

Snyder Place

942± acres | \$1,177,500 | Wheeler, Texas | Wheeler County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS

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Snyder Place

We are extremely proud to offer for sale the Snyder Place, which features a unique combination of land and minerals. The property offers a variety of surface features, ranging from level and open grazing country to rolling recreational land and includes mineral interests under approximately 7.5 sections of land.

LOCATION

The Snyder Place is conveniently located approximately 4 miles south of Wheeler, Texas and approximately 10 miles north-northwest of Shamrock, Texas. The property is situated 3 miles west of U.S. Highway 83 on the north and south side of CR Q, with additional access provided by CR 13 and CR 14.





LAND DESCRIPTION

The Snyder Place is situated in the Texas Panhandle offering a variety of terrain suitable for livestock grazing and recreation. The portion located on the south side of CR Q, contains 320 acres, more or less. This tract has a mostly level topography and is primarily open country with a combination of native and improved grasses. Soil types are primarily silt loam, loamy fine sand and fine sandy loam. This tract is fenced and cross fenced into two pastures and includes a windmill.

The tract north of CR Q, containing 622± acres, is a very attractive recreational property with a rolling terrain. Elevations range from approximately 2,600 feet on the north side, descending to 2,400 feet on the south side. An attractive seasonal creek extends through the center of the property for approximately 2 miles. The creek bottoms have heavy hardwood tree cover, including numerous large cottonwoods and extensive plum thickets. The rolling hills above the creek bottom offer endless views of the surrounding area. The hills are covered with native grasses, scattered sage and yucca, and large scattered motts of shinnery. This tract is improved with a water well equipped with an electric submersible pump. Seasonal holes of water are found in the creek bottom.





HUNTING, WILDLIFE AND RECREATION

Wheeler County has a good reputation for producing quality white-tail deer as well as good quail and dove hunting. The extensive creek bottom found on this property provides for an excellent cover and sanctuary for wildlife.

RESOURCES

This offering of the Snyder Place includes a unique mineral conveyance. All of the seller's mineral interests under the surface being marketed, along with other area mineral interests are included. The seller's mineral holdings include a 16.6667% mineral interest with the 942 acres ± of surface and 16.6667% mineral interest in an additional 6 sections of land located to the west, for a total conveyance of 960.85 net mineral acres ±. There are approximately 213 net mineral acres of active production. Royalty revenue for 2019 was approximately \$12,000.



TAXES

± \$1,100 per year for surface ownership

PRICING AND REMARKS

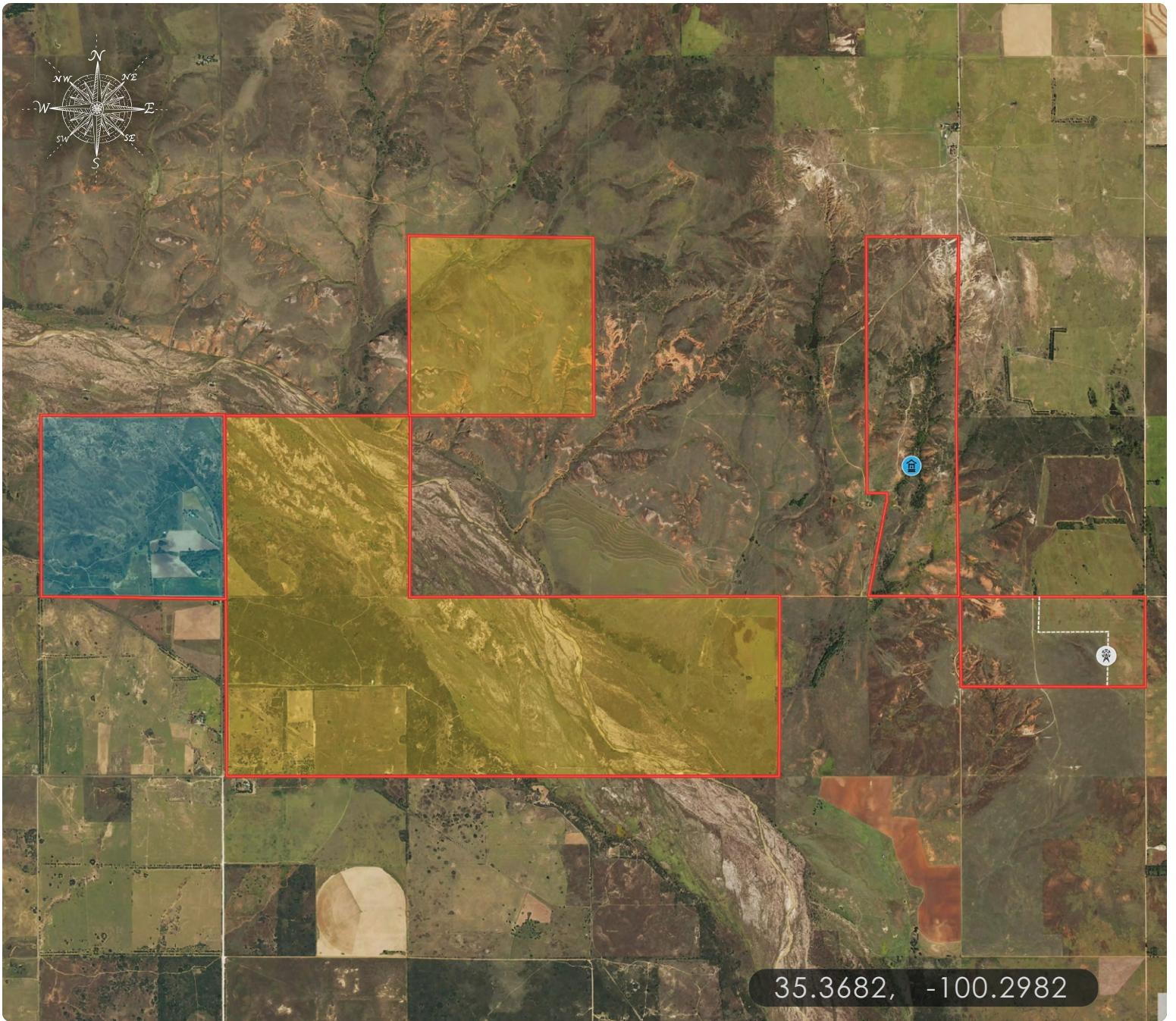
The Snyder Place is an exceptional combination livestock and recreational property with a unique mineral conveyance that deserves consideration. This offering is realistically priced at \$1,250 per acre.

