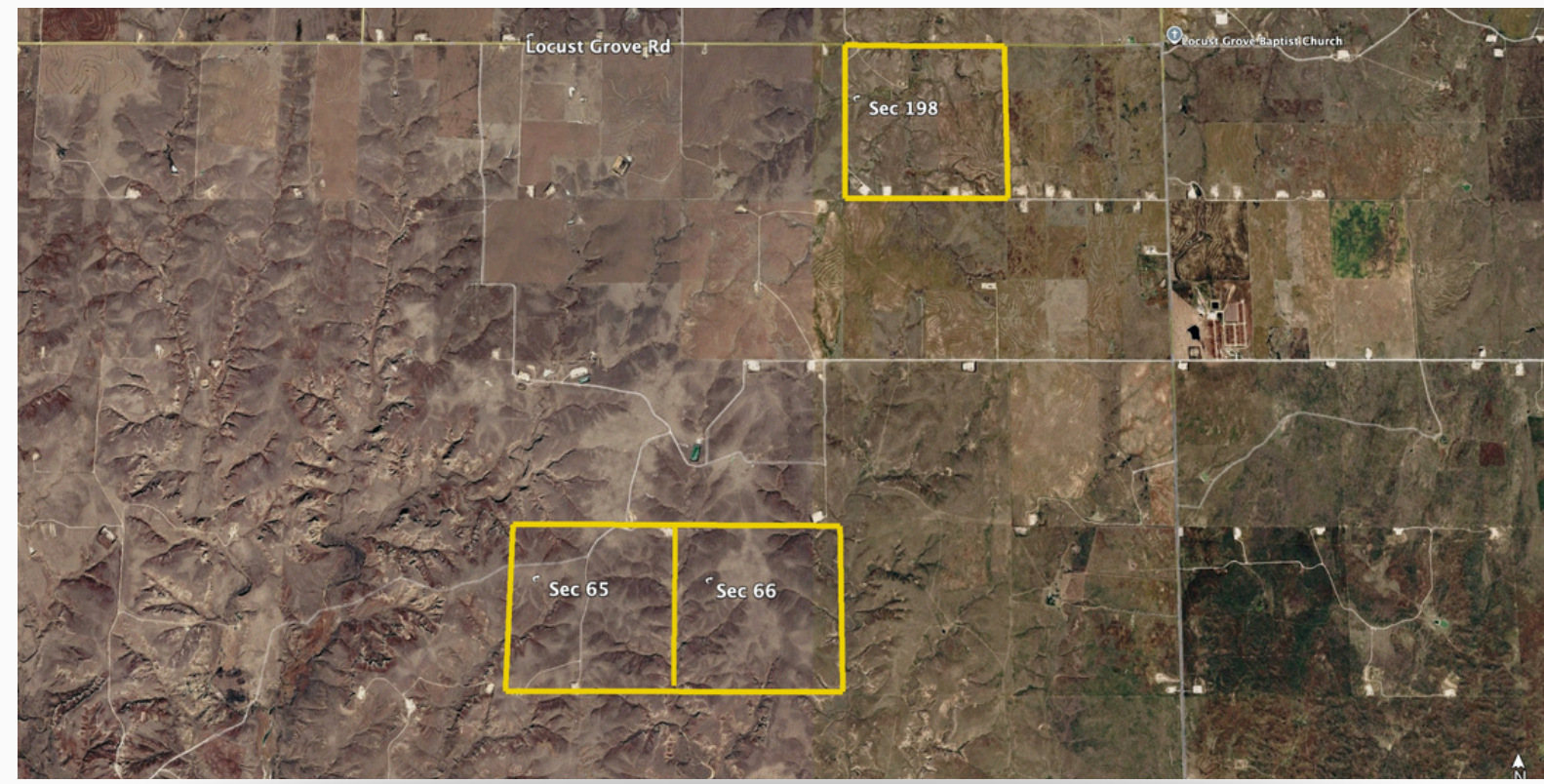


FOR SALE

Canadian, TX Ranch 1,939 \$1,500/ acre or \$2,908,500



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PROPERTY OVERVIEW

Secluded ranch in the heart of the Lipscomb – Hemphill ranchland, this ranch

is ideal for raising cattle along with natural beauty of the rolling topography. The ranch has been managed well with no over grazing. 3-phase electricity and highway frontage on the north section. The 2 south sections are accessed by easement. Abundant wildlife including deer, antelope, and quail. The ranch is littered with trees throughout.

Area: North of Canadian, TX in Lipscomb Co.

Location: From Canadian, TX drive north on HWY 60 for 4.3 miles to FM 1920, turn left and drive north 10.5 miles to Locust Grove Rd, turn left and drive west 1 mile to the NE corner of the property.

Total Acres: Approximately 1,939 acres

Grass Type: Native grass

Water: 2- windmills with stock tanks. 2 dirt tanks

Power: 3- phase electric runs along the north boundary of Section 198.

Price: \$1,500/ acre or \$2,908,500

Improvements: Perimeter barbed wire fence in good condition

- 2- Windmills**
- 2- Stock tanks**
- 2- dirt tanks**