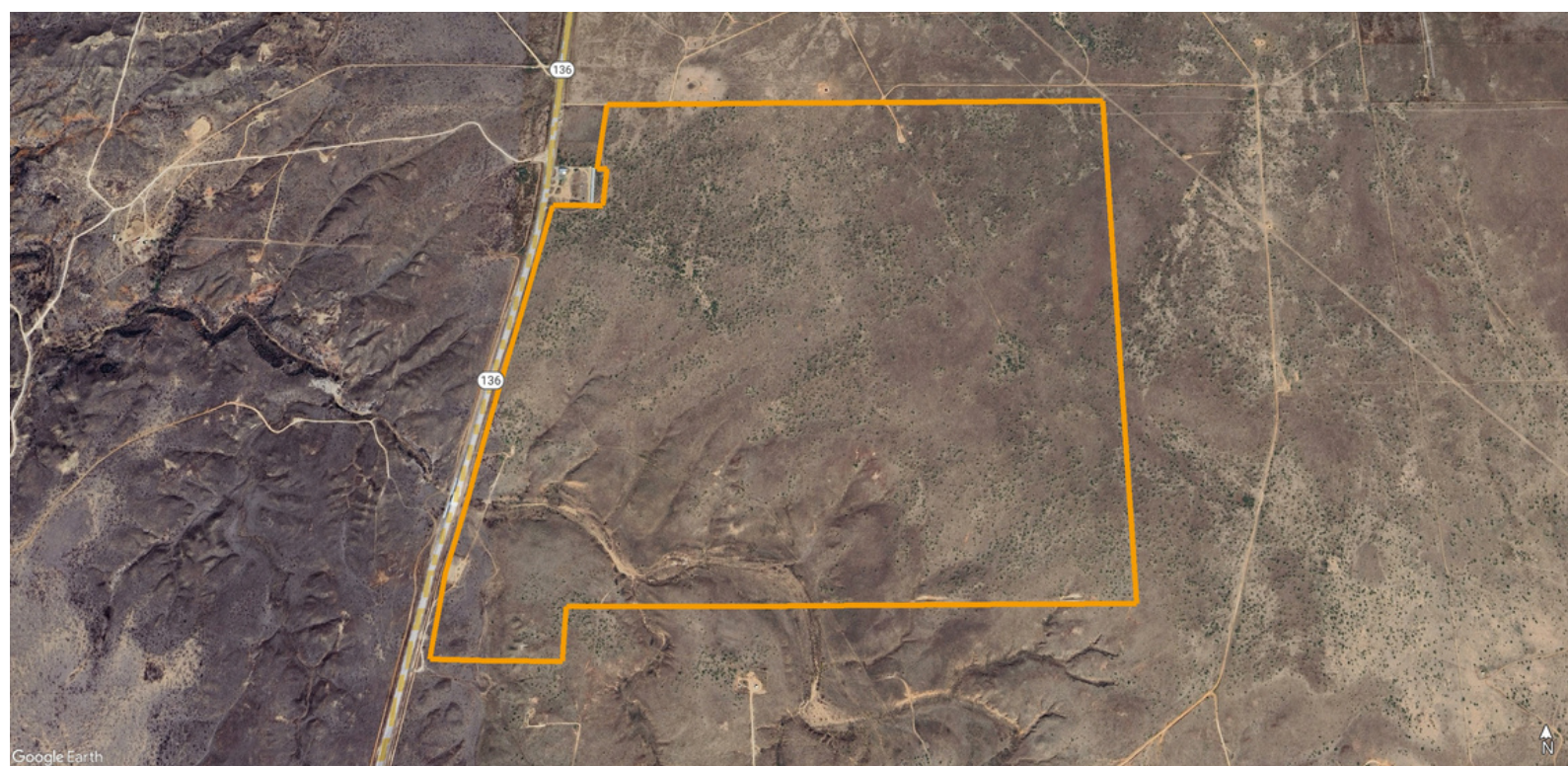
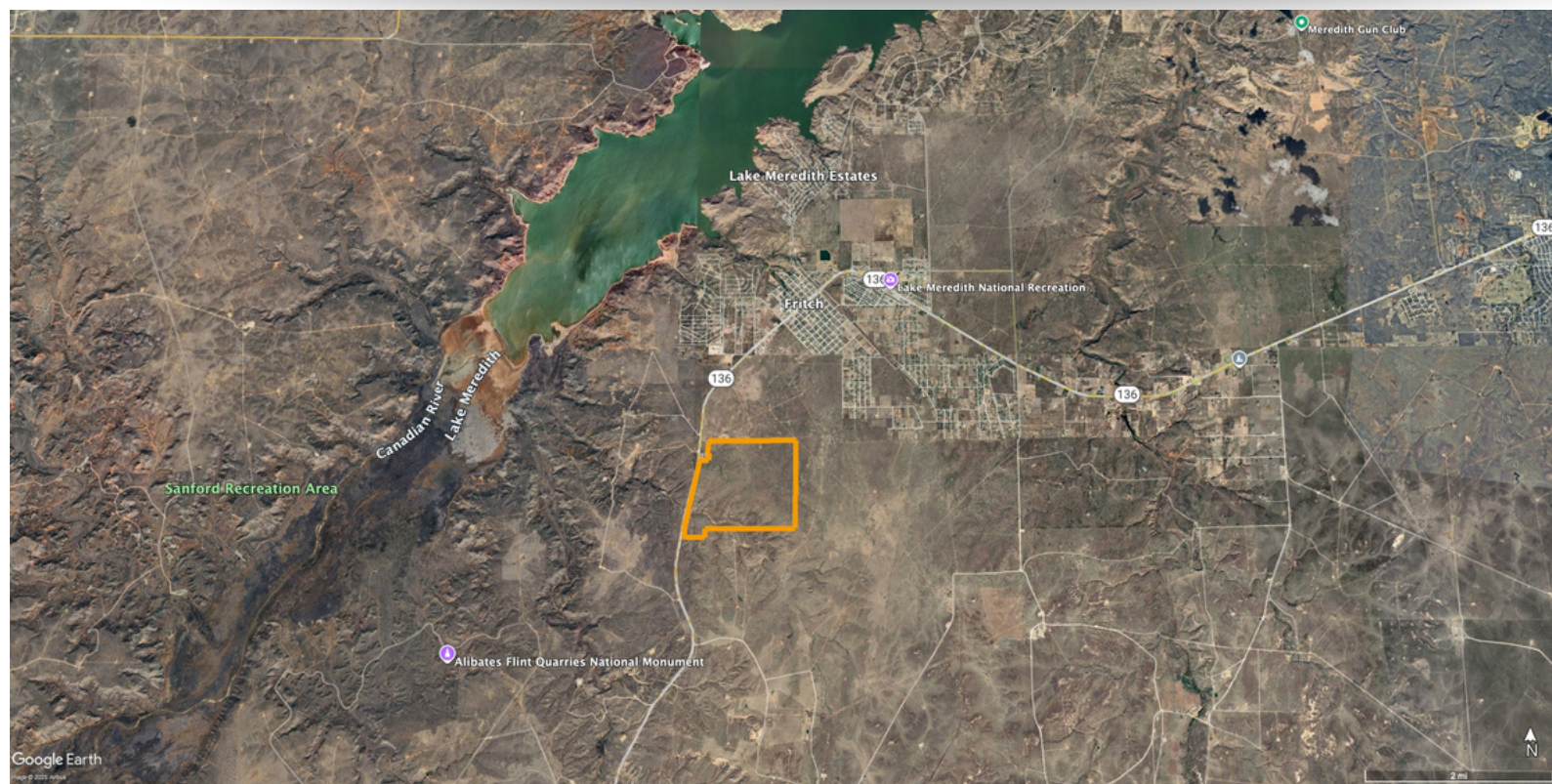


