



960+/- ACRES · TERRY COUNTY, TEXAS

WEST TEXAS RECREATIONAL RANCH

Cattle · Recreation · Trophy Hunting · Land Banking

ASKING PRICE

\$2,000,000

\$2,083 PER ACRE

TOTAL ACRES

960+/-

Gross

COUNTY

TERRY

Terry Co, TX

PASTURE

860+/-

Acres

DRY LAND AG

80+/-

Acres

HWY FRONTAGE

1 MILE

Hwy 380 Asphalt

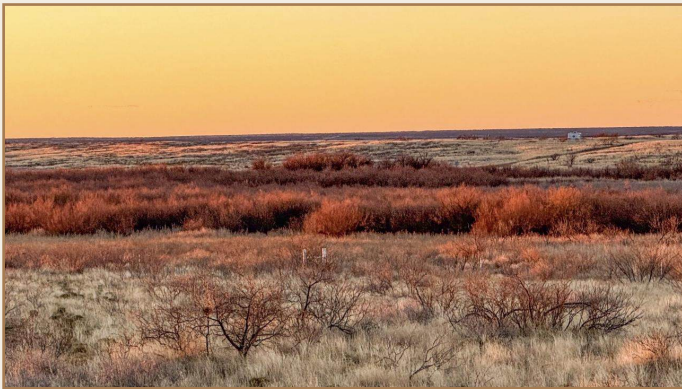
PROPERTY OVERVIEW & HIGHLIGHTS



AERIAL OVERVIEW · SW CORNER HWY 380 & CR 595



HWY 380 FRONTAGE · CR 595 ACCESS



NATIVE PASTURE · GOLDEN HOUR ACROSS THE RANCH

West Texas Recreational Ranch

Presenting an exceptional 960+/- acre recreational and agricultural ranch at the SW corner of Hwy 380 and CR 595 in Terry County, Texas. This turnkey property combines productive cattle land with outstanding trophy hunting, stunning West Texas terrain, and long-term investment upside.

Diverse habitat of rolling hills, mesquite woodlands, native grasslands, and flat pastures creates ideal year-round wildlife habitat. Adjacent agricultural operations draw and hold exceptional populations of mule deer, whitetail, wild hogs, dove, and quail.

Key Investment Highlights

- 960+/- total acres — turnkey & fully fenced
- 1 mile Hwy 380 paved frontage
- Solar water well — 6 GPM production
- New 5-wire hot fence perimeter
- Trophy mule deer & whitetail populations
- Wild hog, dove & quail hunting
- Established feeder & infrastructure network
- Maintained road system throughout
- Investment-grade land banking opportunity

Location & Access

The ranch sits along a full mile of paved Hwy 380 frontage with an additional two miles of County Road 595 access — three gated entrances in total provide flexible operational access. The South Plains location places the property within an easy drive of Brownfield, Lubbock, and Midland–Odessa, balancing privacy with logistical convenience.

Investment Thesis

Offered at \$2,083 per acre, the property represents a rare combination of current cash-flow potential and long-term appreciation. Income comes from grazing leases, hunting leases, and dry-land ag. Underlying Ogallala Aquifer water rights and continued South Plains land appreciation provide a compelling long-hold investment case.

TOTAL PRICE

\$2,000,000

PRICE / ACRE

\$2,083

ROAD FRONT.

3 MILES

Hwy 380 + CR 595

WATER WELL

6 GPM

Solar Powered

ENTRANCES

3

Gate Entrances

Parcel IDs: R6739 & R27252 · 33°10'01.5"N, 102°06'35.6"W · Terry County, Texas



PROPERTY FEATURES & INFRASTRUCTURE

WATER & UTILITIES

- 6 GPM solar-powered water well
- 10,000-gallon water storage tank
- 4 piped cattle water troughs strategically placed
- Electric service available at property line
- No septic system — clean slate for build sites
- Reliable year-round livestock & wildlife water

LIVESTOCK FACILITIES

- 4 sorting & feeding pen sets across the ranch
- 1 full cattle working chute in place
- Designed for commercial cow-calf operation
- Accommodates stocker / backgrounder programs
- Pens in excellent working condition — turnkey
- Multi-pasture layout supports rotational grazing

FENCING

- New 5-wire hot-wire perimeter fence
- Complete enclosure of entire 960+/- acre ranch
- Interior fencing divides multiple pastures
- Designed for rotational grazing management
- Excellent structural integrity throughout
- High-fence trophy conversion potential

