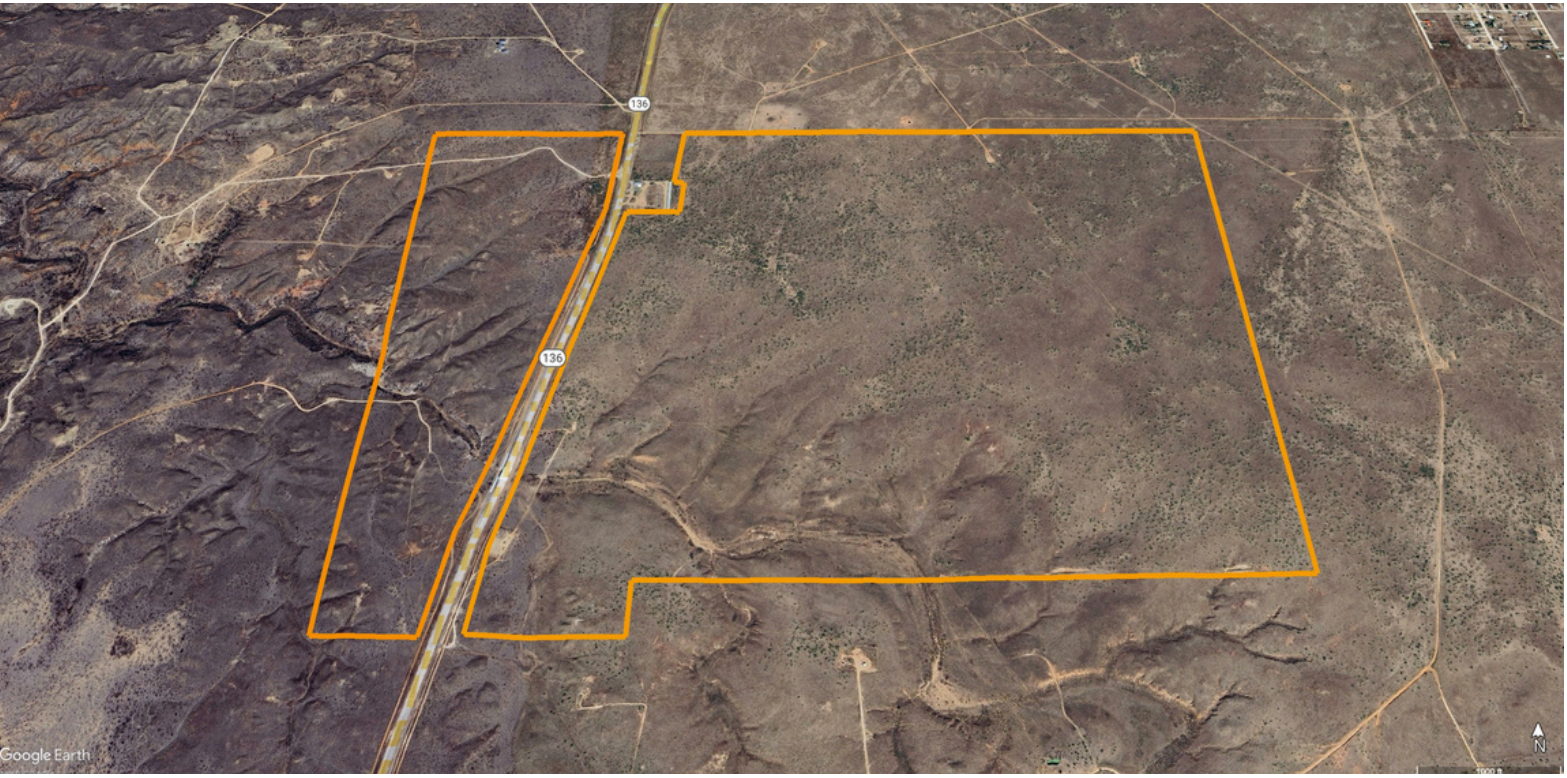
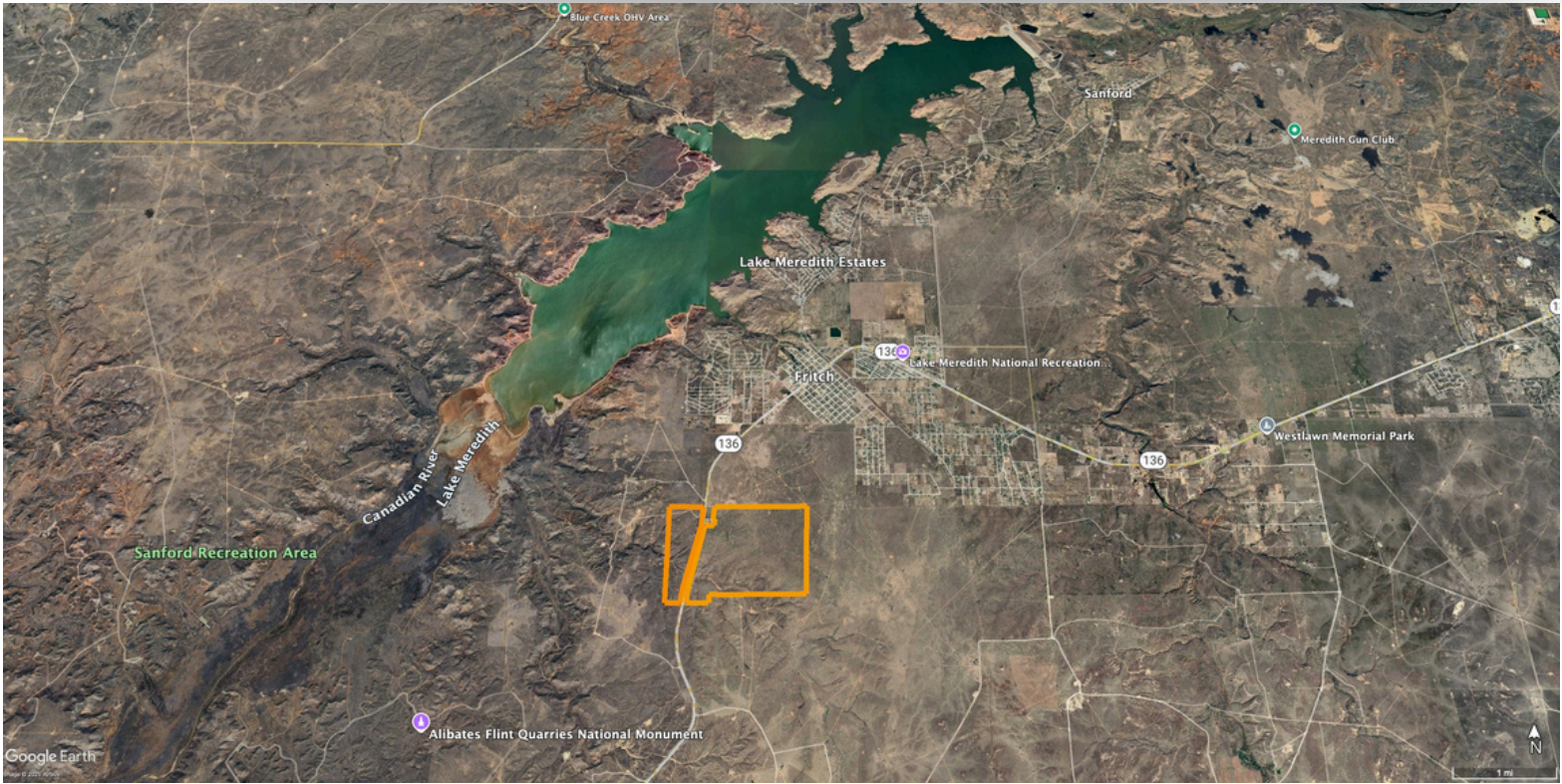


