

# Gold Creek Ranch

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15,893.5± acres | \$15,000,000 | Gail, Texas | Borden & Dawson County



*Chas. S. Middleton*  
— AND SON —

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# Gold Creek Ranch

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We are proud to have obtained an exclusive listing on the productive Gold Creek Ranch located along the Borden/Dawson County Line.

This is a family owned and operated working ranch that has been under the same family ownership for approximately 15 years.

## General Description

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The Gold Creek Ranch is conveniently located about an hour's drive south of Lubbock, approximately 20 minutes from Lamesa and approximately 15 minutes from Gail, Texas. Access is excellent, being by paved FM 1054 which adjoins the east side of the property for approximately 5 miles.

This ranch straddles the transitional area between the vast stretches of farmland found on the South Plains of Texas and the more broken native pasture country located just below the Caprock Escarpment in the Rolling Plains Region. Lamesa is the County Seat of Dawson County, with most of the land in Dawson County being productive cotton land. Gail is the County Seat of Borden County. Borden County is sparsely populated ranching county, with the majority of the land in this county being in native pasture. The average precipitation is approximately 17" across this entire area.

Driving forces in the area economy have generally included cotton, cattle and oil. In more recent years, wind farm energy, solar development and AI/Data Centers have become important factors. Basically, the western-most 5,913 acres of this ranch are currently under three separate wind leases. The details of these leases are available. Additionally, there are three double pole transmission lines running through the property, with a sub-station just north of the ranch and large solar field approximately 3 miles northeast.

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## Terrain • Vegetation

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The terrain of the Gold Creek Ranch varies from fairly level to sloping and broken. A small portion of the ranch is level plains country located just above the Caprock Escarpment. The majority of the property descends to the rolling and more broken country below the Caprock. Elevations on the ranch range from approximately 2,850' on the upland plains to around 2,500' in the creek bottoms.

Two major drainage areas converge on the ranch. Gold Creek enters the property on the far west side and meanders through the ranch in an easterly to northeasterly direction. This desirable spring-fed creek basically heads on the western edge of the ranch. The Colorado River heads just to the west of the property and also runs through the ranch in an easterly direction, merging with Gold Creek near the center of the property. The Colorado River is also spring-fed and offers live water, which is a rarity in this area of Texas. Several other tributary draws drain to these areas.

The more upland portions of the ranch offer a terrain that is fairly level to gently sloping. As the property breaks to these major drainage areas the terrain becomes more broken; however, portions of the creek bottoms are wide, fertile, and productive.

Mesquite is found in moderate to dense canopies throughout the more level portions of the ranch. Cedar is common in the rougher breaks and Caprock Escarpment ridges. The ranch supports a good blend of palatable native grasses and browse. The grass turf is in overall excellent condition.

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## Water Features

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The Gold Creek Ranch is considered to be very well watered, with live water found year-around on the west side of the ranch along the Colorado River and Gold Creek. Additionally, ten (10) water wells are developed on the property, with five (5) being equipped with electric submersible pumps, three (3) being equipped with solar pumps and two (2) windmills. Three (3) additional water wells are located in the southwest corner of the ranch that are not currently being used. These wells were cased and are ready for pumps if needed.

Several dependable large dirt tanks are scattered throughout the property. The majority of these tanks have been deepened and cleaned out in recent years. Scattered livestock drinking troughs are throughout the property.

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## Ranch & Farm Features

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Approximately 1,300 acres are currently in cultivation and typically planted to wheat for grazing cattle. Some years ago, an additional cultivated field containing approximately 400 acres was re-established in grass. This pasture now has an open appearance with a scattered canopy of some regrowth mesquite.

The ranch is fenced and cross fenced into ten pastures, several shipping/holding traps and two cultivated fields. Over 10 miles of new five strand barbed wire fence has been installed in recent years. In addition, the main shipping pens have been rebuilt, and a secondary set of pens has been reworked as well. The ranch has two sets of digital scales.

Over the years, spraying invasive mesquite and prickly pear has been a priority on the Gold Creek Ranch. In regard to the mesquite, approximately 3,000 acres were sprayed in 2013 and approximately 2,554 acres were sprayed in 2025. This mesquite was aerielly sprayed and remains standing. Approximately 1,000 acres of pear has been sprayed over the last 15 years.