LAND COMPOSITION

- 80+/- acres productive dry-land agriculture
- 860+/- acres native pasture & rangeland
- Rolling hills, scenic bluffs & flat grasslands
- Mature mesquite, hackberry, cedar & native grasses
- Diverse terrain supports multi-use programs
- Adjacent ag creates constant wildlife food source

ACCESS & ROADS

- 1 mile Hwy 380 paved asphalt frontage
- 2 miles County Road 595 (improved dirt road)
- 3 gated entrances to the property
- Newly scraped & maintained interior road system
- All-weather access throughout the ranch
- ~37 miles to Lubbock · ~12 miles to Brownfield

WILDLIFE INFRASTRUCTURE

- Multiple established deer feeders on-site
- Infrastructure ready for managed trophy program
- Natural cover & bedding throughout the ranch
- Proven populations of mule deer & whitetail
- Ideal setup for high-fence trophy operation
- Active wild hog, dove, quail & varmint populations

LEGAL & OWNERSHIP

- Parcel IDs: R6739 & R27252
- Terry County, Texas — fully accessible
- Mineral rights DO NOT convey — surface only
- Surface rights conveyed in full at closing
- Offered as one complete 960+/- acre tract
- No partial tracts; no subdivision contemplated

RECREATIONAL FEATURES

- Extensive off-road & ATV trail network
- Bluffs with panoramic scenic overlooks
- Stunning West Texas sunsets every evening
- Wildlife photography opportunities year-round
- Camping, horseback riding & 4WD adventure
- Remote character with excellent accessibility

AERIAL PERSPECTIVES · WEST TEXAS TERRAIN · 960+/- ACRES



LAND & TERRAIN DESCRIPTION

A Land of Beauty & Abundant Life

The 960+/- acre West Texas Ranch presents a captivating landscape that defines the spirit of the South Plains. Rolling hills give way to flat grassland plains, while scenic bluffs offer sweeping panoramic views stretching miles across the West Texas horizon.

The terrain creates a natural mosaic of habitat — ideal for both ranching and premier recreation. Elevational changes generate varied microclimates that support dense wildlife populations throughout the year.

Native vegetation includes mature mesquite, hackberry, cedar, salt cedar, rich native grasses, and scattered large elms — providing food, cover, and bedding for white-tailed deer, mule deer, wild hogs, quail, dove, and coyotes.

Surrounding agricultural operations create a powerful wildlife magnet — row crops provide season-long food sources that draw game onto the property, which serves as the primary bedding refuge for miles around.

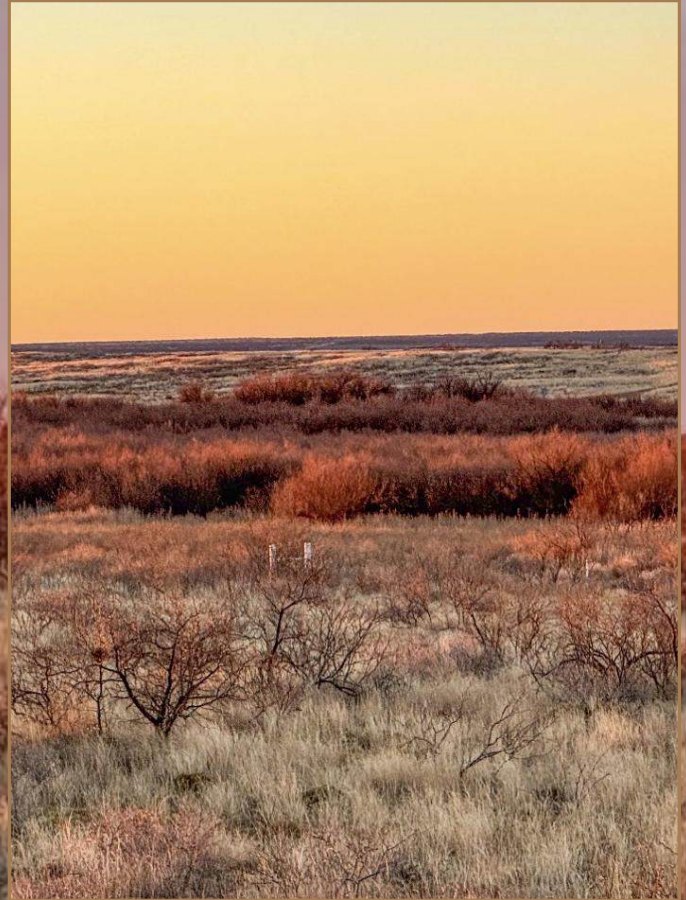
Soils are characteristic of the Llano Estacado and Southern High Plains — sandy loams and clay loams that hold moisture and support both native rangeland and dry-land cultivation. Gentle elevational changes create natural drainage without erosion concerns.

