

Linchpin Ranch

220± acres | \$925,000 | Spur, Texas | Kent County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

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Linchpin Ranch

We are honored to present the exclusive listing of the exceptional 220± acre Linchpin Ranch, a turnkey hunting and recreational property located in Kent County, Texas. Conveniently situated approximately 18 miles southwest of Spur and 36 miles northeast of Post, the ranch is accessed via a deeded easement and offers outstanding improvements, excellent wildlife habitat, and remarkable recreational opportunities.







Location • Topography

The ranch features diverse terrain ranging from gently rolling country on the eastern portion of the property to more rugged topography along the western side as the land drains toward White River. Elevations range from approximately 2,190 feet to 2,090 feet above sea level.

A healthy canopy of native brush, including mesquite and cedar, provides excellent wildlife cover, while the grass turf throughout the ranch is considered outstanding. The area receives an average annual rainfall of approximately 20.75 inches.



Improvements

The Linchpin Ranch is exceptionally well improved and ready for immediate enjoyment. All improvements will convey fully furnished, excluding the seller's personal items.

Main Residence

Built in 2022, the 1,925-square-foot manufactured home features a beautiful farmhouse-style design with:

- 3 bedrooms and 2 bathrooms
 - Spacious kitchen with large island
 - Stainless steel appliances
 - Farmhouse sink
 - Butler's pantry
 - Large master suite with dual walk-in closets
 - Master bath with double vanity, soaking tub, and rain-head shower
 - Two guest bedrooms with walk-in closets
 - Shared guest bath with tub/shower combination
 - Covered back porch
 - Outdoor fire pit area
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Barndominium • Shop

The property also includes a well-designed entertainment barndominium featuring:

- Large gathering and entertainment area
 - Wet bar
 - Full bathroom
 - Shop space
 - Equipment storage
 - Covered parking area
 - Water storage facilities
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Hunting • Recreation

The ranch offers outstanding hunting opportunities with abundant populations of:

- Whitetail deer
- Bobwhite quail
- Rio Grande turkey
- Dove
- Feral hogs

Included with the sale are:

- Three executive-style insulated deer blinds
 - Three corn feeders
 - One protein feeder
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Water

The property does not have underground water resources. Water for the improvements is supplied through a 3,000-gallon holding tank. Water is purchased in Spur and transported to the ranch using a water trailer, which will convey with the sale.

Price

\$925,000

Broker's Comments

If you are seeking a highly improved, turnkey hunting and recreational ranch within convenient driving distance of Lubbock or Abilene, the Linchpin Ranch deserves your consideration. The combination of quality improvements, excellent wildlife habitat, and ready-to-enjoy amenities makes this a rare offering in today's market.

For additional information or to schedule a private showing, call Brendan Garrison at (806) 790-5900.







Lubbock

Spur

Post

Linchpin Ranch

Snyder

Sweetwater

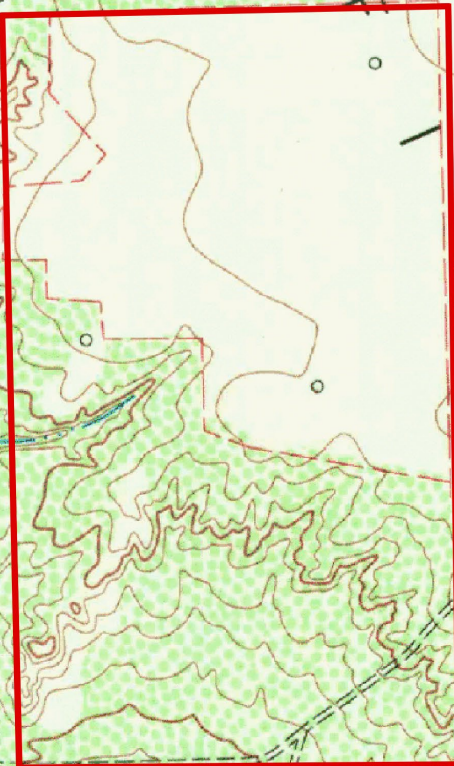


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Substation

RIVER



Oil Wells

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