Young Family Ranch

232.31± acres | $695,768 | Dickens, Texas | Dickens County

Chas. S. Middleton
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Est. 1920

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Young Family Ranch

This 232± acre ranch is located approximately 6 miles north of Dickens, Texas, along Highway 70, then east on County Road 228.

The property offers an attractive combination of rolling terrain, native vegetation, and excellent recreational opportunities. The ranch features scenic West Texas country with mesquite trees and scattered oak motts, providing natural cover for wildlife and a diverse landscape. With its combination of hunting opportunities, water resources, and ranching potential, this property is well-suited for sportsmen, cattle operators, and buyers seeking a private West Texas getaway.

Topography

The ranch features rolling terrain with natural elevation changes throughout the property, creating scenic views and an appealing landscape. Mesquite trees and scattered oak motts provide excellent cover for wildlife, while the mixture of native vegetation, brush, and wooded areas adds to the ranch's character and versatility. The varied terrain offers potential locations for hunting blinds, feeders, and future improvements.

Water Features

The property features one seasonal dirt tank that collects runoff during periods of rainfall, providing an additional water source for livestock and wildlife when holding water. A water well located near the center of the ranch is estimated to produce approximately 5–7 gallons per minute, offering a valuable water resource for ranching and recreational purposes. Well production has not been independently verified.

Hunting • Wildlife

This Dickens County ranch offers excellent recreational and hunting potential, with game species including whitetail deer, wild hogs, dove, ducks, quail, and turkey. The combination of rolling terrain, mesquite trees, and scattered oak motts provides natural cover and habitat for a variety of wildlife. The seasonal dirt tank offers an additional attraction for game when holding water, while the diverse terrain creates opportunities for hunting blinds, feeders, and wildlife management improvements. This property is well-suited for sportsmen looking for a versatile West Texas hunting ranch.

Minerals

No minerals will convey with the sale.

