

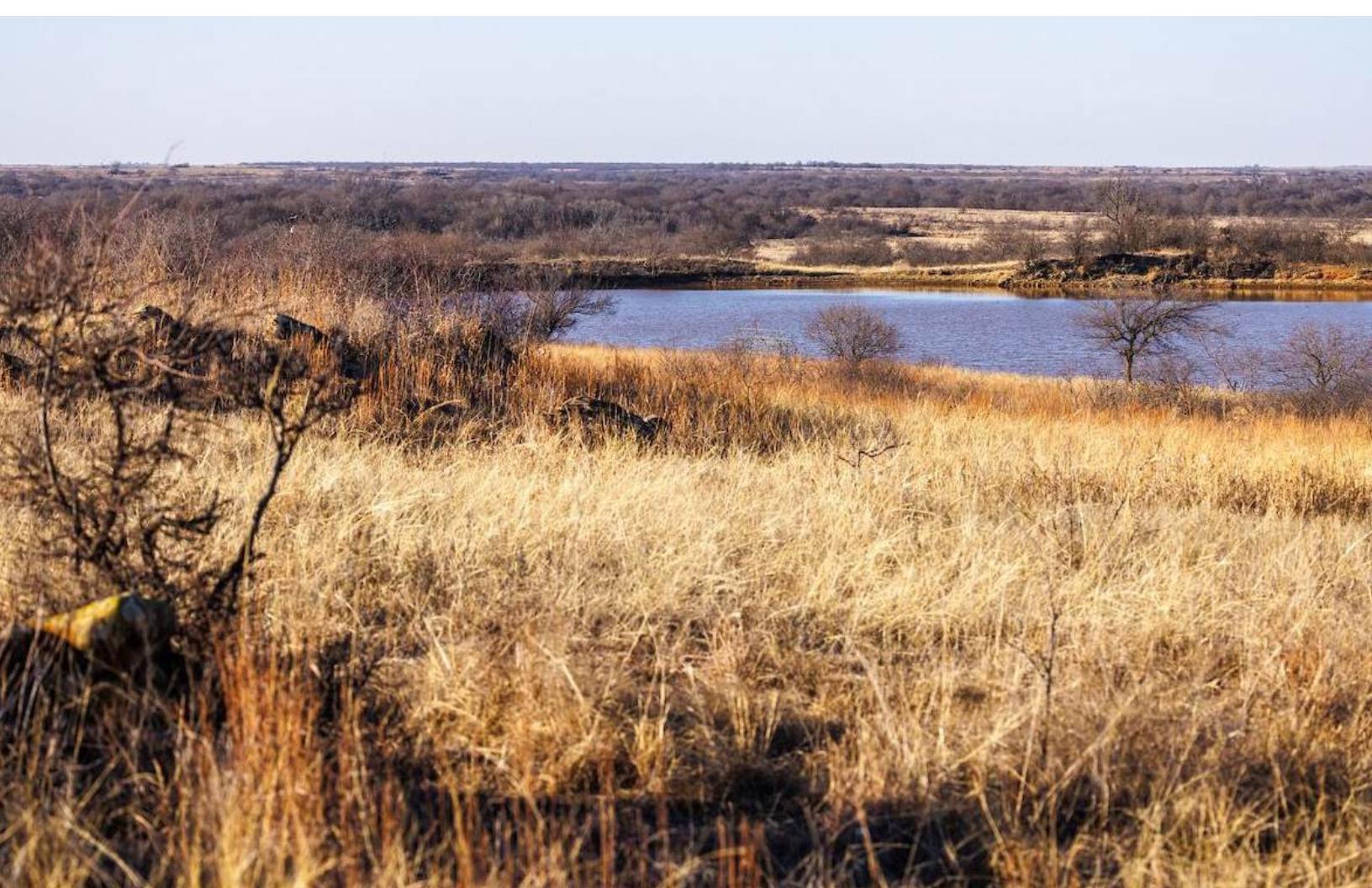
SEVEN O RANCH
2,700± ACRES
MONTAGUE COUNTY, TEXAS
\$14,850,000