**FOR SALE FRITCH RANCH AT LAKE
MEREDITH 764**

\$1,069,600 or \$1,400/acre





Shawn Gillispie, Broker
Phone: (806) 922-5532
6107S.Coulter St., Ste. #300
Amarillo, TX 79119

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**FOR SALE FRITCH RANCH AT LAKE
MEREDITH 764****\$1,069,600 or \$1,400/acre****PROPERTY OVERVIEW**

Location: Carson and Potter Counties, south of Fritch, TX

This 764-acre ranch property, located just 2 miles south of Fritch, TX, offers prime ranchland with direct highway frontage on Highway 136. Conveniently located near Lake Meredith. The ranch is well-positioned for livestock operations, featuring native grassland suitable for grazing. Its proximity to Amarillo—just a 30-minute drive—makes it a strategic investment for agricultural production, cattle operations, and land management.

Property Highlights:

- **Size:** 764 acres of rolling to slightly rough native grassland
- **Access:** Convenient access via Highway 136
- **Best Use:** Cattle grazing, livestock operations, and recreational development
- **Hunting:** The property sits in an area that is known for outstanding hunting. With the close proximity to Lake Meredith, white tail and mule deer are present as well as other game.
- **Topography:** Rolling grassland with a draw running through the property, along with a light concentration of mesquite trees
- **Water:** Currently no water well on the property
- **Fencing:** Most of the property is fenced, with approximately 2 miles of fencing needed to complete the boundary
- **Utilities:** 3-phase electricity runs along the highway

Agricultural Opportunity:

This ranch presents a strong agricultural investment with excellent grazing capacity and accessibility. Its location along a major highway, coupled with its natural grassland and fencing infrastructure, makes it ideal for expanding livestock operations or long-term land investment.

**Price: \$1,069,600
(\$1,400/acre)**