Terry County enjoys a semi-arid climate with roughly 18 inches of average annual rainfall, mild winters, and long forage seasons — supporting both year-round grazing and a September-through-February hunting calendar.

Water centers on a 6 GPM solar well, 10,000-gallon storage tank, and four piped troughs across the pastures. The Ogallala Aquifer underlies the property, supporting long-term water security for livestock and wildlife alike.

VEGETATION & COVER

- Mature Mesquite Woodlands
- Native Hackberry & Cedar
- Rich Native Grasslands
- Salt Cedar Draws
- Scattered Large Elm Trees
- Natural Bedding Cover



GOLDEN HOUR ACROSS THE RANCH



MULE DEER AT FEEDER · MORNING LIGHT

LAND USE & RECREATIONAL OPPORTUNITIES



One of the most versatile properties in the South Plains — delivering exceptional value across multiple uses

WEST TEXAS RECREATIONAL RANCH · 960+/- ACRES · TERRY COUNTY, TEXAS



RANCHING & AGRICULTURE

- Commercial cow-calf operation
- Stocker/backgrounder program
- 860+/- acres native pasture
- 80+/- acres dry-land ag
- 4 sorting & feeding pen sets
- Full cattle working chute
- 4 piped water troughs
- Multiple interior pastures
- Rotational grazing ready

An institutional-quality cattle operation in turnkey condition. The 860+/- acres of native pasture have historically run a commercial cow-calf program, with the 80+/- acres of dry-land ag providing winter wheat grazing and supplemental forage.

Four sorting and feeding pen sets, a full working chute, and multiple interior pastures support efficient herd management and rotational grazing rotations that protect native browse while delivering consistent water across every pasture.



HUNTING & WILDLIFE

- Trophy mule deer hunting
- Whitetail deer hunting
- Wild hog hunting — year-round
- Coyote & varmint hunting
- Dove hunting (abundant)
- Quail hunting habitat
- Trophy high-fence potential
- Wildlife photography
- Established feeder network

A true multi-species destination. Mule deer and whitetail share the property in unusual abundance, with mature bucks documented on trail cameras across multiple seasons.

Wild hog sounders provide year-round, no-limit action by day, by night, or with thermal optics. Native quail thrive in the grasslands, with heavy early-season dove flights over adjacent grain fields.

The feeder network and sound perimeter create a turnkey foundation for a managed program.



RECREATION & INVESTMENT

- Off-road & 4-wheel drive trails
- Horseback riding terrain
- Camping & outdoor adventure
- Scenic bluff overlooks
- Stunning West Texas sunsets
- Land banking / appreciation
- Water rights future potential
- Development future potential
- Legacy family ranch holding

Beyond income, the ranch offers a lifestyle and a long-term store of value. Scenic bluff overlooks, miles of interior two-track, and open horseback country make this a true family retreat as well as a working asset.

South Plains land has shown strong long-term appreciation, and the Ogallala Aquifer underlying the property carries significant future water-rights value as regional demand grows.

For the right buyer, a generational legacy holding.

"Productive ranch land by day, exceptional hunting country by night."

— DANIEL CHASTAIN · CBC TEAK LAND CO. · COLDWELL BANKER COMMERCIAL CAPITAL ADVISORS



HUNTING & WILDLIFE OVERVIEW

EXCEPTIONAL TROPHY POTENTIAL · PROVEN WILDLIFE POPULATIONS · TURNKEY SETUP



MULE DEER · GOLDEN HOUR



MULE DEER BUCK · FEEDER



TROPHY BUCK · TRAIL CAM



QUAIL HARVEST · WEST TEXAS



QUAIL HUNTING · BIRD DOG & HUNTER

MULTI-SPECIES HUNTING DESTINATION

This ranch is a true multi-species hunting destination. Mule deer and whitetail bucks roam the mesquite draws and grasslands. Wild hog sounders provide year-round action. Native quail thrive in the grassland habitat with excellent early-season dove hunting over adjacent grain fields.

WILDLIFE SPECIES

MULE DEER

Trophy-class mule deer are documented year-round, with mature bucks captured on trail cameras across multiple seasons.