**FOR SALE FRITCH RANCH**  
**AT LAKE MEREDITH 948 \$1,706,400 or \$1,800/acre**



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## **PROPERTY OVERVIEW**

### **Location:**

Carson and Potter Counties, south of Fritch, TX

This 948-acre ranch property, located just 2 miles south of Fritch, TX, offers prime ranchland with direct highway frontage on both sides of Highway 136. Conveniently located near Lake Meredith. The ranch is well-positioned for livestock operations, featuring native grassland suitable for grazing. Its proximity to Amarillo—just a 30-minute drive—makes it a strategic investment for agricultural production, cattle operations, and land management.

### **Property Highlights:**

- **Size:** 948 acres of rolling to slightly rough native grassland
- **Access:** Convenient access via Highway 136
- **Best Use:** Cattle grazing, livestock operations, and recreational development
- **Hunting:** The property sits in an area that is known for outstanding hunting. With the close proximity to Lake Meredith, white tail and mule deer are present as well as other game.
- **Topography:** Rolling grassland with a draw running through the property, along with a light concentration of mesquite trees
- **Water:** One windmill is located on the property but is currently not in working condition
- **Fencing:** Most of the property is fenced, with approximately 2 miles of fencing needed to complete the boundary
- **Utilities:** 3-phase electricity runs along the highway

### **Agricultural Opportunity:**

This ranch presents a strong agricultural investment with excellent grazing capacity and accessibility. Its location along a major highway, coupled with its natural grassland and fencing infrastructure, makes it ideal for expanding livestock operations or long-term land investment.

### **Price:**

**\$1,706,400 (\$1,800/acre)**

For more details or to arrange a tour, contact us today.