

NORTH CHURCH PASTURE

287± ACRES

STEPHENS COUNTY, TEXAS

\$817,950 (\$2850/ACRE)



Office: (214) 361-9191
www.hrcranch.com

NORTH CHURCH PASTURE

STEPHENS COUNTY, TEXAS | 287± ACRES



MT7/ WALKER RANCHES: The North Church Pasture is a part of the highly regarded MT7/Walker Ranch in Stephens County. This prestigious ranch is managed by the same team of wildlife biologists and cattle managers who also oversee the MT7 Ranch which earned the prestigious Texas Wildlife Association Landowner of the Year Award in 2015. Superior wildlife and ranch management make this one of the most impressive ranches in the Cross Timbers & Rolling Plains Regions of Texas.

LOCATION: Property is approximately 8.5 miles E/NE of Breckenridge on Highway 67. Dallas is approximately 2 hours east, Fort Worth is 1 ½ hours east, Midland is 3 hours west, Abilene is 1 hour southwest, and Graham is 24 miles to the northeast.

DIRECTIONS: From Breckenridge's First National Bank, go east on Highway 180 for 2.5 miles until you reach Highway 67. Then go North on Highway 67 towards Graham. The main entrance of the North Church Pasture is 6.2 miles from the Highway 180 intersection on the W/NW side of Highway 67.

ACCESS: There are two entrances on the west side of Highway 67 and 3600' of road frontage. The main entrance is closer to the northern end of the property. Internal access is good with several miles of interior ranch roads.

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



NORTH CHURCH PASTURE

STEPHENS COUNTY, TEXAS | 287± ACRES

TERRAIN: The terrain is gently rolling to flat and varies from live oak country to mesquite flats. There are 3-4 subtle tributaries running through the property into the East Fork of Bufford Creek. These drainages provide seasonal water and will fill up the stock tanks. There are rocky draws and deep fertile soils as well as a wildlife food plot planted in native sunflowers.

VEGETATION: There are live oaks, cedar, mesquite, hackberries, cedar elms and a few other trees. Grasses are all native and in excellent condition. Forbs and browse such as elbowbush, skunkbush, bumelia, and lotebush are present and beneficial to wildlife.

WATER: There are 3-4 stock tanks and seasonal water in the drainages. A rural water line runs along Highway 67. (see below)

FISHERIES: Fishing is unknown in the stock tanks.

WILDLIFE: Deer, turkey, hogs, quail, dove, ducks and native wildlife species are plentiful and provide great hunting and viewing opportunities. Ducks will utilize the stock tanks in the fall and winter months. Dove hunting can be excellent over the wildlife food plot which is full of native sunflowers. Turkey and deer hunting are both very good.

WHITETAIL DEER POPULATION: Buck: doe ratio is 2 does per buck. Deer Density is 18-20 acres per deer. Numerous bucks in the 140 B&C class have been seen with very little hunting pressure. The deer herd is expected to be above average for this area because of management and being next to a large ranch. Population data is based on an aerial estimate over the past several years with 2 surveys conducted annually.



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



NORTH CHURCH PASTURE

STEPHENS COUNTY, TEXAS | 287± ACRES

NEIGHBORS: The 5500+/- acre Black Brother's Muleshoe Ranch is located adjacent to and west of the subject property. This larger neighboring ranch definitely enhances the quality of the hunting.

IMPROVEMENTS: There are 2 entrances on the west side of Highway 67 and a good interior road system. The main entrance is new and in excellent condition. There is one lamco corn feeder on the west side of the property and a wildlife food plot that is approximately 7 acres in size.

FENCING: The fencing along the highway is excellent. There is also some new fencing in the northern portion of the property and a great fence on the south. Overall, the fences are in fair to excellent condition and will hold cattle.