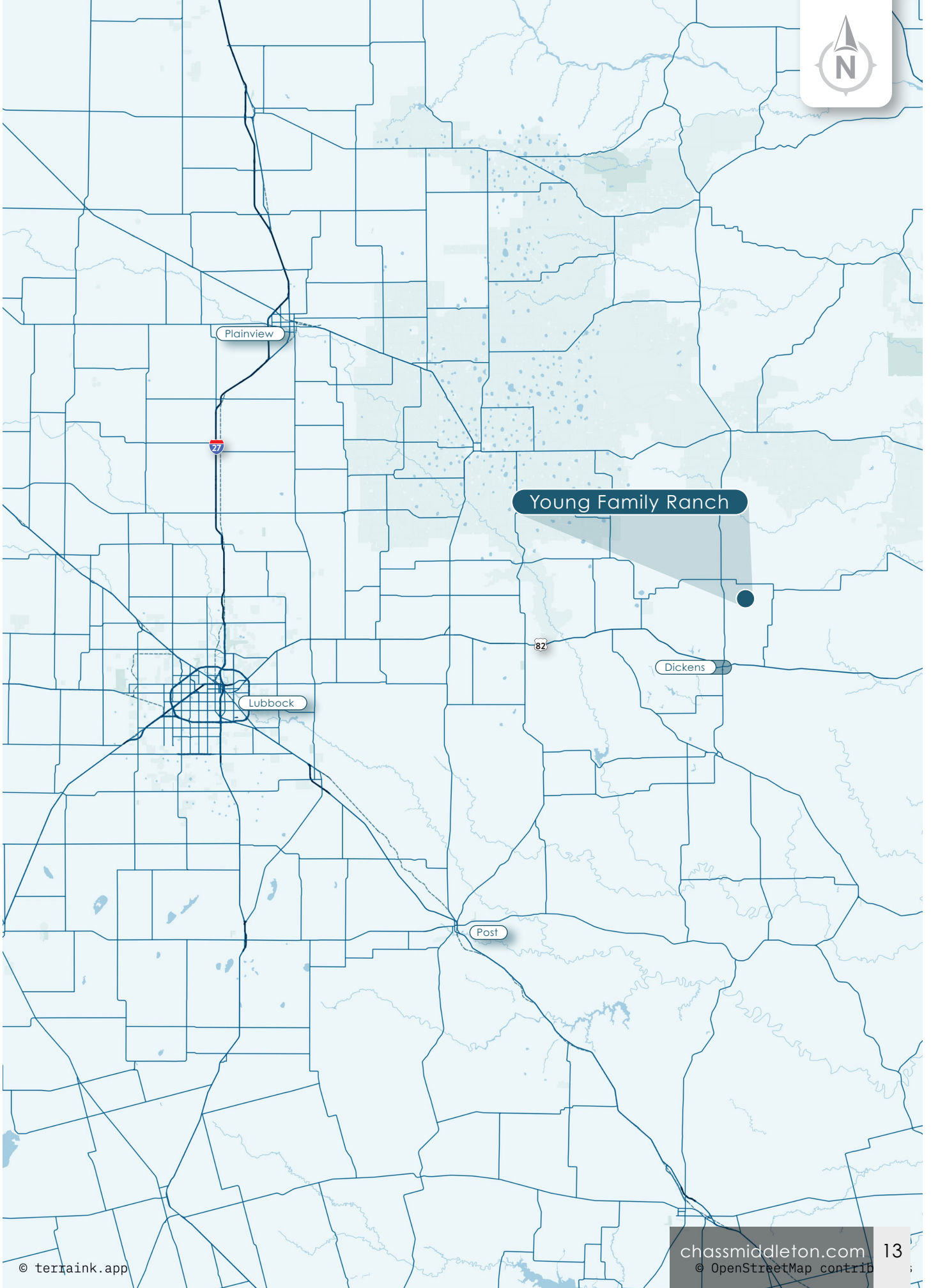
Price • Offering

This 232± acre Dickens County ranch is offered at $695,768, or $2,999 per acre. With its rolling terrain, established wildlife habitat, and available water resources, this property presents an excellent opportunity for buyers seeking a recreational or working ranch in Dickens County, Texas.

Legal Description

5 3 ACHB E/2 Less Strip, Dickens County, Texas.

