

# PECAN & ROCKWALL PASTURES

## 1000± ACRES

STEPHENS COUNTY, TEXAS

\$3,250,000 (\$3250/ACRE)



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)



# PECAN & ROCKWALL PASTURES

STEPHENS COUNTY, TEXAS | 1000± ACRES



**MT7/ WALKER RANCHES:** The Pecan & Rockwall Pastures are 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.

**AREA HISTORY:** The community of Pecan was believed to be located just west of the Rockwall Pasture on top of a ridge. There was a small school and church located there, but it disappeared around 1915. More information can be found in Breckenridge at the Swenson Museum. This past community is the namesake for the Pecan Pasture. The Rockwall Pasture's name originated from the numerous handmade rockwalls found in this pasture.

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





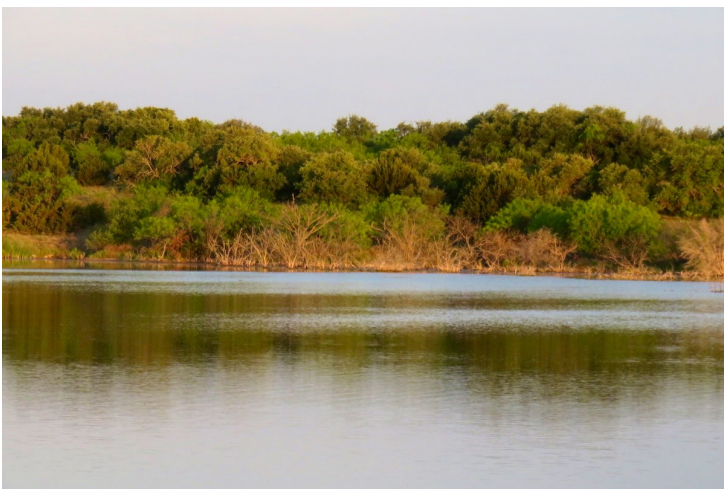
# PECAN & ROCKWALL PASTURES

## STEPHENS COUNTY, TEXAS | 1000± ACRES

**LOCATION:** Approximately 7.5 miles E/NE of Breckenridge fronting on County Road 179 in a high quality area. Dallas is approximately 2 hours east, Fort Worth is 1½ hours east, Midland is 3 hours west, and Abilene is approximately 1 hour to the southwest.

**DIRECTIONS:** From Weatherford, go west on Highway 180 just past the community of Caddo in Eastern Stephens County. Then turn right on FM 717. Take FM 717 North for approximately 8.8 miles until County Road 179. Go left on CR 179 and follow CR 179 for 4.5 miles to the main entrance to this property. This entrance will be on the righthand side of the road just west of the Walker Lake dam.

From downtown Breckenridge go 2.5 miles east on Highway 180 until Highway 67. Go NE towards Graham on Hwy 67 for 1.5 miles until County Road 179. Turn right on CR 179 and go 4.5 miles until the first entrance on your left going into the Pecan Pasture. Continue driving for 1.1 miles until you see the main entrance which is a solar electric gate near Walker Lake.



**ACCESS:** County Road 179 is an all-weather, maintained public road. There is also an excellent system of interior roads with several miles of these roads being all-weather. There is approximately 1.9 miles of county road frontage and 6 steel pipe entrances, one of which is a solar entrance providing easy access to the impressive 40+/- acre Walker Lake.

**TERRAIN:** Pecan Creek meanders through the southern portion of the Pecan Pasture with rolling hills and deep soils in this riparian area. Immediately to the north lies dramatic hills, ridgelines, and rough country with some elevated flat ground up top. There is an impressive building location with views of the lake. The eastern portion of the property is rolling to level with small drainages meandering through. Overall, the terrain is diverse and scenic.

**VEGETATION:** Generally described as good oak country with cedar elms, mesquite, cedar, and a variety of other trees common to the area. There is an excellent diversity of forbs and browse such as elbowbush, skunkbush, bumelia, and lotebush all benefiting wildlife species. Pecan trees can be found along Pecan Creek where there are also good stands of cedar elm trees. Post oaks and live oaks are the predominant oak species and native grasses are in excellent condition.

**WATER:** Walker Lake is 40+/- acre private lake (additional details below). The Rockwall Tank is located north of Walker Lake in the Rockwall Pasture with 5 other stock tanks. The Pecan Tank in the NW Pecan Pasture is the only tank in this pasture with the exception of the 40+/- acre Walker Lake. Seasonal Pecan Creek also meanders through the southern portion of the ranch with other subtle drainages on the eastern side of the ranch.

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



# PECAN & ROCKWALL PASTURES

## STEPHENS COUNTY, TEXAS | 1000± ACRES

**UTILITIES:** Electric Provider is United Cooperative Services. There is an existing power line on the south side of County Road 179 near the two most southern entrances to this property. Rural water is not currently to the property, but Stephens County Special Utility District has a water line a short distance south of the property. The possibility of running rural water to the property is unknown at this time.

