

DOUBLE T RANCH
21,606.81± ACRES
CROCKETT COUNTY, TEXAS
\$21,500,000



DOUBLE T RANCH

CROCKETT COUNTY, TEXAS | 21,606.81± ACRES



OVERVIEW: The iconic Double T Ranch in Ozona is one of the finest ranches in the Edwards Plateau Region of Texas. The ranch has been owned by the Thompson Family since 1968 with an extensive brush management program in place. Grasses and wildlife habitat are in excellent condition with an extensive watering system benefiting both livestock and wildlife. Fencing, roads, pens, barns and houses are all in place making the property ready to use day one. Opportunities like this do not come along very often.

LOCATION & ROAD FRONTAGE: The Double T Ranch is immediately adjacent to Ozona being on the northwest side of town. There is 1.75 miles of Highway 163 frontage, 1.36 miles of Highway 137, and .1 mile of First Street frontage where Johnson Draw exits the property and runs through Ozona.

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



DOUBLE T RANCH

CROCKETT COUNTY, TEXAS | 21,606.81± ACRES



TERRAIN: Level to steep elevations can be found throughout the ranch. There is approximately 300 feet of elevation change with a high elevation of 2,620' above sea level and a low elevation of 2,340' above sea level. Terrain varies from rocky, rough country to gentle, rolling and productive pastureland. There are interesting overhangs/caves that can be found as well. Newton Draw and Johnson Draw are two named draws on the ranch that occasionally run water.

PASTURES/ BRUSH MANAGEMENT: The ranch has approximately 25 pastures, with the largest pasture being approximately 1,400+/- acres. The pastures are very well watered and have undergone an extensive brush management program through the ranch's history, and over the last year. Strips are grubbed and raked leaving 2/3 brush to every 1/3 that is cleared. Livestock can be easily rotated throughout the numerous ranch pastures with exceptionally good fences.

VEGETATION: Mesquite, cedar, and scattered live oaks make up the majority of tree cover. There is also algerita, catclaw, mountain laurel, shin oak, and a variety of other trees and shrubs. Grasses consist of tobosa grass, curly mesquite, old world bluestem, side

oats grama, various trident grasses, plains lovegrass, and other grasses commonly found in Crockett County. Grasses and pastureland are in exceptionally good condition.

LIVESTOCK: The ranch is currently under a multi-year grazing lease that can be terminated with the sale of the ranch. The grasses, fences and pastures on the ranch are in excellent condition. The ranch is currently running ~1,700 sheep, 1,300 goats and 17 cows. Historically, the Double T has conservatively run ~500 animal units (6 sheep are considered as 1 animal unit).

WILDLIFE/HUNTING: Double T Ranch is in the Managed Lands Deer program through Texas Parks & Wildlife. TPWD typically issues 225- 245 deer permits annually. The ranch has only been leased for hunting for one season, since the 60's. Surprisingly, there have been no feral hogs on the ranch. Turkey and deer populations are excellent with trophy bucks scoring in the 160-170 B&C class.

There are 27 corn feeders with deer blinds on each and 14 protein feeders. Protein is fed year-round with antibiotics to enhance body conditions and antler growth. All corn and protein feeders to convey with the sale.



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



DOUBLE T RANCH

CROCKETT COUNTY, TEXAS | 21,606.81± ACRES

IMPROVEMENTS:

Main House- The main house is approximately 3,500 square feet. It was originally built in the 1950s, and has been remodeled over the years. It is 5 beds and 4 bathrooms, with a rock fireplace, 3 car garage and attached bunkhouse on the opposite side of the garage. The main home is located within the headquarters area of the ranch. The home has a new roof and air conditioning units. The house is on a septic system.

Dalby House- The Dalby House is approximately 3,000 square feet and is 4 bedrooms and 3 bathrooms. It was remodeled in 2012. This home has a new roof and is also located within the headquarters area of the ranch. The house is on a septic system.

Foreman's House- The Foreman's house is a rock house and is approximately 2,500 square feet. It is 3 bedrooms and 2 bathrooms, with a covered patio. This home has a new roof and is also located within the headquarters area of the ranch. The house is on a septic system.

Employee House- This house is approximately 2,000 square feet and has 3 bedrooms and 2 bathrooms. This home has a new roof and is also located within the headquarters area of the ranch. The house is on a septic system.

Vandiver House: The Vandiver house is located on the north side of the ranch, and is currently where the grazing tenant resides. The house is approximately 2,500 square feet, with 3 bedrooms and 2 baths. It also has an all metal shop with 20' by 60' concrete floor, with an additional 12' by 60' covered storage area. The home was remodeled in 2008. Near the Vandiver house, is a metal clad barn with corrals. The house is on a septic system.



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



DOUBLE T RANCH

CROCKETT COUNTY, TEXAS | 21,606.81± ACRES

WALK-IN COOLER AND DEER CLEANING AREA: The recently constructed Walk-In Cooler and Deer Cleaning Area is located within the main headquarters of the ranch. This 70' X 30' metal building is perfect for processing game.

BARNS/SHEDS: Several barns & sheds are located at the main headquarters of the ranch and at the secondary headquarters located on the northern portion of the ranch. These structures are in fair to good condition and provide what is needed.

LIVESTOCK PENS: 6 sets of large working pens are located throughout the ranch. A set of scales is also located near the headquarters area. The ranch is setup to easily move livestock throughout each pasture and into nearby livestock pens. There is water to all the working pens with an alley around each. There is an overhead feed bin for bulk feed near one set of the pens.

FURNISHINGS: Outside of a few select pieces, the majority of the furnishings will convey with the sale of the ranch.

EQUIPMENT: No equipment will convey with the sale.