For additional information or to arrange your private viewing, please contact Ben J. Kirkpatrick at 806-790-6644.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Dickens
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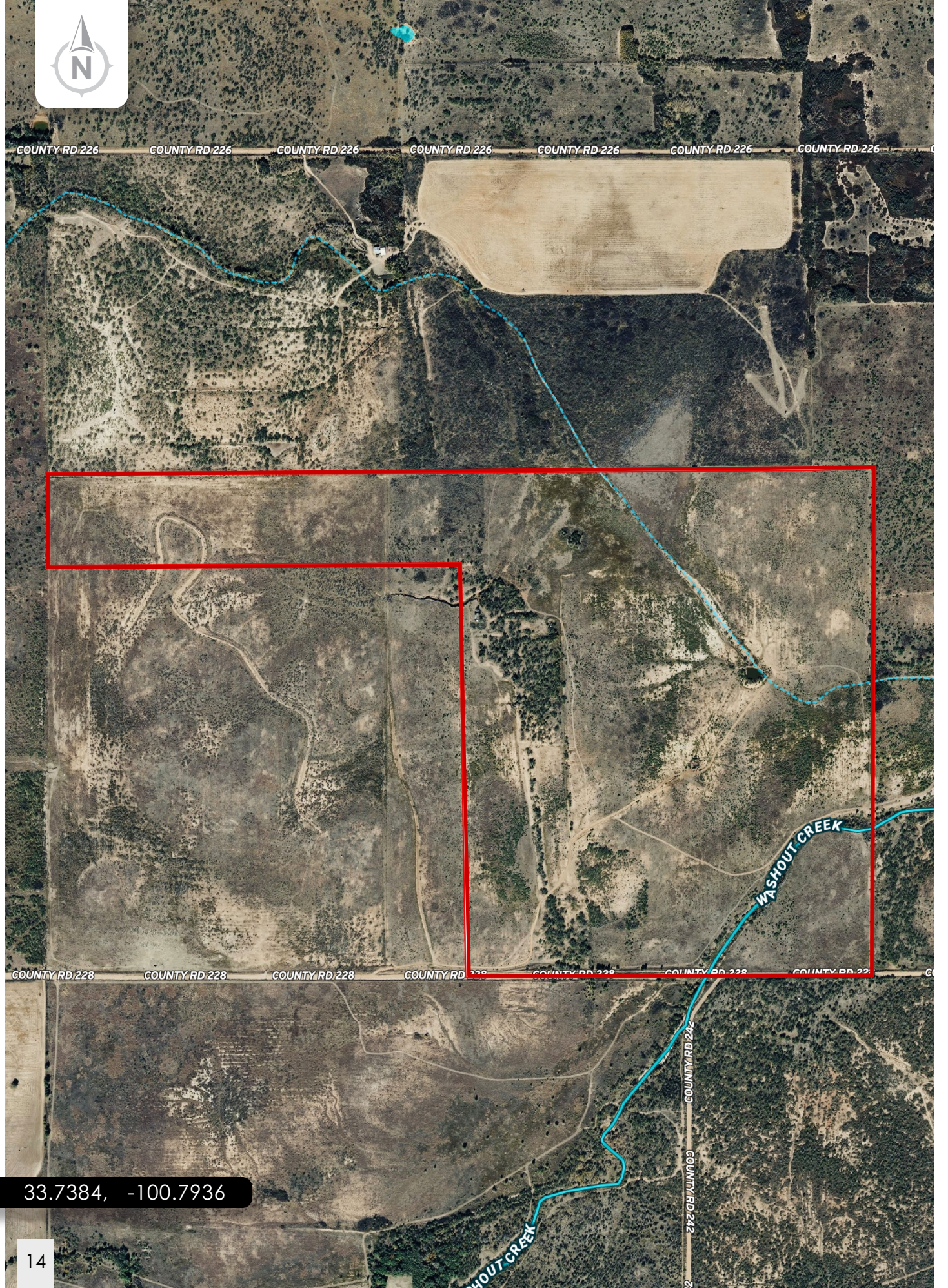
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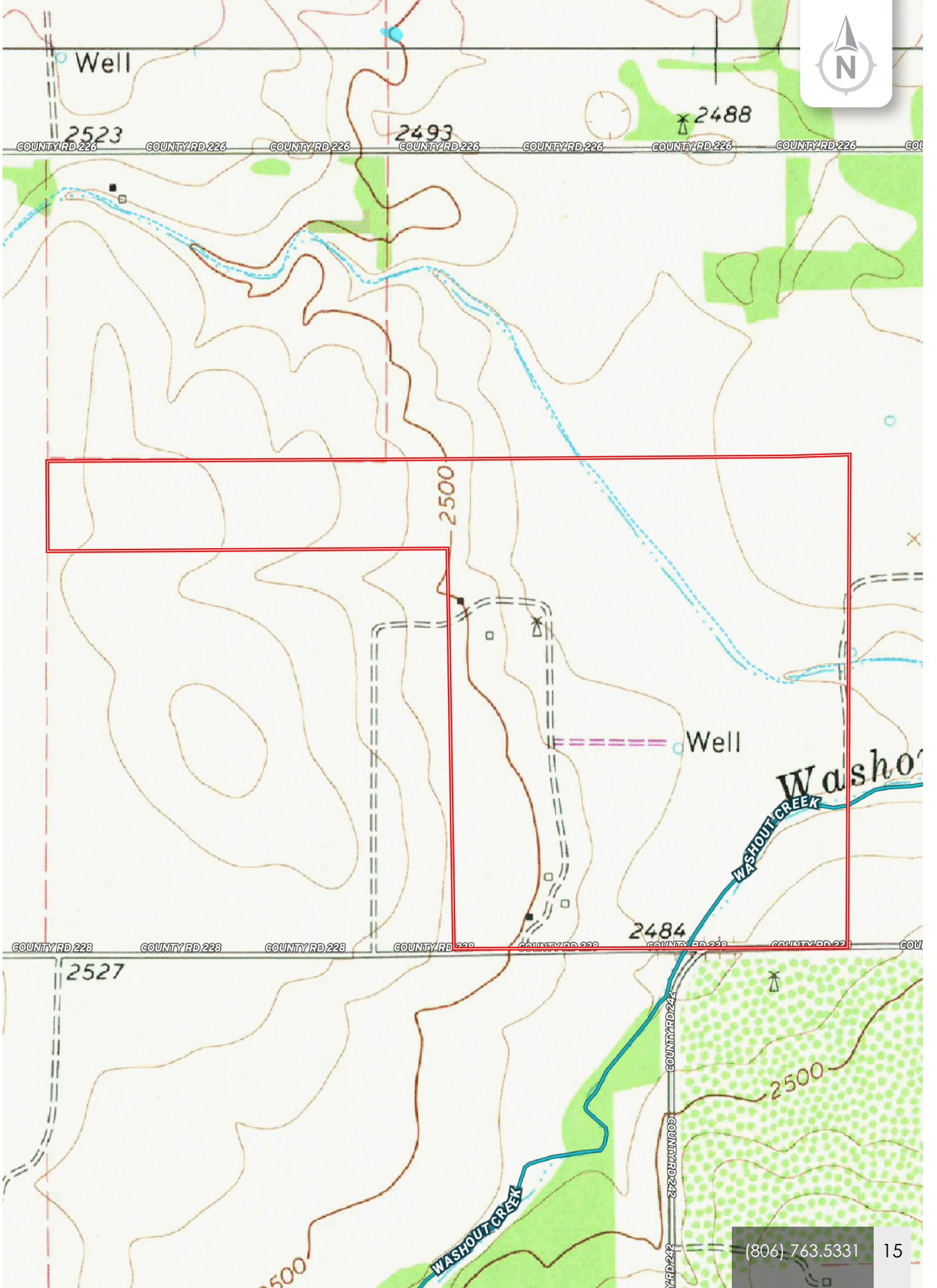
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COUNTY RD 228
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COUNTY RD 228
2527
COUNTY RD 222
2500
WASHOUT CREEK
2500

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