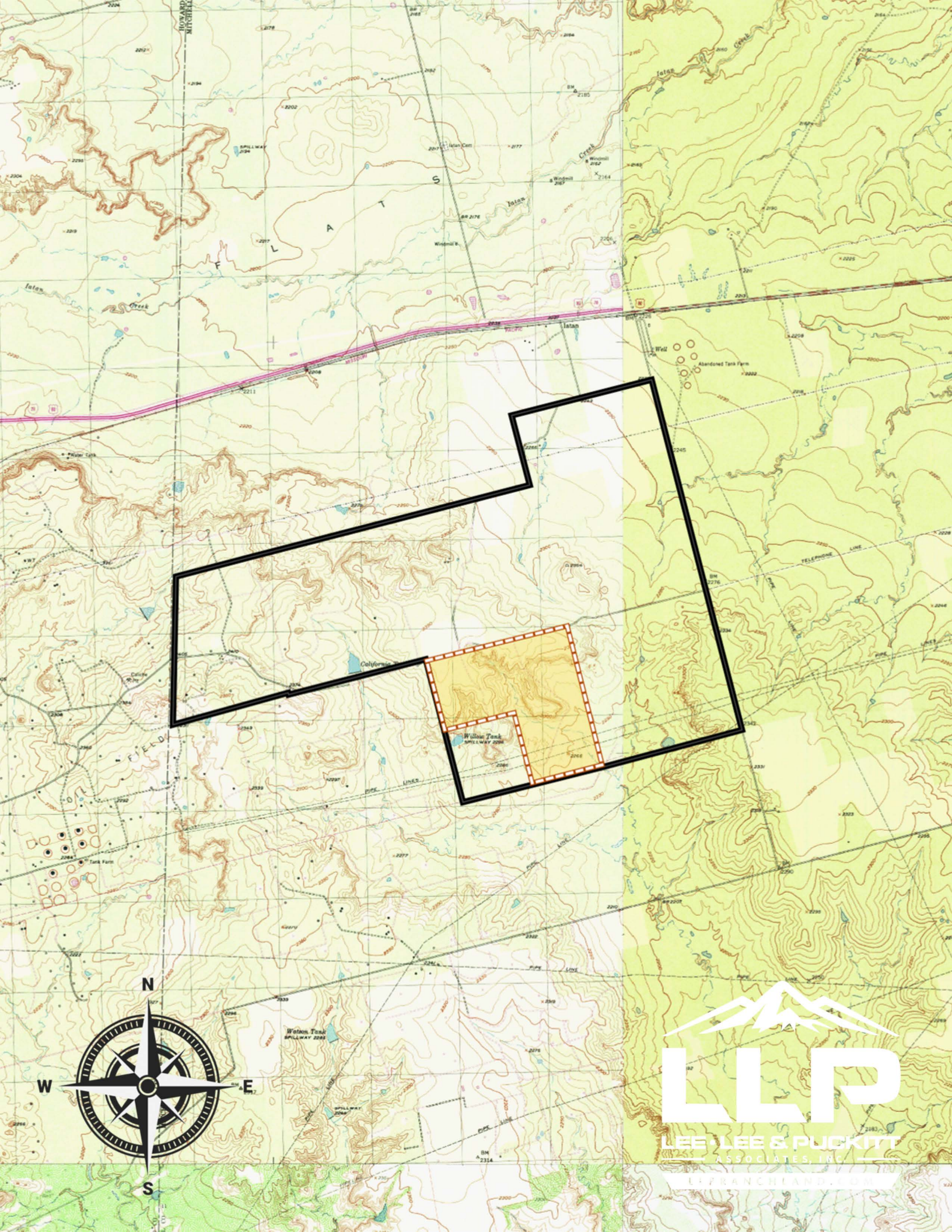
COUNTY RD 371

COUNTY RD 14



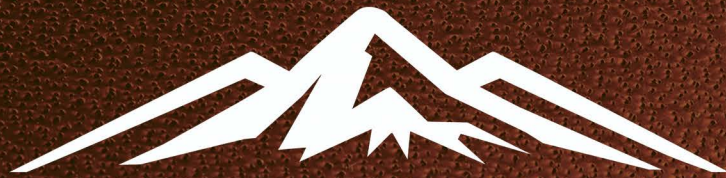
LEE • LEE & PUCKITT
ASSOCIATES, INC.

LLPRANCHLAND.COM



LEE LEE & PUCKETT
ASSOCIATES, INC.

LFRANCHISE.COM



LEE • LEE & PUCKITT

— ASSOCIATES, INC. —

LLPRANCLAND.COM