

Farabee Ranch

737.2± acres | \$810,920 | Whitharral, Texas | Hockley County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Farabee Ranch

We are proud to have the exclusive listing on the 737.2 ± acre Farabee Ranch. This cattle and horse property is located in Hockley County, Texas, 4.3 miles west of Whitharral, with access provided by paved Farm to Market Road 1490.

Topography

The topography of the Farabee Ranch is mostly level to gently rolling, draining to a playa lake on the south side of the ranch. Slope across the ranch ranges from 0-3%. The ranch is comprised of a decent stand of native grasses.

The average annual rainfall for Hockley County is 16.6 inches with a 196-day growing season.







Fencing

Fencing on the ranch is considered to be very good with the perimeter fencing being newer five-strand barbed wire. The property is fenced and cross-fenced into multiple pastures and traps.







Improvements

Improvements on the Farabee Ranch Consist of an older horse barn with 8 inside box stalls, multiple covered runs, a tack room, and a feed room. The ranch features multiple arenas including a 175 x 400 ft roping arena, 75 x 325 ft calf ally, 140 ft diameter cutting pen, and a 50 ft diameter round pen. The property has a set of pipe cattle shipping pens with covered working chute, sorting pens, along with trailer and truck loading facilities. There is a 55 x 20 ft shop with a concrete floor in good condition with a 55 x 20 ft overhang off the west side.

There is a 1996 model mobile home that is a 3 bed/2 bath. The ranch also has an older farmhouse that was being lived in by the owners until about 6 months ago when a portion of the house was burned in a house fire. The fire burned the kitchen, laundry room, and carport, as well as smoke damage to the rest of the structure.











Water Features

Water on the Farabee Ranch is considered to be good. There are two electric submersible water wells on the ranch, one goes to all of the improvements, and the other is for livestock water in the pastures.

Price

\$810,920 • \$1,100 per acre



Remarks

If you are in the market for a nice ranch and horse property in close proximity to Levelland, Littlefield, and Lubbock, please give the Farabee Ranch your full consideration. The Farabee Ranch is realistically priced at \$1,100 per acre.

Call Brendan Garrison today at 806-790-5900 for more information or to schedule a showing.





Littlefield

FARABEE RANCH



Levelland

Lubbock



CHEYENNE RD

FM 1490

NORWAY RD

NORWAY RD

NORWAY RD

NORWAY RD

NORWAY RD

FM 1490

NORWAY RD

CHEYENNE RD

FM 1490

CHEYENNE RD

CHEYENNE RD

CHEYENNE RD

FM 1490

FM 1490

MONACO RD

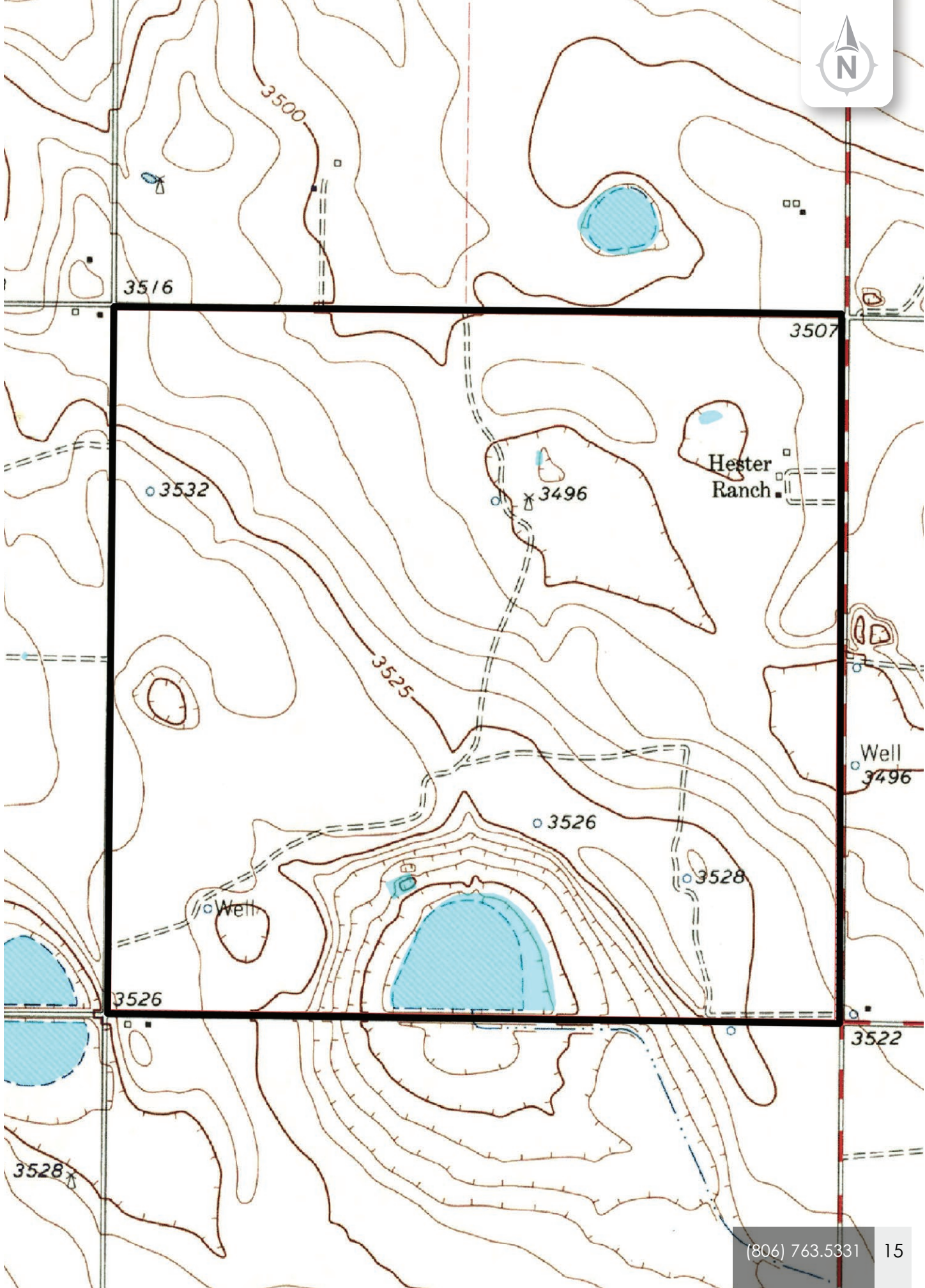
MONACO RD

CHEYENNE RD

FM 1490

FM 1490

33.7368, -102.4032



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