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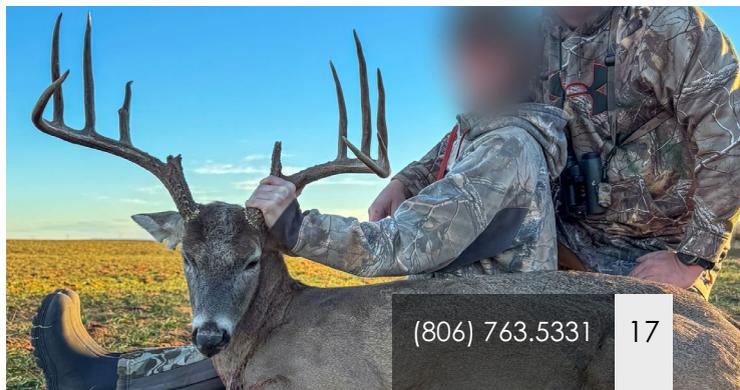


## Wildlife • Hunting • Recreation

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Wildlife is plentiful in this area, and includes whitetail deer, a few transient mule deer, a few antelope, aoudad, turkey, quail, feral hogs and javelina. There hasn't been a lot of hunting pressure for several years on the ranch, and quality deer should be in abundance. All of the ponds have been stocked with fish, and fish are found in several of the deeper holes along the creek and in the river.

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## Resources

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A substantial amount of oil production, tank battery installations and pipelines are located across a major portion of the ranch. No minerals are offered with the sale of the property. There is only one operator on the entire ranch.

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## Remarks

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Overall, the ranch infrastructure is in good condition, and the grass turf is excellent condition. The Gold Creek Ranch is ready for livestock right now and will make somebody a fine production ranch property with potential for future damage income and real possibilities for AI/ Data Center.

The ranch is offered at a very realistic price of \$15,000,000 (\$943.78/ ac.), with seller conveying one-half of all wind rights owned. The seller owns no minerals.

This is the most realistically priced ranch in this part of Texas and will come as close to "penciling out" as anything on the market currently. Several caliche pits are located on the ranch. Occasionally, additional income is received from the sale of caliche for roads and pad sites to the oil company in addition to surface damage income derived from powerlines, pipelines and oil company activity.

This well located, live water ranch, is priced to sell. Please give this property due consideration.

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For more information contact:

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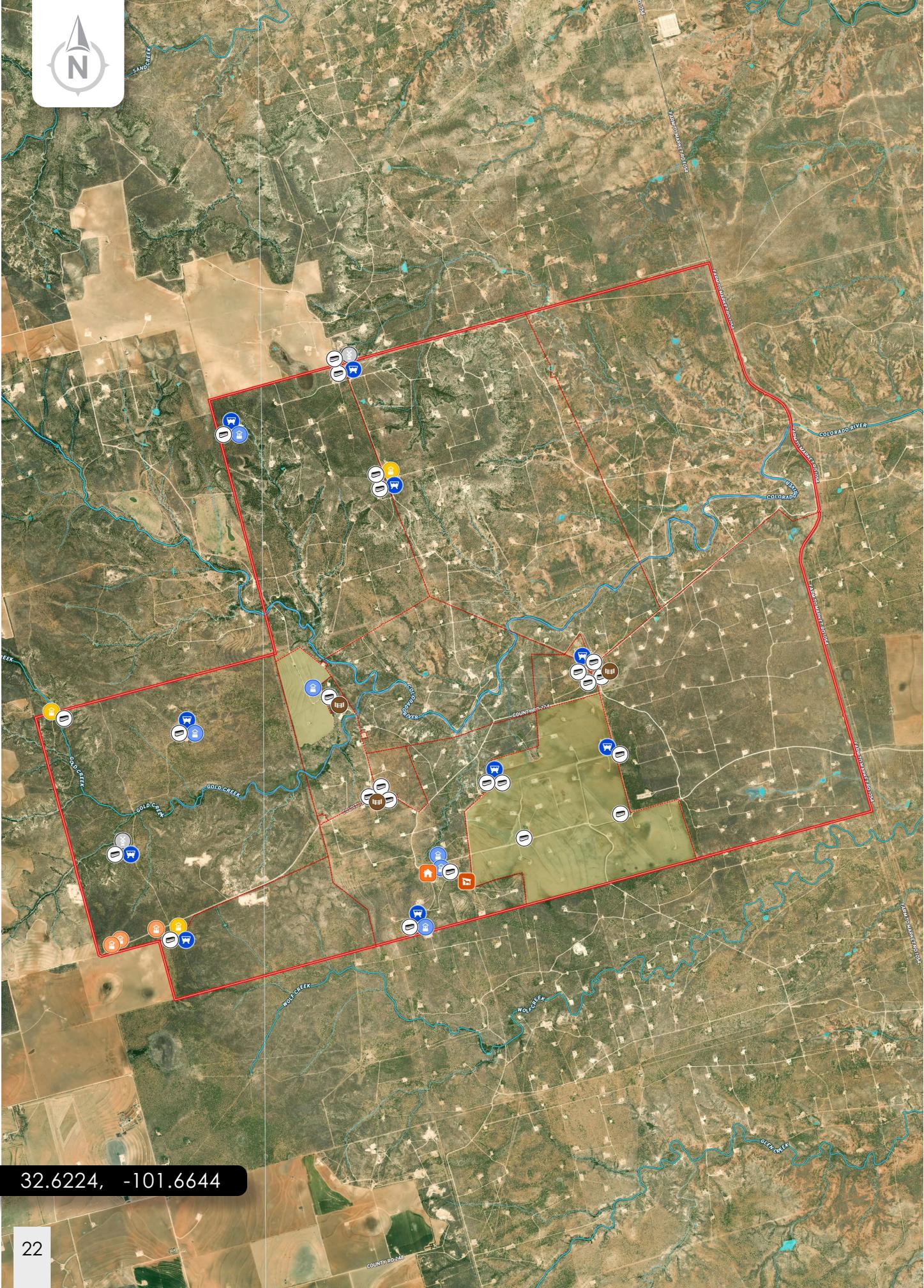




