

Beautiful Home/Guest House on 32± Acres

32.86± acres

| \$1,450,000

| Slaton, Texas

| Lubbock County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

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Beautiful Home/Guest House on 32± Acres

A rare opportunity to own a beautifully improved country estate featuring a luxury home, guest house, horse facilities, and exceptional privacy in the highly regarded Lubbock-Cooper Independent School District.





5,200± sq. ft. Home

The centerpiece of the property is a beautifully maintained 5,200± square foot main home offering generous space for comfortable country living and entertaining. The home features a large family room, formal dining area, and an open kitchen and living space designed for gathering with family and friends. The kitchen includes stainless steel appliances and a gas range, combining functionality with a warm and inviting atmosphere. Just off the back of the home, a large west-facing porch provides the perfect place to relax and enjoy wide-open views and spectacular West Texas sunsets.

The spacious primary suite includes a large walk-in closet and an attached safe room, offering both convenience and peace of mind. The home also includes four additional bedrooms, each with its own private bath, creating a comfortable layout ideal for families, guests, or extended stays.

A 500± square foot garage provides convenient parking and storage.

Outdoor living is equally inviting with a swimming pool, beautifully landscaped front and back yards, and mature trees that provide shade and privacy around the homesite.





















Guest House

A 1,360± square foot guest house offers excellent accommodations for guests, extended family, or a private home office.







Equestrian & Improvements

For horse owners, the property is well equipped with a horse barn, pens, and a turnout pasture, offering ample space for horses to exercise and graze. A 40' x 65' shop provides excellent space for equipment, trailers, hobbies, or projects.

The property is perimeter fenced and serviced by two strong water wells. In this part of the South Plains, groundwater is typically readily available, with most wells drilled to depths of around 300 feet. Electricity is provided by South Plains Electric Cooperative.













Remarks

Located within the highly regarded Lubbock-Cooper Independent School District, the property enjoys a quiet rural setting. The surrounding land is primarily operated as one large farming operation, helping preserve the area's open space, privacy, and unobstructed views.

Taxes approximately \$9,750/yr by LCAD 2025

For more information or to schedule a showing, please call Charlie Middleton at (806) 786.0313 or Brendan Garrison at (806) 790-5900.



PROPERTY HIGHLIGHTS

\$1,450,000 | Slaton, Texas | Lubbock County

- 5,200± sq. ft. beautifully maintained main home •
- Large family room, formal dining area, and open kitchen & living space •
 - Kitchen with stainless steel appliances and gas range •
 - Large west-facing back porch with expansive sunset views •
- Spacious primary suite with large walk-in closet and attached safe room •
 - Four additional bedrooms, each with private bath •
 - 500± sq. ft. garage for parking and storage •
- 1,360± sq. ft. guest house for guests, extended family, or home office •

Outdoor Living

- Swimming pool •
- Landscaped front and back yards •
- Mature trees providing shade and privacy •

Equestrian & Improvements

- Horse barn and pens •
 - Turnout pasture •
- 40' x 65' shop for equipment, trailers, or hobbies •
 - Perimeter fenced •

Utilities & Area

- Two strong water wells (area wells typically around 300' deep) •
 - South Plains Electric Cooperative •
 - Located in Lubbock-Cooper ISD •
 - Quiet rural setting with surrounding land operated as one large farming operation •
-