**WALKER LAKE & FISHERIES:** This 40+/- acre private lake was completed in October 2015 and it filled up soon after that. Currently in 2020, there are said to be a good number of 4-5# bass, big crappie, and no catfish. Native Black Bass with a percentage of Florida genetics are stocked in the lake and baitfish are plentiful. Lake Depth is believed to be approximately 20+ feet, but overall depth is good though out the lake. The lake is shocked twice annually and fertilized as recommended by fisheries biologist. Clearwater Consulting, [www.clearwaterconsulting.com](http://www.clearwaterconsulting.com), currently handles fisheries management. Fishing and waterfowl hunting can be exceptional on this unique body of water.

**WILDLIFE:** Deer, turkey, hogs, dove, quail, ducks and other wildlife species are plentiful and provide great viewing/ hunting opportunities. There is a sustainable quail population which fluctuates depending on rainfall and overall conditions. Turkey are abundant and Spring turkey hunting can be exceptional.

**WHITETAIL DEER POPULATION:** Buck: doe ratio is 1.5 does per buck. Deer Density is 10 acres per deer. Property has been lightly hunted with one cull buck harvested. There are two bucks expected to be in the 160-170 B&C class in the 2020-2021 hunting season. This is all low-fenced and the whitetail herd is way above average for Stephens County. This information is based on an aerial estimate over the past several years with 2 surveys conducted annually. Population is age managed and in excellent condition.



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





# PECAN & ROCKWALL PASTURES

STEPHENS COUNTY, TEXAS | 1000± ACRES



## IMPROVEMENTS:

- Two (2) Atascosa hunting stands convey with the property.
- Three (3) Lamco 500# corn feeders convey the property.
- One (1) elevated platform turkey feeder is located in the food plot.
- Two (2) Texas Hunter fish feeders on Walker Lake are negotiable.
- Three (3) wood duck boxes are located on Walker Lake.
- Two (2) 1/4 acre fenced areas include two 2000# Outback Protein Feeders and Cottonseed baskets. The feeder fence or "pen" is built right and in excellent condition with gated entry.
- Six (6) Pipe entrances, one (1) of which is a solar electric entrance, are located on CR 179.

**FENCING:** All fencing around the perimeter is in good to excellent condition and will hold cattle. A well-constructed steel water gap is located on Pecan Creek where it exits the ranch on CR 179.

**QUAIL MANAGEMENT AREA (QMA):** There was a monoculture of mesquite that wrapped around the hill that the Rockwall Vista sits on. This area was grubbed in mottes for all wildlife but mainly quail habitat. It also creates a scenic and visually appealing area. See maps for specific QMA area.

**LAND MANAGEMENT:** Approximately 60+/- acres in the Pecan Pasture was sprayed for Prickly Pear cactus in 2018. Rotational grazing is practiced and property is light to moderately grazed. The MT7/ Walker Ranch has a full-time staff currently managing these pastures as part of their overall operation. Attention to detail and excellent land stewardship are very apparent everywhere you look.

**WILDLIFE FOOD PLOT:** There is a 2.77 acre wildlife food plot located on the north side of Pecan Creek. A corn feeder and elevated turkey feeder are located in the food plot creating more feeding opportunities for wildlife. This area is not fenced and there is a hunting stand to view the area. This food plot is typically planted in winter wheat to provide a supplemental food source.

**FEED PROGRAM:** Protein is fed year-round. Corn is fed from August to May. Cottonseed from late December until spring green up and then mid to late May to August. Amount fed or consumed is different based on each feeder and the climate cycle for the year. There is always feed out when the wildlife needs it.



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



# PECAN & ROCKWALL PASTURES

## STEPHENS COUNTY, TEXAS | 1000± ACRES

**NEIGHBORS:** MT7/ Walker Ranch neighbors these pastures on the north and SE. There are two other neighbors to the west and one to the east. The habitat and neighborhood enhances the overall quality of the hunting and general feel of the area.

**SURFACE LEASES:** There are no grazing or hunting leases. Owner would be interested in leasing the grazing rights if the new owner is not interested in running cattle.

**EASEMENTS:** There is a one Oil/ Gas Pipeline crossing North of Pecan Creek for the most part and then going the North into a location in the Rockwall Pasture. There are no roadway easements or other easements impacting the property.

**MINERALS:** No minerals. There is some oil and gas production in these pastures, which is common for the area. The production is not believed to have a big impact on the quality of the ranch.