Rolling hills, scenic bluffs, and dense mesquite draws create exceptional bedding cover and natural escape terrain. Surrounding ag operations supply consistent food while the ranch serves as primary daytime sanctuary, with an established feeder network ready for a managed program.

WHITETAIL DEER

A robust whitetail population shares the ranch with the mule deer — a rare multi-species deer hunting opportunity in the South Plains.

Genetics are strong and deer-to-acre ratios are high. Whitetails are most active along mesquite draws, hackberry thickets, and salt cedar bottoms. Existing feeders, interior fencing, and water provide a turnkey foundation for a serious whitetail program.

WILD HOG

Wild hog sounders are confirmed across the property year-round — one of the most reliable, high-action hunts on the ranch.

Trail cameras regularly document groups of 8 to 20+ hogs. Texas maintains a year-round open season with no bag limit — owners may hunt by day, night, with thermal optics, or from helicopter. Cover, water, and adjacent ag fields ensure a steady population.

DOVE & QUAIL

The ranch sits in one of Texas's premier wing-shooting corridors. Adjacent grain and ag fields draw mourning and white-winged dove in heavy concentrations during the September opener.

Native bobwhite quail thrive in the grassland habitat, supported by ideal nesting cover, broad-leaf forbs, and the brushy edges that predator-resistant coveys require — ready for serious bird-dog work.

COYOTE & VARMINT

Active coyote populations roam the ranch year-round, presenting excellent predator calling across open grasslands and mesquite draws.

Bobcats are periodically documented on trail cameras and gray fox sign is regularly observed. Texas allows year-round, no-limit hunting on these species. Night hunting with thermal and night-vision is highly effective given the open terrain.

TROPHY POTENTIAL

Few South Plains ranches offer this turnkey foundation for a managed trophy program on day one of ownership.

Multiple feeders are positioned across the ranch, the 6 GPM solar well and 10,000-gallon tank supply year-round water, and four piped troughs double as wildlife water. The 5-wire hot perimeter is sound and could be converted to high-fence with relative efficiency.

TROPHY RANCH POTENTIAL:

Existing feeders, solar water well, multi-pasture fencing — excellent foundation for a high-fence trophy operation.



PREMIER WATERFOWL LAKE & CRANE ROOST

15-17 ± ACRE SEASONAL LAKE

A Rare South Plains Water Feature

World-Class Waterfowl Hunting · Exceptional Wildlife Enhancement

CURRENT CONDITIONS

Basin currently dry due to the regional drought that began in 2021. Historically fills & holds water in normal rainfall years.

One of the most extraordinary features of the ranch is its 15-17 acre seasonal lake. In average rainfall years, this expansive playa fills and becomes one of the most significant wildlife magnets in the South Plains.

Locals know this lake as one of the most impressive Sandhill Crane roosts in the region when holding water. During peak migration, thousands of Sandhill Cranes, ducks, geese, and Specklebelly Geese utilize the lake as a secure overnight sanctuary.

Situated in an area widely regarded as the “Sandhill Crane Capital of the World,” the lake creates a world-class waterfowl hunting opportunity that is exceedingly difficult to replicate at this price point.

WATERFOWL SPECIES PRESENT

- Sandhill Cranes
- Snow Geese
- Mallards
- Green-winged Teal
- American Wigeon
- Canada Geese
- Specklebelly Geese
- Northern Pintails
- Blue-winged Teal
- Gadwall



PEAK MIGRATION · SANDHILL CRANES AT SUNSET



THOUSANDS ROOST OVERNIGHT WHEN HOLDING WATER



15-17 ± ACRE SEASONAL LAKE AT SUNSET

LAKE SIZE

15-17

ACRES

AVG. SEASON

OCT-FEB

PEAK USE

SPECIES

10+

WATERFOWL

“A rare South Plains water feature capable of attracting thousands of cranes, ducks, and geese during normal rainfall years.”