(214) 361-9191
www.hrcranch.com

SEVEN O RANCH

MONTAGUE COUNTY, TEXAS | 2,700± ACRES



PROPERTY OVERVIEW: The Seven O Ranch is an outstanding working cattle ranch with fantastic recreational opportunities such as hunting. From high mesas and plateaus to heavily treed creek drainages, this ranch is quintessential Texas. Native grasses are waist-high, and fences are in excellent condition with 25 pastures and 35-40 stock tanks & lakes. Whitetail bucks in the 150+ B&C class, as well as turkey, ducks, geese, dove and even some

Bobwhite Quail. The ranch headquarters includes a foreman's home, horse barn, other barns & shops, working pens, outdoor arena and more. The owner's home, complete with a pool and pool house, is relatively new and in great condition. The Seven O has quality improvements, exceptional native & improved pastures, miles of fence, tons of surface water, two named creeks, and superior wildlife habitat.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



SEVEN O RANCH

MONTAGUE COUNTY, TEXAS | 2,700± ACRES

LOCATION & ACCESS: Located just off Highway 81 at Stoneburg, TX in an area where the Cross Timbers Region transitions into the Rolling Plains Region of Texas. The Seven O Ranch is only 10 minutes north of Bowie, TX and 1 hour 30 minutes NW of the Dallas-Fort Worth metroplex.

There is 872 feet of road frontage on Front Street (just south of the main entrance) and 1675 feet of frontage on Campbell Road (provides access to the south end of the ranch). A railroad track is east of the property and runs parallel to Highway 81.

STRUCTURAL IMPROVEMENTS: The owner's home (~4,427 SF) was built in 2019 and has 4 bedrooms and 3 1/2 baths. The spacious first floor includes a wood burning fireplace, office and an open concept kitchen/ living/ dining area. The second floor includes a media room and a kids play area with a balcony overlooking the living room. Outside and detached from the main home is a 1440 SF pool-house with a workout room, bar and living area for entertainment. The home and the pool-house are in excellent condition and located 1/4 mile past the headquarters.

The Foreman's home is 2524 SF and includes 3 bedrooms, 2 1/2 baths with a wood burning fireplace and a 2-car garage. The home was built in 1962, is in good condition and located with large shade trees and scenic views.

The Horse barn has 4 horse stalls, a wash bay and a tack room. There are also several other barns/ buildings, a shop, an outdoor arena, numerous water troughs, and an excellent set of steel working pens with an A.L. Silencer Hydraulic Squeeze Chute. These structures are located at the headquarters 1/2 mile from the entrance.

There are two metal buildings on the south end of the property off Campbell Road: a 100' x 50' building and a 50' x 50' building, used for equipment, hay storage, and livestock.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



SEVEN O RANCH

MONTAGUE COUNTY, TEXAS | 2,700± ACRES

WATER FEATURES: There are 35-40 stock tanks and lakes in addition to two named creeks and a few low-lying sloughs. Campbell Lake is the largest lake at 26.5+/- surface acres. Tornado Lake is the second largest lake measuring 5.75+/- acres. The owners home overlooks a 3.35+/- acre lake and there are two additional lakes just south of the entrance being 4.89+/- and 1.9+/- acres. These lakes provide fishing and also attract an abundance of wintering ducks and geese.



TERRAIN & SOILS: Terrain is diverse with 4 significant drainages running through the ranch. 2.25+/- miles of Middle Belknap Creek runs through the main portion of the ranch and has a large area in mature native pecan trees. 1+/- mile of West Belknap Creek runs through the western portion of the ranch with pools of water year around. There are two additional unnamed creeks that run through the ranch. All four of these drainages are heavily wooded. Soils range from sandy to clay with rocky sandstone in more elevated areas. Elevation ranges from 850' to 960' above sea level for a total change of 110'. Views are remarkably scenic from the rocky mesas overlooking rolling grasslands, oak & pecan lined drainages, larger bodies of water and the renowned horizons of North Texas.