**SCHOOL DISTRICT:** Breckenridge ISD.

**PROPERTY TAXES:** The property is agriculturally exempt and taxes are estimated to be \$1017.31 annually

**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.

**PROPERTY OVERVIEW:** Quality ranch pastures with plenty to offer. This an unusual one-time offering and special opportunity for someone to own a piece of the MT7/ Walker Ranch.

**PRICE:** \$3250 per acre (\$3,250,000)

### CONTACT:

#### Hortenstine Ranch Company, LLC

12720 Hillcrest Road, Suite 207

Dallas, Texas 75230

214-361-9191 office

214-361-2095 fax

[www.HRCranch.com](http://www.HRCranch.com)

#### Blake Hortenstine- Broker/Partner

(214) 616-1305 mobile

[blake@hrcranch.com](mailto:blake@hrcranch.com)

#### Cash McWhorter- Broker/Partner

(469) 222-4076 mobile

[cash@hrcranch.com](mailto:cash@hrcranch.com)

#### Jack Fauntleroy- Agent

(940) 550-4432 mobile

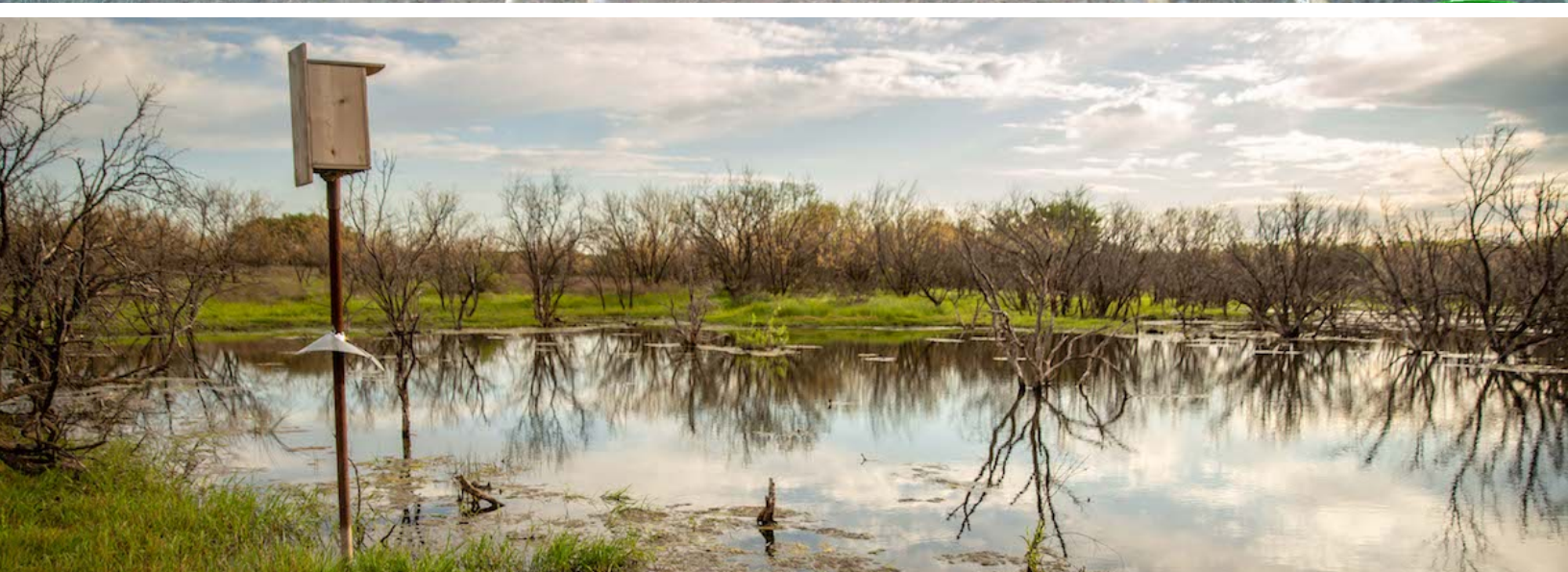
[jack@hrcranch.com](mailto:jack@hrcranch.com)



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









# PECAN & ROCKWALL PASTURES

## 1000± ACRES

STEPHENS COUNTY, TEXAS

**\$3,250,000 (\$3250/ACRE)**



**Hortenstine Ranch Company, LLC (Broker)**

[www.hrcranch.com](http://www.hrcranch.com)

Office: (214) 361-9191

Fax: (214) 361-2095

**Blake Hortenstine- Partner/Broker**

[blake@hrcranch.com](mailto:blake@hrcranch.com)

Mobile: (214) 616-1305

**Cash McWhorter- Partner/Broker**

[cash@hrcranch.com](mailto:cash@hrcranch.com)

Mobile: (469) 222-4076

**Jack Fauntleroy- Agent**

[jack@hrcranch.com](mailto:jack@hrcranch.com)

Mobile: (940) 550-4432