WORLD-CLASS WATERFOWL HUNTING

- Sandhill Cranes by the thousands
- Canada, Snow & Specklebelly Geese
- Mallards, Pintails, Wigeon, Gadwall
- Green-wing & Blue-wing Teal
- Shallow roost ideal for decoying

WILDLIFE HABITAT ENHANCEMENT

- Reliable surface water year-round
- Insect production for quail broods
- Improved nesting & brood habitat
- Concentrates deer & game activity
- Premier observation & photography

INVESTMENT & RECREATIONAL VALUE

- Rare South Plains water feature
- Recreation & corporate entertaining
- “Sandhill Crane Capital” region
- Significant long-term value uplift
- Basin intact — recharges naturally

TRAIL CAMERA GALLERY

Documented wildlife activity from on-property trail cameras



TROPHY BUCK AT FEEDER · NIGHT



WILD HOG SOUNDER · DUSK



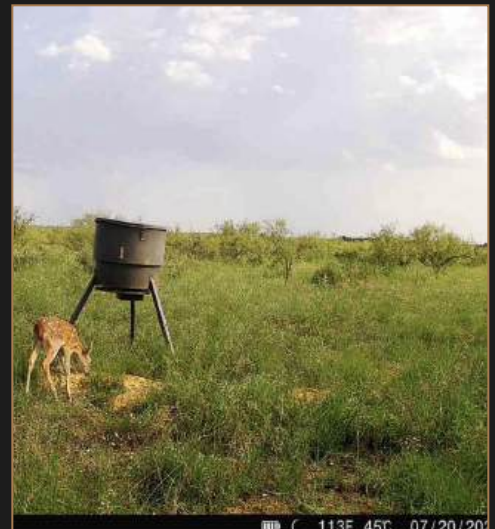
WHITETAIL BUCKS · TRAIL CAM



WILDLIFE AT FEEDER · MORNING



DEER HERD · GOLDEN HOUR



WILDLIFE ACTIVITY · DAWN



BUCK · TRAIL CAMERA



GAME ACTIVITY · DUSK



DEER · TRAIL CAM

AERIAL & DRONE PHOTOGRAPHY



AERIAL OVERVIEW · SW CORNER HWY 380 & CR 595 · TERRY COUNTY, TEXAS



HWY 380 FRONTAGE & AG FIELDS



INTERIOR ROADS & TERRAIN



MESQUITE & NATIVE VEGETATION



PASTURE OVERVIEW



ROAD NETWORK



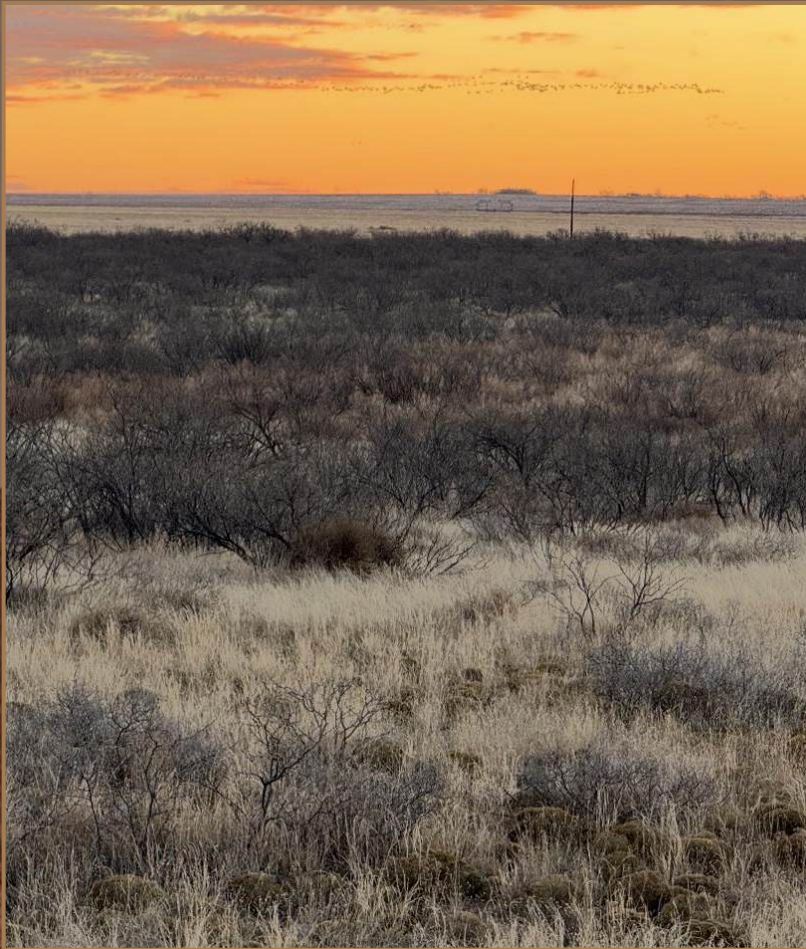
PERIMETER FENCING



MESQUITE FLATS

PROPERTY PHOTO GALLERY

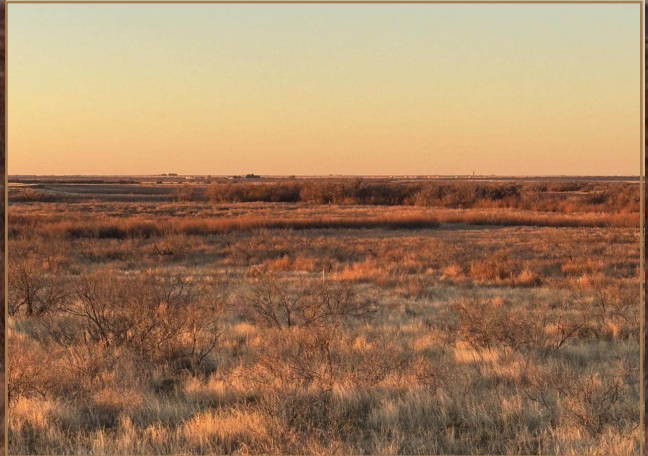
Ground-level views of terrain, vegetation, sunsets & ranch character



GOLDEN SUNSET · WEST TEXAS HORIZON



MORNING LIGHT · MESQUITE



TERRAIN OVERVIEW



PINK SKY VISTA



SUNSET TERRAIN



NATIVE GRASSLAND



RANCH LANDSCAPE



LOCATION & ACCESS



SW CORNER HWY 380 & CR 595 · TERRY COUNTY

33°10'01.5"N, 102°06'35.6"W



MESQUITE & NATIVE VEGETATION · AERIAL VIEW



Property Location

SW Corner of Hwy 380 & County Road 595
Terry County, Texas
Parcel IDs: R6739 & R27252

Road Access

- 1 mile of Hwy 380 paved asphalt frontage
- 2 miles of County Road 595 (dirt)
- 3 gated property entrances
- Newly scraped & maintained interior roads

Nearby Towns

Brownfield, TX	~12 mi	County Seat
Lubbock, TX	~37 mi	Regional Hub
Lamesa, TX	~30 mi	Dawson County
Tahoka, TX	~22 mi	Lynn County

Airport Access