TREE COVER & WILDLIFE HABITAT: Post oak, Blackjack Oak, Mesquite, Hackberry, Pecan, American Elm, Bur Oak, Western Soapberry and Sand Plum. Native plant communities are diverse and beneficial to the wildlife.



SEVEN O RANCH

MONTAGUE COUNTY, TEXAS | 2,700± ACRES

GRASSES: There is a mix of native tall and mid-sized grasses. Tall grasses include Little and Big Bluestem, Indiangrass, and Switchgrass. Mid grasses include sideoats grama, buffalograss, blue grama, silver bluestem, Texas wintergrass, and Canada Wildrye. There is also an improved pasture with Coastal Bermuda. The condition of the grasses are exceptional.

WILDLIFE & HUNTING: Hunting tenant has leased the ranch for 20 years and has intensively managed the wildlife for the last 10± years. The current management program includes feeding protein and corn as well as selective harvest of mature bucks & does. Trophy bucks are in the 150± B&C class with larger bucks occasionally seen. The natural mineral content and genetics in the area are also beneficial. Turkey populations are excellent with several large groups living on the ranch. Duck and goose hunting can be phenomenal. Quail habitat is prime, but bird populations are much lower than they historically were. This decline is common in many parts of the state and resurgence is unpredictable. There are feral hogs, predators such as bobcats and coyotes and many more indigenous species that call the Seven O Ranch home.

FENCES, PASTURES & CATTLE: Carrying capacity is believed to be 300 - 350 animal units. Average annual rainfall is 32". Perimeter and cross fences are in excellent condition. There are 25+ pastures, numerous traps and working pens, and a hydraulic squeeze chute at headquarters to efficiently work cattle.

HAY & CULTIVATION: The 25+ pastures include 5 fenced fields (88+- total acres) where owner no-till drills winter wheat to supplement grazing. The owner has planted and baled hay grazer in past years in a 48+- acre hay pasture. Several more pastures could be utilized for hay production. In addition to the native pastureland, the owner maintains 70+- acres of coastal Bermuda with fertilizer and weed control.

RIGHT-OF-WAYS: There is one oil and one natural gas pipeline that crosses the ranch. There are two small pipelines that run a short distance from the pad sites off the property. None of the pipelines are problematic or impact the use of the surface.

MINERALS: No minerals are owned. There are two pad sites with gas wells. Both are in good condition, and both are in good locations with limited traffic.



SEVEN O RANCH

MONTAGUE COUNTY, TEXAS | 2,700± ACRES

GROUND WATER & WATER WELLS: There are three registered water wells (1 domestic, 2 livestock) and 6 wells total. Two wells use solar pumps, and one is supplementing an artesian well. The one registered domestic well is located just north of the owner's home in an insulated well house. This well is 220' and produces 20 gpm with 8" casing. Water level is 90 feet below the surface. The other registered water well is at the hunting camp and is also 220' deep, it produces 15 gpm and has 7" casing. The ranch sits above the Trinity (outcrop) Aquifer.

RANCH & AREA HISTORY: The area of North Texas now encompassing Seven O Ranch & greater Montague County has a history beginning with prehistoric Native American habitation, followed by tribes such as the Wichita, Comanche, and Kiowa who dominated the region for centuries, including alliances and settlements along the Red River negotiated with French trappers in the mid-1700s and protected against Spanish reprisals in 1759. European-American settlement remained sparse until the mid-19th century due to ongoing conflicts and raids, but the county was formally established in 1857 (organized in 1858) from Cooke County and named for surveyor Daniel Montague. Early Anglo settlers faced Indian raids through the 1860s, with trading posts like Red River Station facilitating commerce. Small farming and ranching communities emerged in the 1870s, including the precursor to Stoneburg (initially called Riley). The arrival of the Fort

