

# Borden County Guilliams Ranch

2,745.4± acres | \$2,992,486 | Gail, Texas



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

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# Borden County Guilliams Ranch

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We are thrilled to announce that we have secured an exclusive listing for a well-located and well-managed ranch property in West Texas. The Borden County Guilliams Ranch is situated in the southern part of Garza County, Texas, and the northern part of Borden County, Texas, approximately 18 miles south of Post, Texas. This property spans 2,745.4 ± acres and offers exceptional cattle grazing, a superb wildlife habitat, and breathtaking scenic views. This remarkable offering is now available on the market.

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## Location

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The Borden County Guilliams Ranch is conveniently located just 20-25 minutes south of Post and 14 miles north of Gail, Texas. Access to the ranch is provided by State Highway 669 and graded Private Road 4420, which runs due east to the main gate.

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## Topography

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The Borden County Guilliams Ranch encompasses semi-flat to rolling terrain in the eastern and northern parts, with a caprock-type escarpment on the west side providing scenic views of the ranch. The elevations range from 2,600' to 2,400'. In the northern part of the ranch, there is a wet-weather draw known as the slough, which winds along both sides of the fence shared with neighbors. The slough is home to several large plum thickets, as well as cottonwoods, hackberry, and other hardwoods. Mesquite and juniper trees are scattered throughout the property, with some areas having dense tree cover. The ranch has been well-managed over the past few years and boasts a good stand of native grasses for grazing and forbs that support many different wildlife species.

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## Improvements

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Structural improvements at this location include an old hunting camp with electricity and above-ground water storage, as well as a set of cattle pens. The ranch is surrounded by excellent perimeter fencing on all sides.

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## Water Features

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The ranch can be adequately supplied with up to 10 seasonal stock tanks for water.

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## Hunting • Wildlife • Recreation

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The Borden County Guilliams Ranch offers some very good hunting in West Texas. It is home to a variety of wildlife including whitetail deer, quail, dove, turkey, coyote, bobcats, wild pigs, and Aoudad sheep. The ranch provides an excellent habitat for wildlife, with its diversity and sufficient cover and browsing opportunities. The red bluff breaks are also populated with Aoudad Sheep.

Additionally, the ranch features great hiking and great roads for ATV travel, as well as numerous spots to enjoy the stunning views. In the nearby town of Gail, Texas, the Coyote Country Store hosts fantastic concerts almost monthly.

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## Resources

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The Borden County Guilliams Ranch is available for surface rights only; however, all wind energy rights will be conveyed with the ranch.

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## Remarks • Price

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The Borden County Guilliams Ranch is an outstanding property that is well located just off a paved highway in a highly desired area of Texas. The ranch's varied topography and scenic caprock-type breaks are appealing to both the full-time livestock producer and the recreational/hunting enthusiast.

This West Texas offering is realistically priced at \$1,090 per acre, totaling \$2,992,486. If you are in the market for a productive and very scenic West Texas ranch, look no further than the Borden County Guilliams Ranch.

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Please call Ben J. Kirkpatrick today at (806) 790.6644 for more information or to schedule a tour.