WATER WELLS: The Double T Ranch is very well watered. It has 17 water wells, with 12 submersible wells on electricity, 3 solar wells and 2 windmills. Each water well feeds water storage tanks, with 2 of those tanks being Australian Pioneer Storage tanks holding 65,000 gallons each.

On 2-3 water wells there is a long-standing written agreement with the Double T Ranch that provides water to the city of Ozona. These wells are said to produce 300-400 gallons per minute. Additional details on this agreement, to include revenue, can be shared to qualified buyers.

See ranch map for approximate locations of each water well and water storage tank.

INTERNAL ROADS & ACCESS: Internal roads throughout the ranch are in superior condition. Over 3 miles of roads are paved asphalt, while others are graded caliche roads. Most gates throughout the ranch are automatic, either being on electricity and/or solar power. The roads and gates allow easy and smooth travel around the majority of the ranch.

FENCING: Perimeter and cross fencing are in excellent condition perfect for running sheep, goats and cattle. Quality fencing consists of steel posts, goat wire, barbed wire, and a lot of pipe fencing as well. This is one of the better fenced ranches of this size you will find anywhere.



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



DOUBLE T RANCH

CROCKETT COUNTY, TEXAS | 21,606.81± ACRES



EASEMENTS & LEASES:

Grazing Lease- The ranch is currently under a multi-year grazing lease that can be terminated with the sale of the ranch. See broker for additional details regarding lease & annual revenue.

Transmission lines- Two transmission lines pass through the ranch's east side. One ongoing project is being conducted by AEP Texas to modernize the existing Bison-Ozona overhead electric transmission line from wooden poles with metal supports. A potential re-route of the existing line across the Southeast corner of the ranch (south of the airstrip) has also been proposed.

Pipelines- Three 42" gas pipelines cross the ranch and there are taps in place to utilize the gas. There is the potential for future income to consider for the next owner on future pipeline projects. See broker for details on pipeline revenue over the last 10 years.

Compressor Stations/Gas Plant- Double T Ranch has a gas plant surface lease. See map for location of gas plant. See broker for additional details on lease & annual revenue.

Minerals- No minerals are being conveyed with the sale. There is a restrictive surface use agreement in place to protect the land.

Oil & Gas Production- Double T Ranch has approximately 5 oil & gas wells, 20 oil wells and 22 gas wells on the property. Red Stag Operating is the only lessee with active production on the ranch. Copy of plat overlayed with data from the Texas Railroad Commissioners website, can be provided upon request.

Pipeline Yard Surface Lease- See map for location of pipeline yard surface lease. See broker for additional details on lease & annual revenue.

Radio Towers- Double T Ranch has two radio tower leases. One of the tower leases may be conveyed with an acceptable contract. One tower lease will be reserved by the owner. See broker for additional details regarding tower lease and associated revenue.

Aviation Easement- Easement over 22.11 acres was given to Crockett County for the use and benefit of the public appurtenant to the Ozona Municipal Airport. The easement prevents the erection of buildings, growth of trees or anything that could obstruct air travel.



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



DOUBLE T RANCH

CROCKETT COUNTY, TEXAS | 21,606.81± ACRES

AREA: Ozona is a charming West Texas town situated in Crockett County at the crossroads of Interstate 10 and State Highway 163, making it easily accessible from anywhere in the state. While being known for its breathtaking landscapes and outdoor recreational opportunities, Ozona is an ideal destination for those seeking a peaceful escape from the hustle and bustle of city life.

OZONA MUNICIPAL AIRPORT: The Ozona Municipal Airport is located on the southeast side of the ranch near the main entrance. The asphalt runway is 6,000 feet in length, 75 feet wide, and will accommodate any aircraft weighing up to 70,000 lbs. The land, ~152.24+/- acres, under the airport is owned by Crockett County, with certain reversionary provisions in the event said lands cease to be operated as an airport (see broker for additional details).

AIRPLANE HANGARS: Double T Ranch has the exclusive use of 2 Hangars located on the airport premises in perpetuity. One airplane hangar is all metal and ~9,000 square feet (100' x 90'). The hangar has access to the strip and is located just off the runway's west side, towards the south end of the airport. The other hangar is Hangar #21. The ranch has the right to relocate said Hangars to other locations on the premises and to have access, ingress and egress from such hangars to the ranch's adjoining lands.

CITY LIMITS: A small portion of the ranch is located within the city limits of Ozona. There are no known restrictions associated with the acreage located within the city limits.

ELECTRICITY: AEP Electric and Southwest Texas Electric Cooperative provide power to the ranch.

PROPERTY TAXES: The Double T Ranch has an agricultural exemption. The taxes for 2022 were \$21,620.37.

RAINFALL: Annual rainfall is approximately 16-17" per year.

PRICE: \$21,500,000

CONTACT:

Chance Turner- HRC Agent

972-765-7326 mobile

chance@hrcranch.com

Blake Hortenstine- HRC Broker/ Partner

214-616-1305 mobile

blake@hrcranch.com

Kelly Kothman- Kothmann Agent

325-446-6116 mobile

kellykothmann@gmail.com

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.



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





DOUBLE T RANCH

21,606.81± ACRES
CROCKETT COUNTY, TX
\$21,500,000




HORTENSTINE
RANCH COMPANY

SINCE THE 1940s

R.D. KOTHMANN

REAL ESTATE

Chance Turner- Agent
chance@hrcranch.com
Mobile: (972) 765-7326

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

Kelly Kothman- Kothmann Agent
kellykothmann@gmail.com
Mobile: (325) 446-6116

Property is co-listed between Hortensine Ranch Company, LLC and R.D. Kothmann Real Estate.