Worth and Denver Railway in 1882 spurred rapid growth, leading to the founding of Bowie that year as settlers relocated to the rail line, incorporating it in 1884 and naming it after Texas hero Jim Bowie; it quickly became a market hub with a second railroad (Chicago, Rock Island and Texas) in 1893 boosting its population to around 2,600 by 1900. Stoneburg formalized with a post office in 1893 upon the railroad's arrival, renamed to honor landowner J.M. Stone who donated land, peaking at about 150 residents early in the 20th century. The region thrived on agriculture, ranching, and later oil and gas production through the 20th century, with Bowie growing to over 5,000 residents by the late 1980s as the county's largest town, while Stoneburg declined post-World War II (post office closing in the 1950s) to a small, unincorporated community of around 50 today. In modern times, the area remains rural with a focus on small-town life, agriculture, and proximity to larger North Texas urban centers like Dallas-Fort Worth.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



SEVEN O RANCH

MONTAGUE COUNTY, TEXAS | 2,700± ACRES



UTILITIES: Electricity is provided by Wise Electric Cooperative. Water is provided by private water wells.

AIRPORTS: Bowie Municipal Airport (FAA identifier: 0F2) is a small public-use general aviation airport located about 4 miles northeast of Bowie, Texas, along US Highway 59. Activated in May 1966 and owned by the City of Bowie, it features a single 3,600-foot asphalt runway (17/35), offers 100LL and Jet-A fuel (including 24-hour self-service), rental hangar space, and courtesy cars.

HOSPITALS: Clay County Memorial Hospital is located in nearby Henrietta, TX. This full service, 24/7 hospital and ER is just 25-minutes NW of the ranch gate at Seven O Ranch.

Nocona General Hospital is located in nearby Nocona, TX. This full service, 24/7 hospital and ER is just 20-minutes NE of the ranch gate at Seven O Ranch.

SCHOOL DISTRICT: Goldburg Independent School District.

PROPERTY TAXES: 2025 taxes were ~ \$18,859.05.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

PRICE: **\$14,850,000 (\$5,500 PER ACRE)**

CONTACT:

Hortenstine Ranch Company, LLC (Broker)
12740 Hillcrest Road, Suite 230
Dallas, TX 75230
(214) 361-9191 office