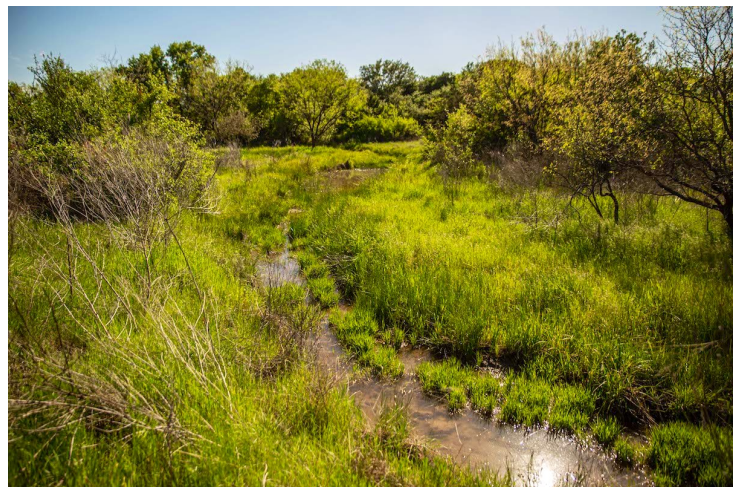
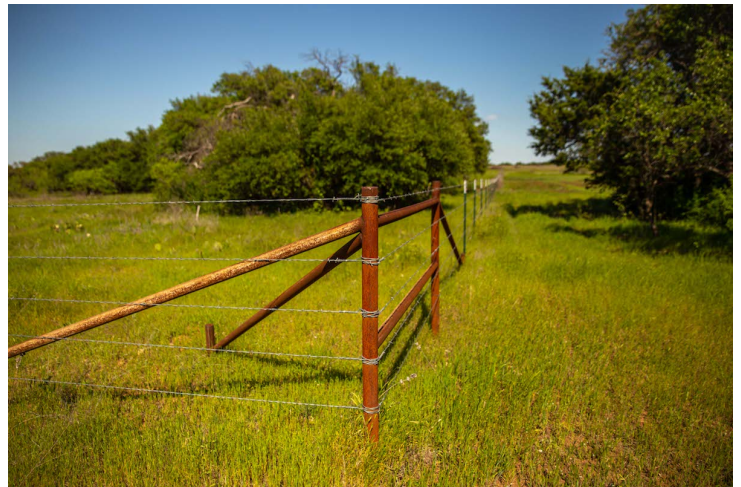
LAND MANAGEMENT: The land has been managed and not overgrazed. MT7/ Walker Ranch has a full-time staff currently managing this pasture as part of their overall operation.

SURFACE LEASES: There are no grazing or hunting leases. MT7/ Walker Ranch would be interested in leasing the grazing rights if purchaser is not interested in running cattle.

EASEMENTS: There are no known pipelines crossing this property. The neighbor to the north has access to their property for a short distance across the east side of the property. Overall, this is very clean piece of property.

MINERALS: No minerals are owned. There is no active oil & gas production.

SCHOOL DISTRICT: Breckenridge ISD.



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



NORTH CHURCH PASTURE

STEPHENS COUNTY, TEXAS | 287± ACRES



PRICE: \$2850 per acre (\$817,950)

Hortenstine Ranch Company, LLC

12720 Hillcrest Road, Suite 207

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

www.HRCranch.com

RURAL WATER: Stephens Special Utility District has a rural water line running down Highway 67. It is unknown whether a water meter can be obtained until an application is filled out and submitted. Stephens SUD will then complete an engineering study to determine the feasibility of adding a new meter.

ELECTRICITY: United Electric Cooperative provides electricity to the property. There is electricity available along Highway 67 and also electricity near the back fence.

PROPERTY TAXES: The property is agriculturally exempt and property taxes are estimated to be \$292 annually.

PROPERTY OVERVIEW: Excellent combination property for hunting and running cattle. This is a special opportunity to own a portion of the well known MT7/ Walker Ranch.

BROKER & COMMISSION DISCLOSURE: Buyer's Agent or Broker must be identified upon first contact with Listing Broker or Listing Agent. Buyer's Agent or 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 the Listing Broker.

Blake Hortenstine- Broker/Partner

(214) 616-1305 mobile

blake@hrcranch.com

Cash McWhorter- Broker/Partner

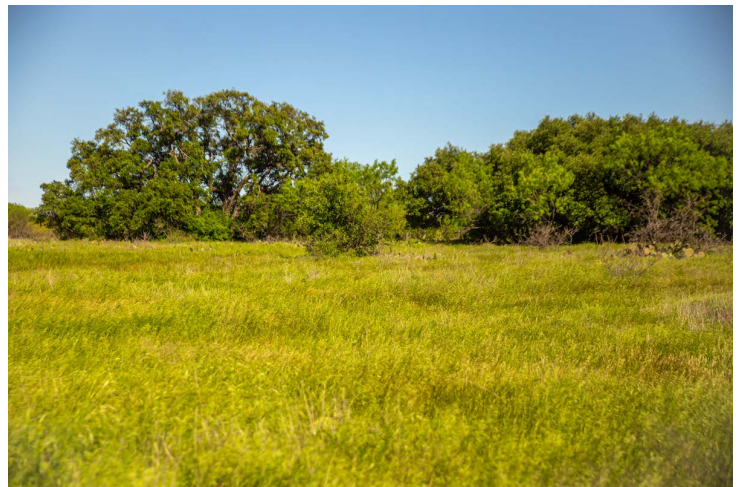
(469) 222-4076 mobile

cash@hrcranch.com

Jack Fauntleroy- Broker Associate

(940) 550-4432 mobile

jack@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.







NORTH CHURCH PASTURE

287± ACRES

STEPHENS COUNTY, TEXAS

\$817,950 (\$2850/ACRE)

Hortenstine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Blake Hortenstine- Partner/Broker

blake@hrcranch.com

Mobile: (214) 616-1305

Cash McWhorter- Partner/Broker

cash@hrcranch.com

Mobile: (469) 222-4076

Jack Fauntleroy- Broker Associate

jack@hrcranch.com

Mobile: (940) 550-4432

