

Crafton Ranch

55± acres | \$795,000 | Idalou, Texas | Lubbock County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Crafton Ranch

We are honored to have obtained the exclusive listing on the 55±-acre Crafton Ranch in Lubbock County, Texas. This outstanding rural residence, farm, horse, and cattle property is located northeast of the city of Lubbock in the popular and fast-growing Idalou area. Located in the Idalou School District, this property is surrounded by new homes and homes currently under construction. Situated on paved FM Highway 1729, the property is 5.25 miles north of US Highway 62-82 between Lubbock and Idalou.





Topography

The topography of the Crafton Ranch is level to gently rolling. There is 50± acres of cultivation that is currently planted in wheat that is used to graze cattle. The property is fenced and cross-fenced into two pastures. The main pasture is 50± acres, and the other pasture is 5± acres and includes all of the improvements. The fences on the property are all brand new and feature six-strand barbed wire with pipe corners and custom pipe gates. There is also a brand-new pipe entrance and cattle pens with cover and loadout.





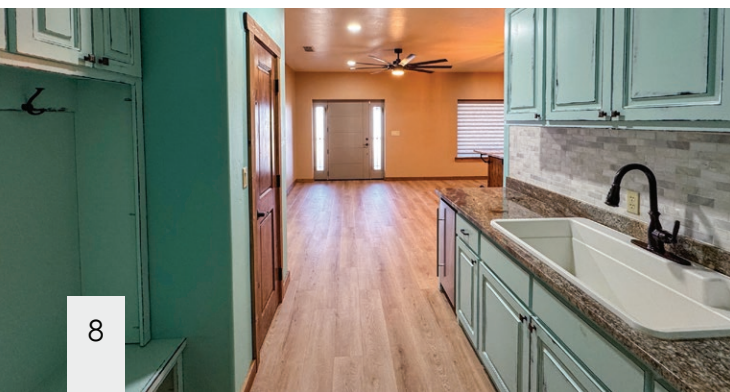
Improvements

Improvements consist of an extremely nice two-story barndominium with approximately 2,160± sq. ft. of living space along with two shops. The living space of the barndominium features two bedrooms/ two full-on suite bathrooms and large walk-in closets. There is a nice kitchen that is equipped with high-end KitchenAid stainless steel appliances and rustic alder cabinets. There are granite counter tops throughout, including the baths, kitchen, and island with sink. A pantry and ample storage are included. The laundry area is off the kitchen, and a mudroom area with a large sink leads into the shop. The second story is a large game/ media room and is 800± sq. ft. and comes with a 72'' TV mounted on the south end of the room with a high-end surround sound system that conveys as well. A 12-foot-wide covered front porch is located on the front.

The Crafton Ranch features two shops that are attached to the living space. The first shop is 20' x 55' and features a concrete floor, spray foam insulation, electric garage doors (14'x16') on each end, as well as a passage door on each end, and 25' x 50' covered parking on the south end. The second shop is 20' x 83' and features a concrete floor and 14' x 14' electric garage doors on each end.









Water

Water on the property is provided by two water wells. The first water well is an electric submersible and provides water to all the improvements and cattle pens. The second water well is a solar well on the west side of the property and provides livestock water.



Remarks • Price

If you are looking for a nice rural property in close proximity to Lubbock with great improvements please give the Crafton Ranch your full consideration.

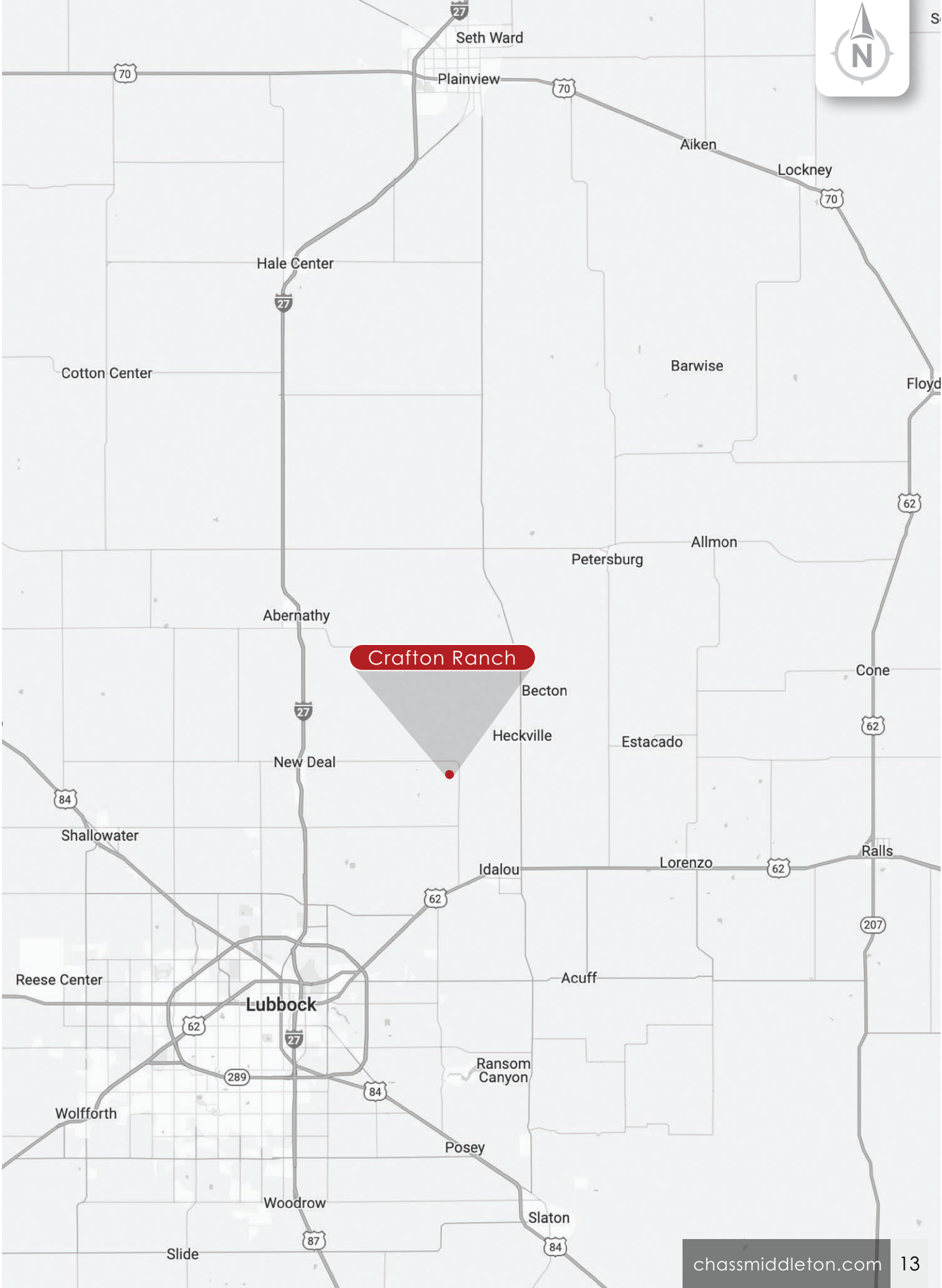
The ranch is realistically priced at \$795,000.

For more information or to schedule a showing please give
Brendan Garrison a call (806) 790-5900.

This property is exclusively listed by Chas. S. Middleton and Son, LLC.







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MACALESTER ST

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NCR 3100

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33.7312, -101.7182



3257

Well
3252

3250

324

3238

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Brendan Garrison

Associate Broker • TX
Real Estate Sales Agent • OK, KS

(806) 790.5900

brendan@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