Lubbock

Roosevel

289



289

Buffalo Springs
Ransom Canyon

84

84

Woodrow

Slaton

FM 41

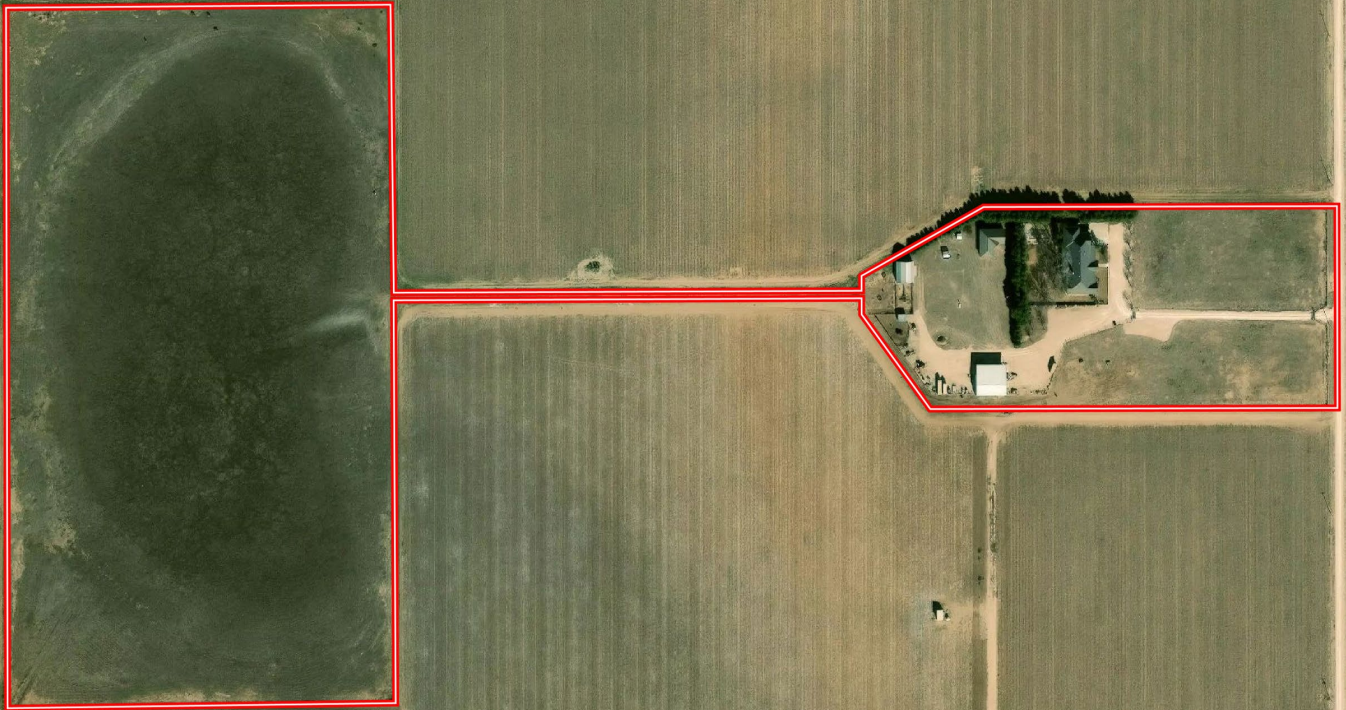
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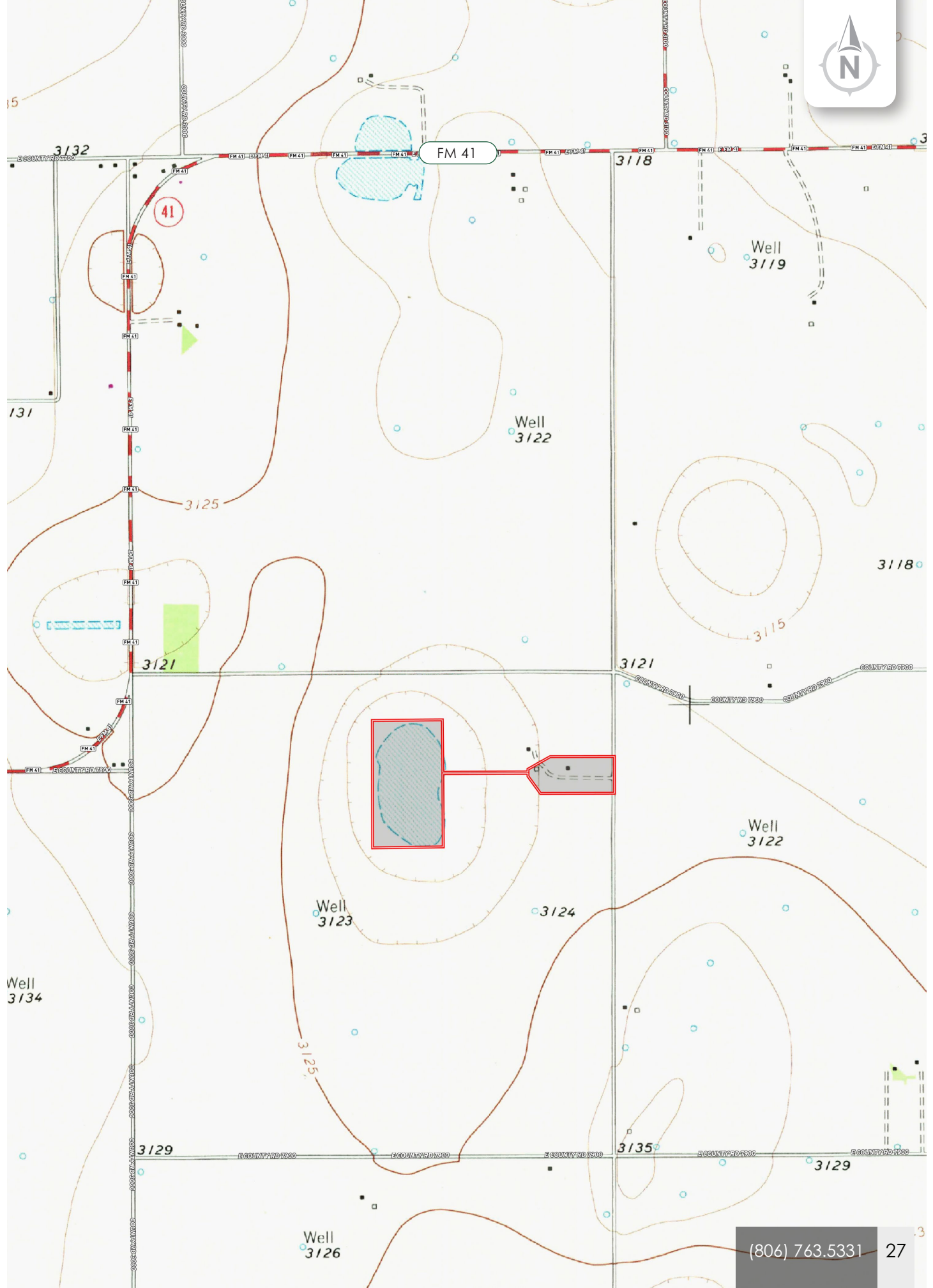


Wayside

Wilson



33.0468, -97.1532



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