Blake Hortenstine- Broker/Partner
(214) 616-1305 mobile
blake@hrcranch.com

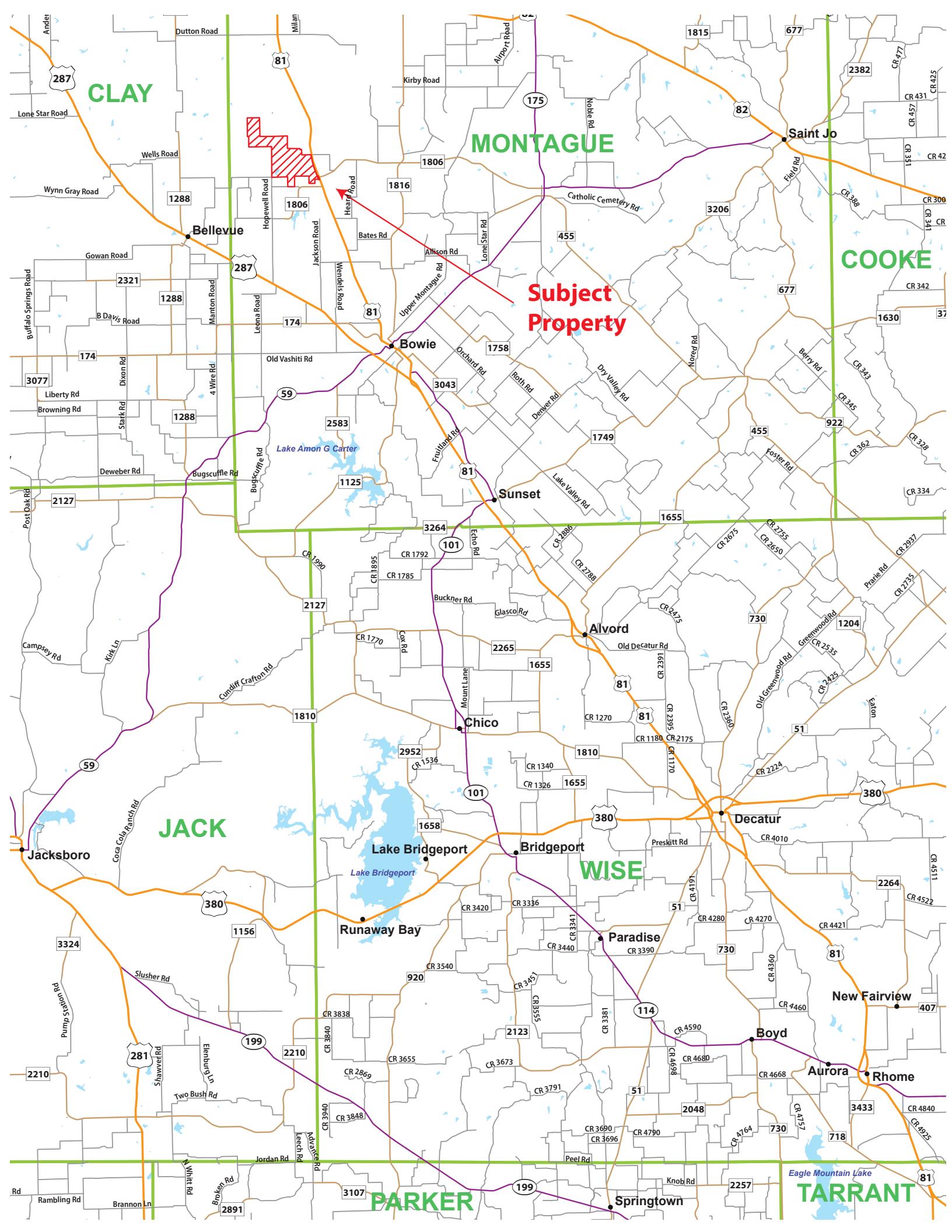
Cash McWhorter- Broker/Partner
(469) 222-4076 mobile
cash@hrcranch.com