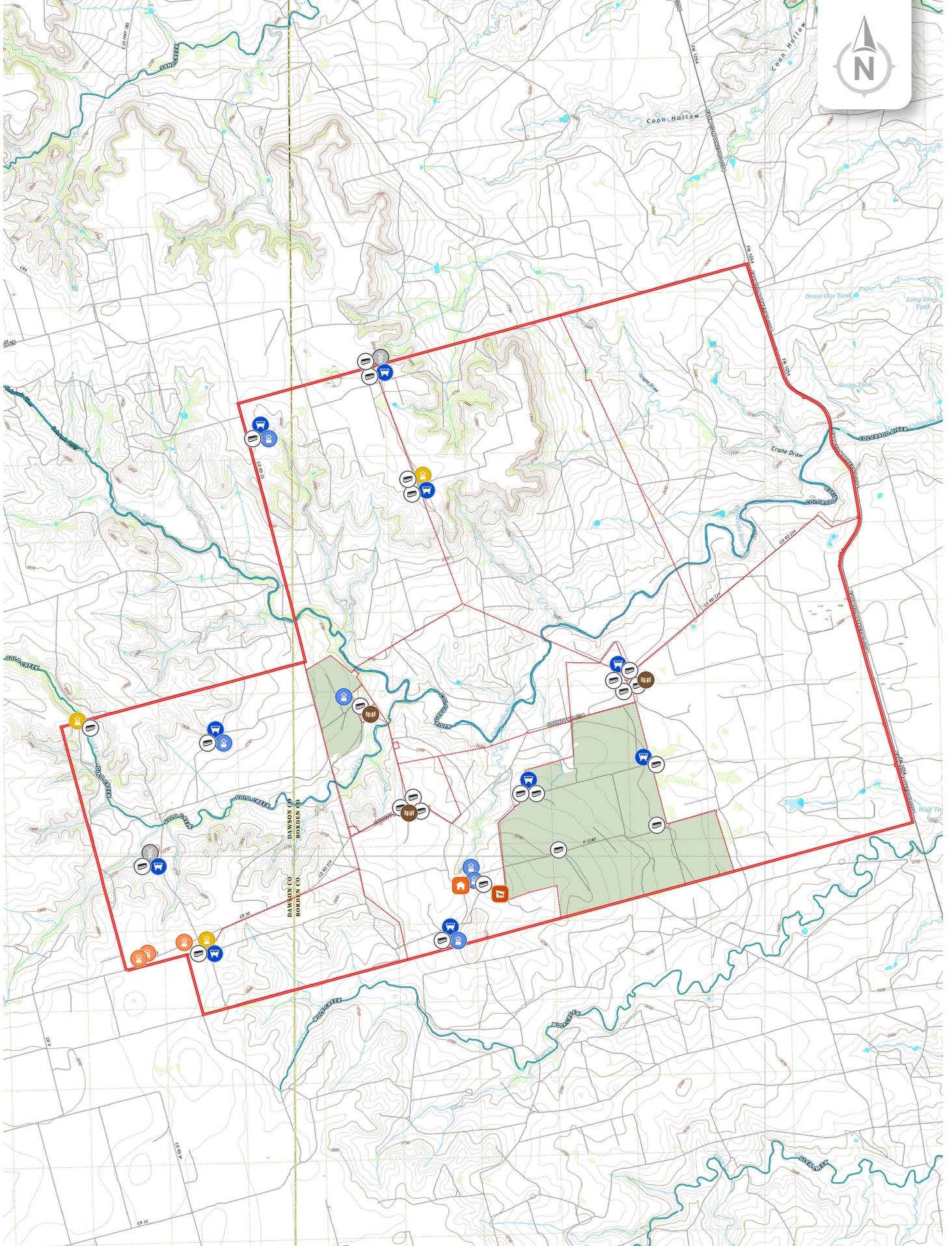


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32.6224, -101.6644



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