



CIRCLE I RANCH

HEREFORD, TEXAS | 327 ACRES | \$588,600

Set in the heart of West Texas cattle country, the Circle I Ranch is an exceptional grass, wheat and milo crop operation totaling 327± deeded acres. The property features strong grasses that lend themselves to exceptional grazing, while the northern portion has historically been planted to grain crops (wheat and milo). Beyond its agricultural utility, the Circle I Ranch reflects the timeless character of the Texas Panhandle, where vast open skies and fertile plains create both a working landscape and a living legacy. Its flat, highly usable terrain, excellent access, and ideal location between Dawn and Umbarger, just north of U.S. Highway 60, make this a property with both immediate function and long-term development appeal.

This 327± acre High Plains property combines farmland and grazing opportunities. About 110 acres are traditionally planted to wheat or milo, while the balance supports native buffalo and grama grasses for livestock. The flat terrain is well-suited for efficient farming and ranching, with frontage on County Road A and close access to U.S. Highway 60. Improvements include a small set of pens, two livestock water wells (one submersible and one windmill needing repair), plus an older irrigation well on the north boundary. In 2024, the property generated \$5,268.15 from a cash lease for wheat and milo production.



LOCATION & HISTORY

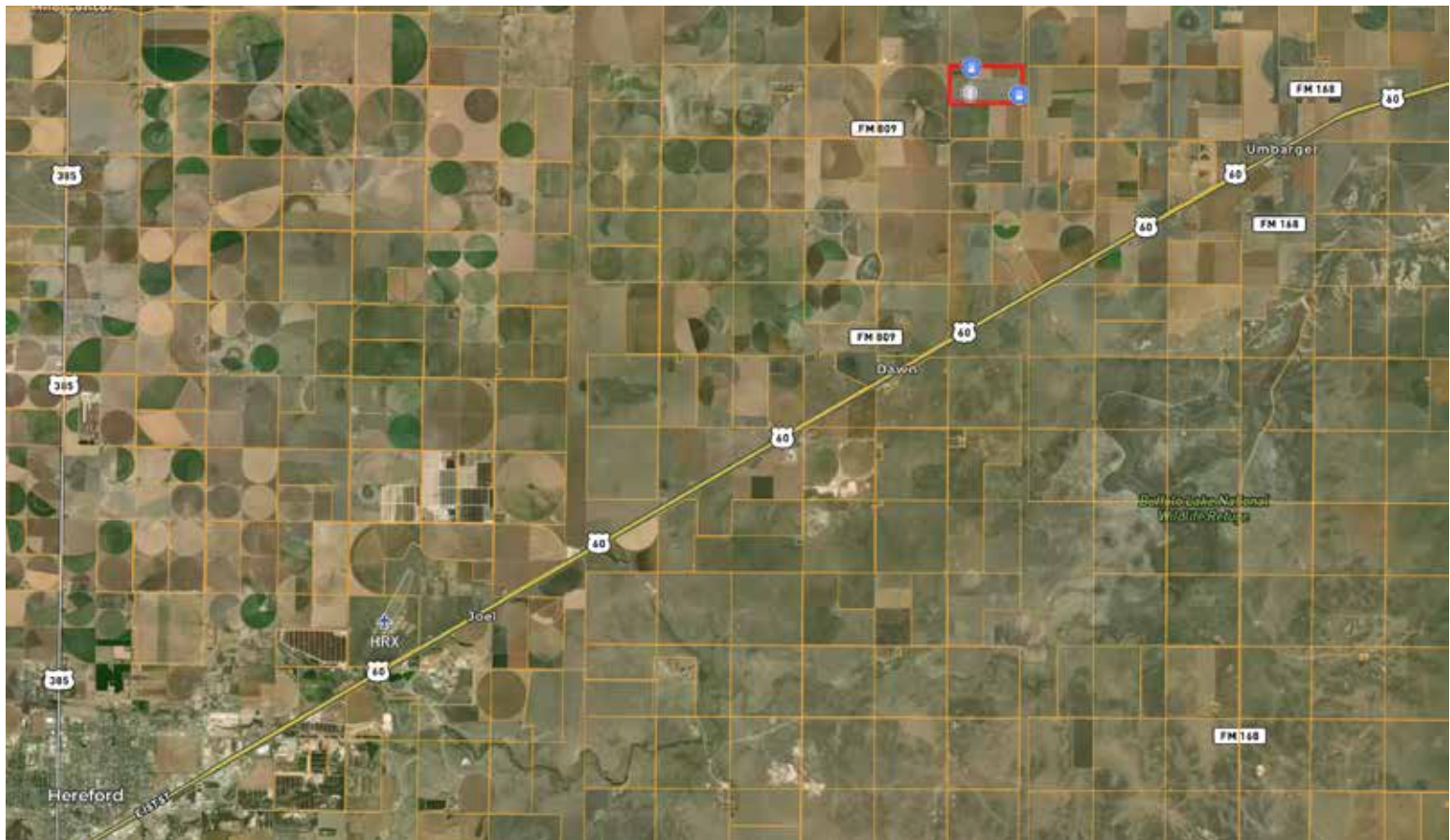
The ranch lies between the rural communities of Dawn and Umbarger, with proximity to Hereford, proudly recognized as the “Beef Capital of the World.” Its position north of U.S. 60 ensures excellent access to Hereford and surrounding markets, while preserving the quiet setting and wide horizons emblematic of West Texas ranch country.

The surrounding area carries a rich agricultural legacy, shaped by generations of farmers and ranchers who settled the Panhandle for its fertile soils and dependable grazing. From early wheat plantings to the rise of the cattle feeding industry, Deaf Smith County has become a cornerstone of Texas agriculture. Today, Circle I Ranch continues in that tradition, offering a piece of land that embodies the history, resilience, and promise of the region.

SUMMARY

The Circle I Ranch offers a rare chance to acquire a productive, manageable tract in a region celebrated for its agricultural resilience. Whether for grain crop production (wheat & milo), grazing, or investment, this 327-acre holding embodies both the working tradition and enduring appeal of Texas Panhandle land.





ZURICK LABRIER, ALC
 806-681-9099
zurick@ranchland.com
www.ranchland.com

JASON LEGLER
 970-978-1559
jason@ranchland.com
www.ranchland.com

RANCH@COMPANY®

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