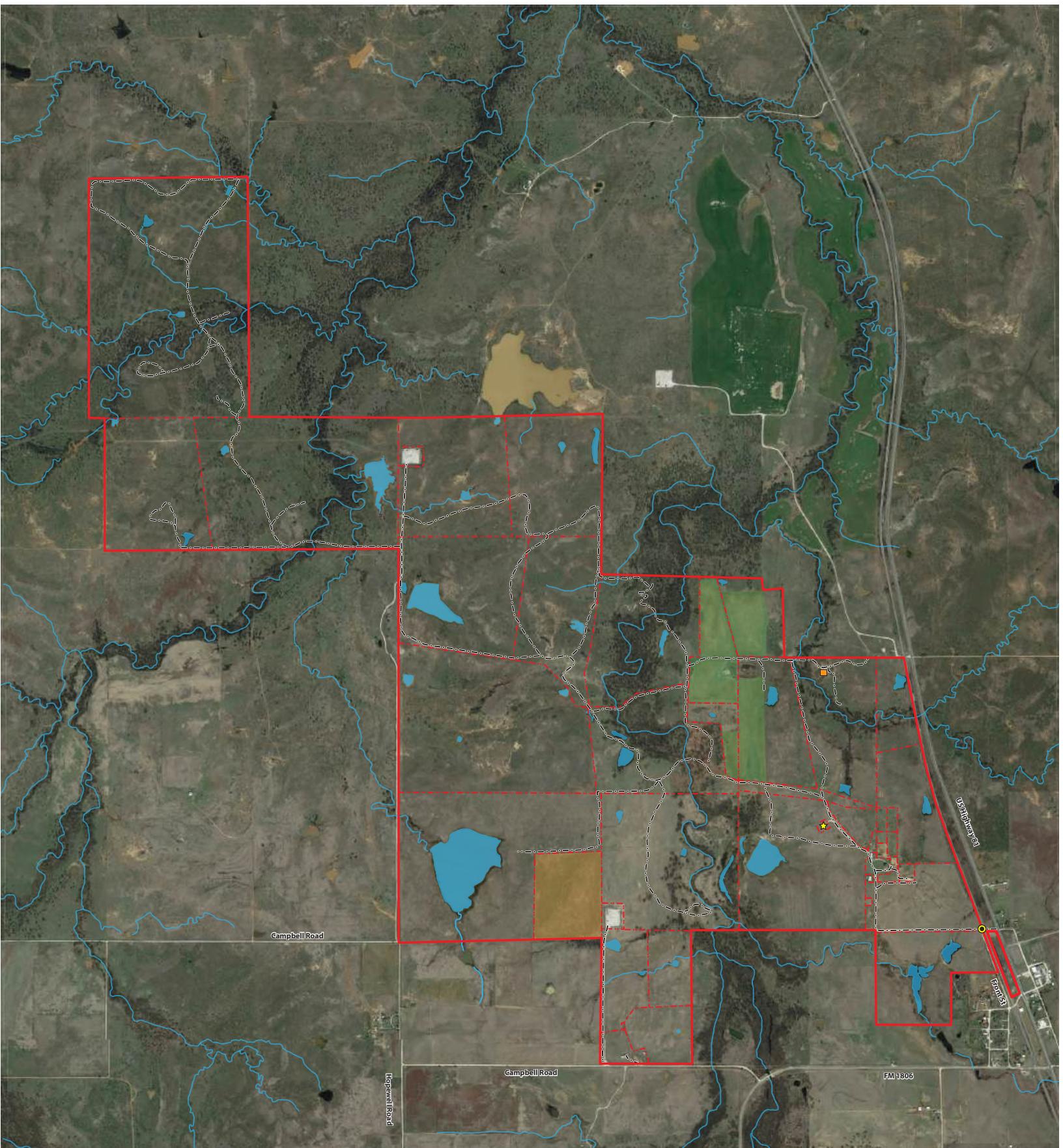
Chris Wengierski- Agent
(214) 707-3474 mobile
chrisw@hrcranch.com

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.