For more information or to schedule a showing, please contact Chad Dugger at (806) 773-4749.

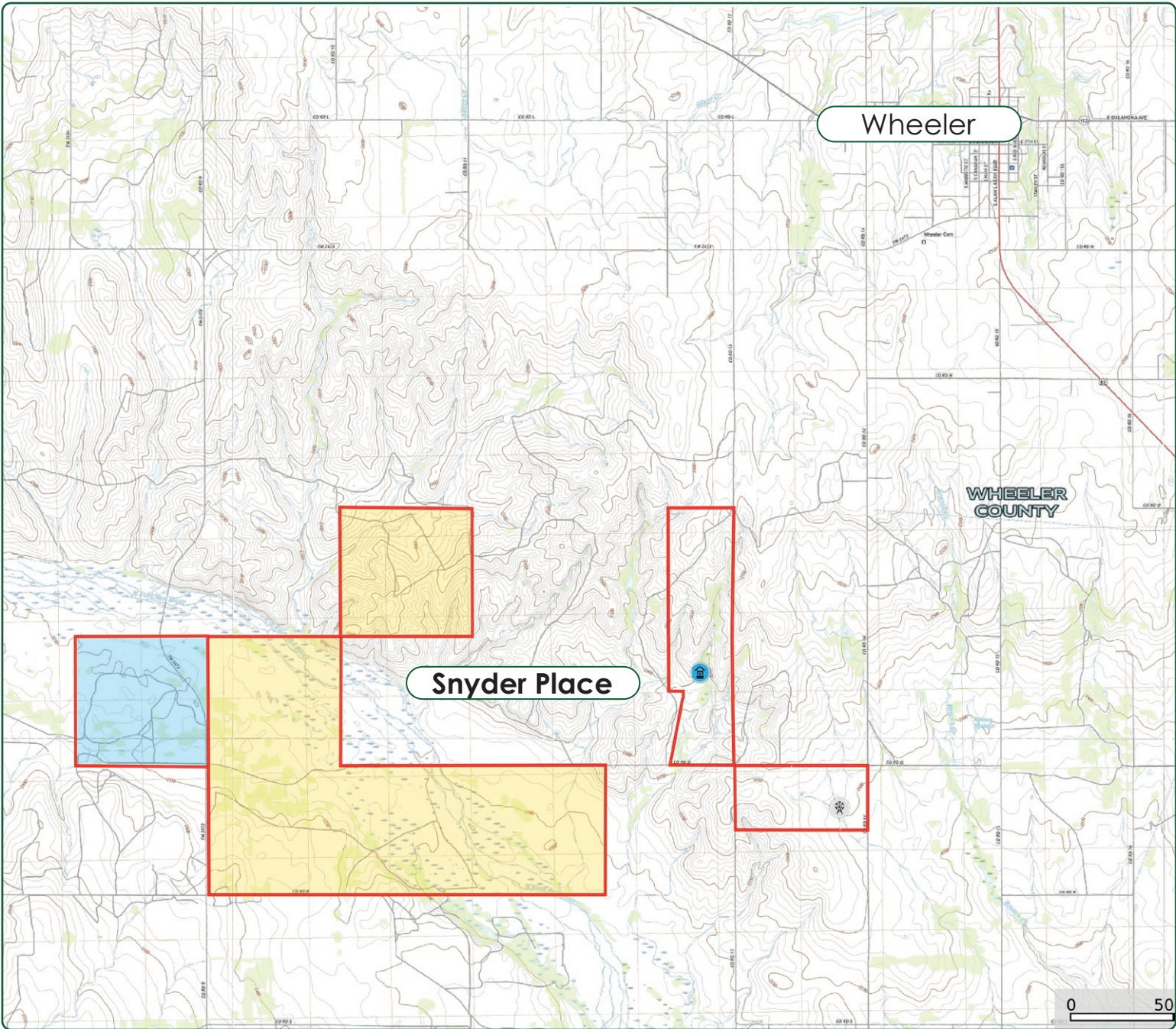








35.3682, -100.2982



Chas. S. Middleton

— AND SON LLC —

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Listing subject to sale, withdrawal, or error.