Lubbock

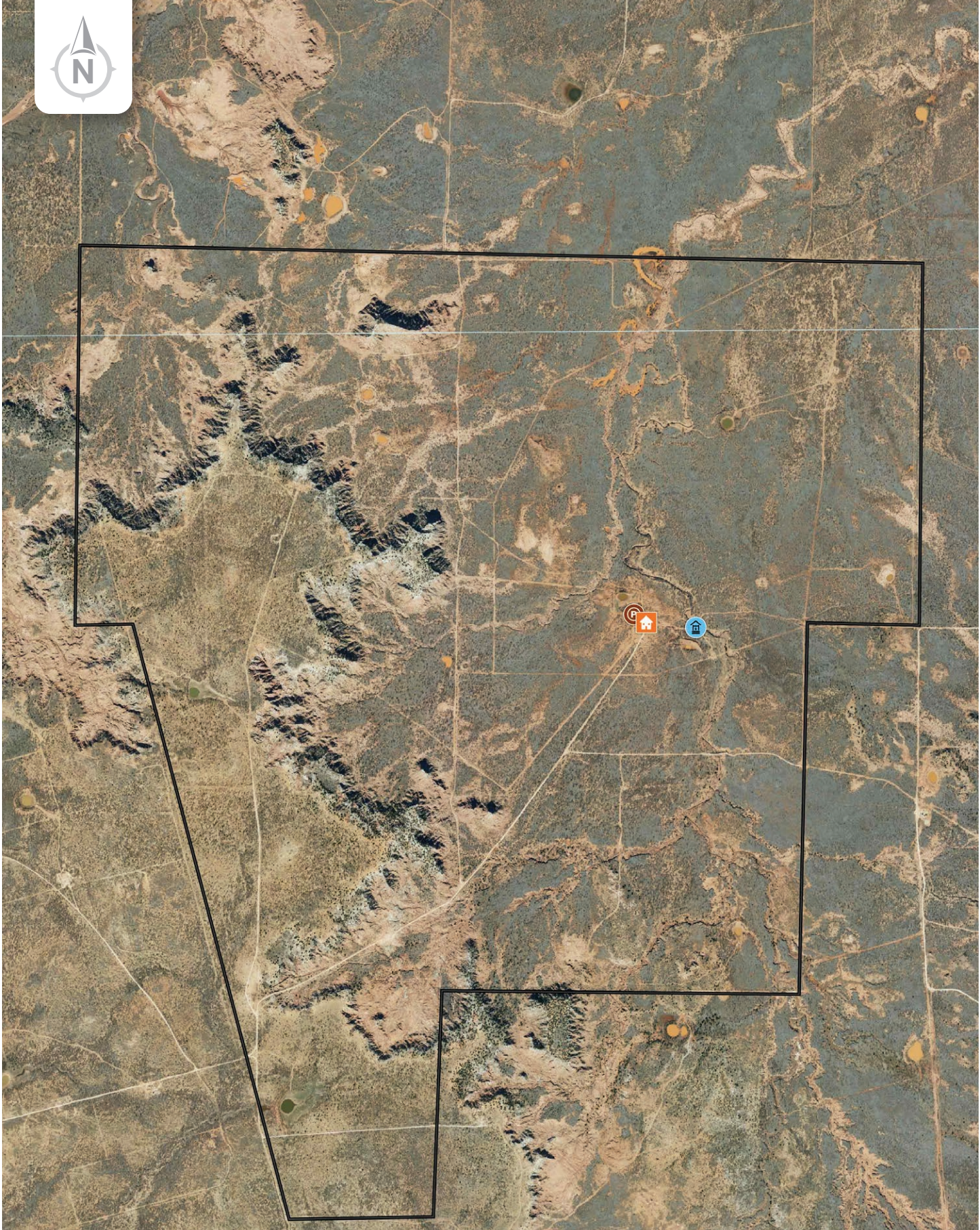
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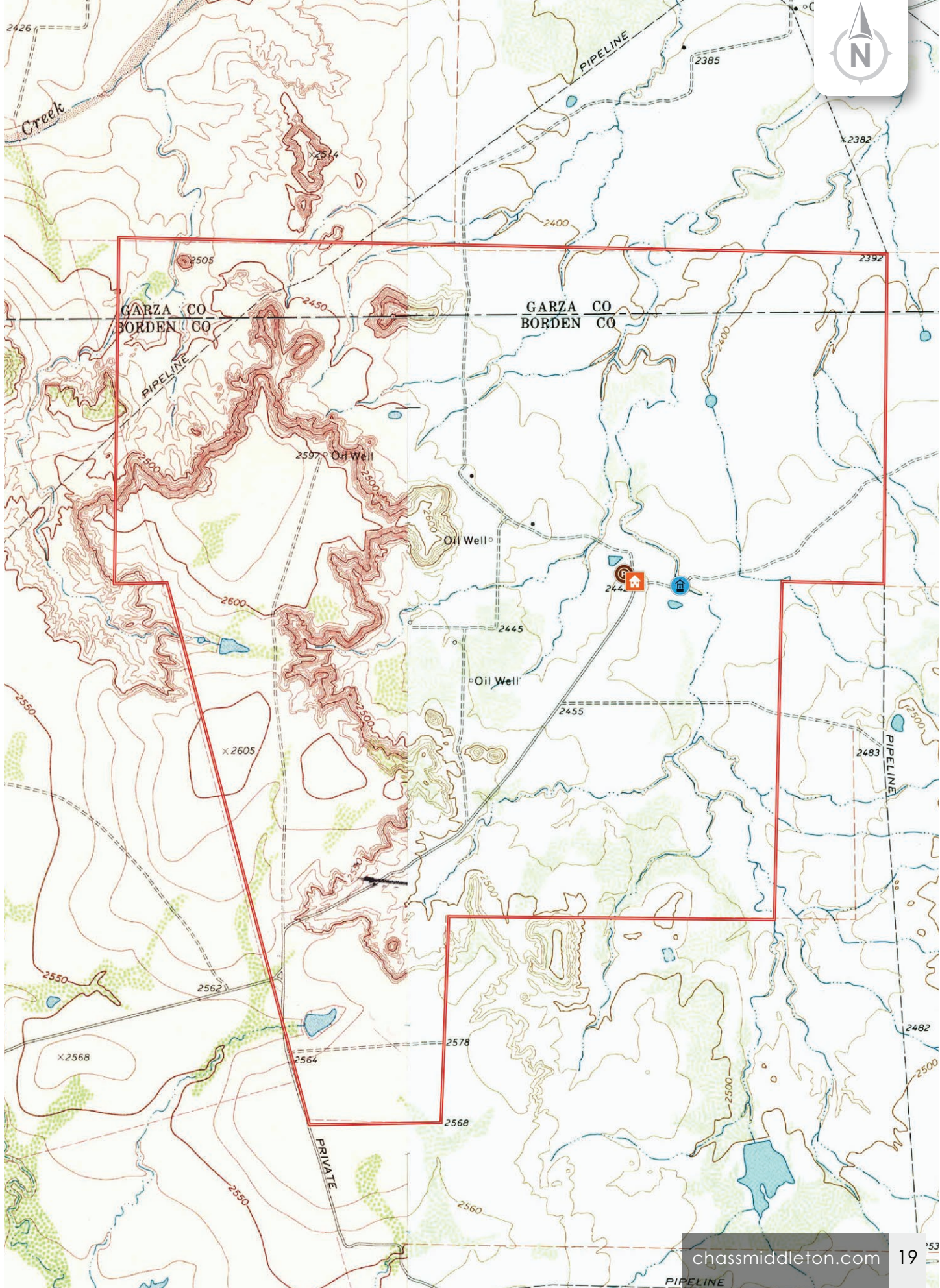
Borden County Guilliams Ranch

Lamesa

Gail



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GARZA CO  
BORDEN CO

GARZA CO  
BORDEN CO

PIPELINE

PIPELINE

PIPELINE

PIPELINE

PRIVATE

Creek

Oil Well

Oil Well

Oil Well

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x2568

2562

2564

2568

2560

2550

2450

2400

2385

x2382

2392

2400

2600

2445

2455

2483

2482

2500

2500

'53

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