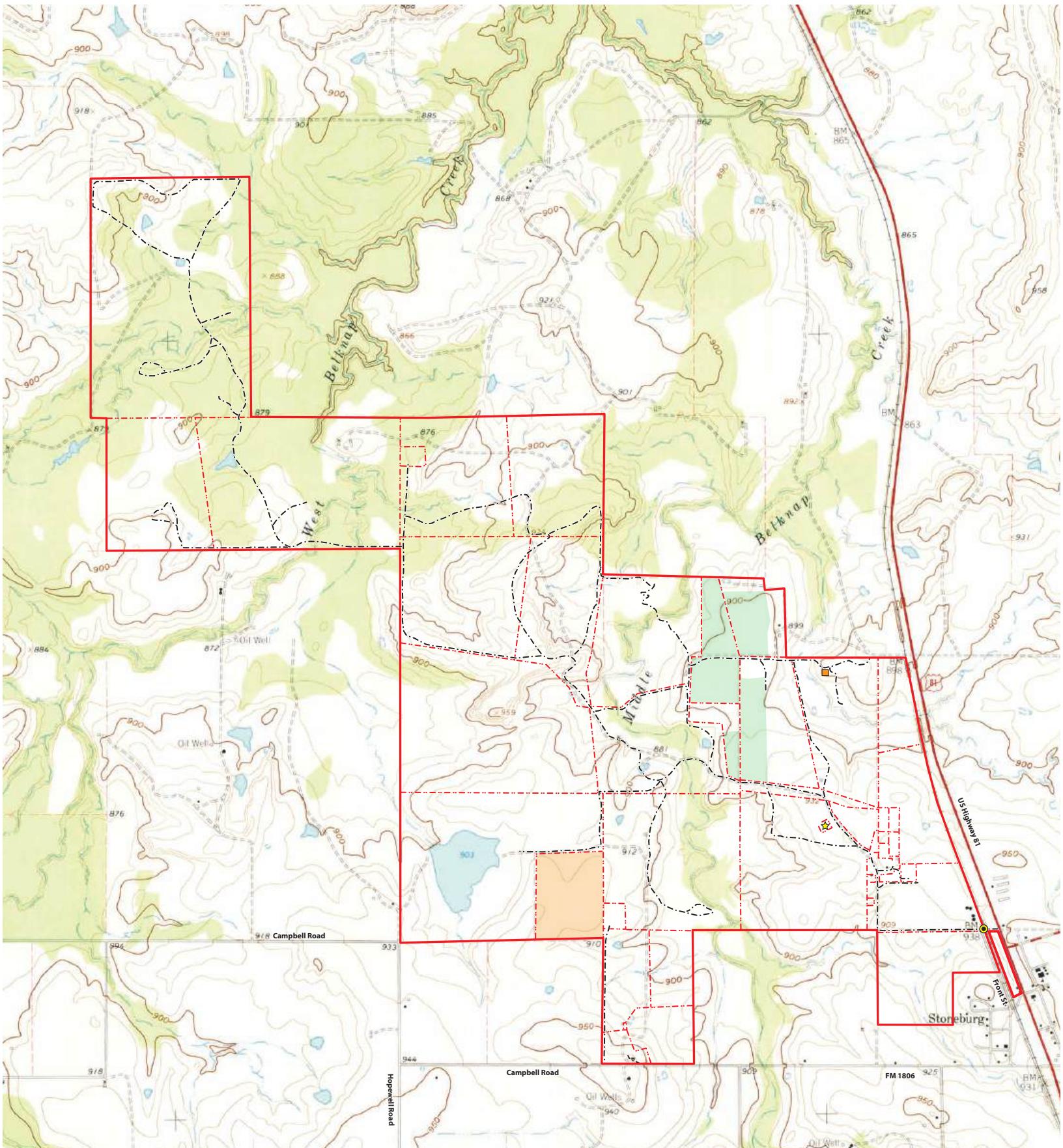



HORTENSTINE
RANCH COMPANY

SEVEN 0 RANCH
2700± ACRES, MONTAGUE COUNTY, TEXAS

PROPERTY LINE	CREEK	LAKE	HAY PASTURE	HUNTERS CAMP
RANCH ROAD	CROSS FENCE			
0 600 1,200 1,800 2,400 US Survey Feet	0 0.1 0.2 0.3 0.4 US Survey Miles			





 **HORTENSTINE
RANCH COMPANY**

SEVEN 0 RANCH
2700± ACRES, MONTAGUE COUNTY, TEXAS

PROPERTY LINE	CREEK	LAKE	HAY PASTURE	HUNTERS CAMP
RANCH ROAD	CROSS FENCE			
		NO TILL WHEAT		MAIN ENTRANCE
			★	OWNERS HOME

0 600 1,200 1,800 2,400 US Survey Feet

0 0.1 0.2 0.3 0.4 US Survey Miles



SEVEN O RANCH
2,700± ACRES
MONTAGUE COUNTY, TEXAS
\$14,850,000



HRCranch.com
Office: (214) 361-9191

Blake Hortenstine- Broker/Partner
blake@hrcranch.com
Mobile: (214) 616-1305

Cash McWhorter- Broker/Partner
cash@hrcranch.com
Mobile: (469) 222-4076

Chris Wengierski- Agent
chrisw@hrcranch.com
Mobile: (214) 707-3474