Lubbock Preston Smith Intl (LBB)	~37 mi	Commercial
Brownfield Municipal (T76)	~12 mi	Private/Charter
Lamesa Municipal Airport	~30 mi	Private/GA

Regional Context

The ranch sits on the eastern edge of the Llano Estacado in the heart of the Texas South Plains — a region defined by productive ag, energy infrastructure, and a long tradition of working ranches.

Terry County is the heart of Texas peanut country and a major cotton producer, with neighboring counties hosting active oil & gas operations supported by Lubbock’s commercial base 37 miles north.

METRO DRIVE TIMES

Lubbock, TX	45 min	Midland–Odessa	1 hr 45 min
Amarillo, TX	2 hr 30 min	DFW Metroplex	5 hr 30 min

Market Position

Properties combining this scale, paved frontage, fencing, water, and recreational depth rarely come to market here.



PRICING & INVESTMENT SUMMARY

TERMS & CONDITIONS

Offered at \$2,000,000 cash or conventional financing
Seller reserves all oil, gas, and mineral rights — surface rights only
Property offered in entirety — no partial tracts
Buyer to verify all acreage, utilities, and information
Earnest money per purchase contract terms

TOTAL ASKING PRICE

\$2,000,000

\$2,083 PER ACRE

960+/- TOTAL ACRES · TERRY COUNTY, TEXAS

TOTAL ACRES

960+/-

PASTURE LAND

860+/-

DRY LAND AG

80+/-

PRICE / ACRE

\$2,083

FOR MORE INFORMATION OR TO SCHEDULE A SHOWING

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CONTACT YOUR LAND SPECIALIST



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PROPERTY INFORMATION & DUE DILIGENCE

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MINERAL RIGHTS: Mineral rights do NOT convey with this property. Surface rights only are being offered. Prospective buyers should conduct their own investigation regarding all mineral interests, oil and gas leases, and any encumbrances.

ACREAGE: The acreage stated herein is approximate and has not been independently surveyed. A survey should be obtained by the buyer at buyer's expense prior to closing. All prospective purchasers are urged to conduct their own independent due diligence, including legal, tax, and financial analysis prior to making an offer.

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