

WOLF HOLLOW RANCH
2,511± ACRES
CALLAHAN & COLEMAN COUNTIES, TEXAS
\$10,671,750 (\$4,250 PER ACRE)



(214) 361-9191
www.hrcranch.com

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PROPERTY DESCRIPTION: The 2,511 +/- acre Wolf Hollow Ranch presents one of the best raw, large acreage, combination ranches available in the Rolling Plains and Cross Timbers regions of Central Texas. The ranch is found on the southern Callahan County and northern Coleman County line – where rolling hills, dotted with large live oak mottes, give way to lush, productive grass valleys and scattered mesquites. Two named drainages move water from north to south through the property, ‘Rocky Branch’ and the ranch’s namesake, ‘Wolf Hollow’. Additionally, eleven large stock tanks provide water to both livestock and

wildlife. Access to rural water and electricity are both found at the NE corner.

A productive cattle ranch, Wolf Hollow is cross-fenced into four large pastures with an impressive set of steel pens. Over ten miles of well-maintained, interior ranch roads provide access throughout the ranch. Having been professionally managed by a wildlife biologist, there is a strong whitetail deer population on this low-fenced West Texas ranch, with Rio Grande turkeys, bobcats, wild hogs, dove, quail, wintering waterfowl, and a variety of other native animals.

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



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LOCATION: Wolf Hollow Ranch is situated in the Rolling Plains of West Texas, south of Interstate 20 and West of Cross Plains, on the Callahan and Coleman County line. Approximately 2 hours and 30 minutes from Dallas and 2 hours from Fort Worth, fronting on County Road 455. Nearby towns include Cross Plains (6.75 miles east), Coleman (18 miles south), Clyde & Baird (20-23 miles northwest), and Abilene (35 miles northwest).

DIRECTIONS: Take I-20 west of Fort Worth for approximately 91 miles before exiting at Cisco, Texas (Exit 330). Go south on State Hwy 206 for 21 miles until Cross Plains. Once in Cross Plains, turn right onto SW 5th St./ State Hwy 36, and then in $\frac{3}{4}$ of a mile, turn left on FM 2707 and then a quick right on FM 2287. Travel 5.7 miles on FM 2287 and then turn left onto CR 455. Travel south on CR 455 for approximately 5.6 miles, the entrance will be on the right.

ACCESS & ROADS: Wolf Hollow Ranch fronts County Road 455 for ~1.52 miles. Interior roads measure more than 10 miles, with access provided to every pasture and stock tank.

SURFACE WATER: Eleven (11) earthen stock ponds provide excellent water sources for cattle and wildlife, while offering opportunities for fishing and waterfowl hunting. Additionally, two drainages move through the property, Rocky Branch for 2.45± miles and Wolf Hollow for 2.15± miles. Water drains from northeast to southwest, towards the Pecan Bayou, which runs into Lake Brownwood and eventually into the Colorado River near Goldthwaite, Texas.

TOPOGRAPHY: The ranch features an impressive 110± feet of elevation change, ranging from 1,640± feet at the lowest elevation to 1,750± feet at its highest. Views from several hilltops provide 12-15 mile views to the north towards the Callahan Divide Mountain range, while other hilltops in the northwest section provide scenic views to the northwest.



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CATTLE PENS & FENCING: The ranch is fully fenced and cross-fenced for cattle with a solid set of steel cattle pens. Both perimeter fences and cross fences range from great to poor condition, with excellent access across the ranch and between the 4 pastures. A stocking rate of 25 to 35 acres per animal unit is the estimated carrying capacity for the ranch. Pastures have been rested, and native grasses are in prime condition for the next owner.

VEGETATION AND SOILS: Averaging 28 inches of rain annually, tree cover primarily consists of live oaks, mesquite, elm and hackberry along with other native plants. Short and medium grasses include native species like little bluestem, silver bluestem, dropseed, buffalograss, grama, wildrye, Texas wintergrass and others. Wildflowers on the property are impressive where the limestone ridges, grasslands and loamy soils support native species like Texas Bluebonnets, American Basketflower, Blackfoot Daisy, Indian Blanket, Indian Paintbrush, Prairie Verbena, Primrose and Beebalm.

Soils include deeper Krum or Frio series soils found in creek/drainage bottoms with shallow, stony Tarrant series soils along the limestone-based ridgelines. Bolar series soils are found throughout most of the property's pastureland.

The ranch also supports a variety of forbs and browse, which contribute to the excellent wildlife habitat. Together with well-maintained pastureland, the ranch is in prime condition for the next owner.



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WILDLIFE: Wolf Hollow is a low-fenced wildlife haven, offering excellent habitat and prime hunting opportunities. The property has been very lightly hunted. There are five feed pens (8-10 panels each), three 3,000 lb. Outback protein feeders, two 1000 lb. Outback corn feeders and two AWS 5'x7' blinds – all will convey with an acceptable offer. Additionally, a 5 1/2 acre wildlife food plot offers hunting opportunities and supplemental feed for September dove over sunflowers and/or winter wheat for deer.

The ranch is home to Whitetail deer, Rio Grande turkey, dove, and Bobwhite quail, along with feral hogs and predators such as bobcats, coyotes, and foxes. Wintering waterfowl visit the eleven stock tanks and can be an additional hunting opportunity.

UTILITIES: Access to utilities is available at the North-East corner of Wolf Hollow.

Electricity: Coleman County Electric Cooperative supplies power to the area and has a line accessible just north of the NE corner of the property. All easements are secured and in place to run power to the property.

Water: Coleman County Water Supply provides water to the area and has a two-inch water line running down the east side of CR-455, currently ending just 1,000 ft from the NE corner of the property. Easements have been signed to extend the line & install a meter at the NE corner. The CCWS contract to extend the line has been executed and the current owner has paid all associated costs. Construction is expected to be completed by late October or early November, 2025.

NEAREST AIRPORTS:

- Abilene Regional Airport (ABI): Located in Abilene, Texas, this public airport offers commercial flights, primarily connecting to Dallas/Fort Worth International Airport.
- Gregory Simmons Memorial Airport (CISCO, TX): Situated in Cisco, Texas, this public-use airport serves general aviation and offers facilities for aircraft operations.
- Coleman Municipal Airport (KCOM): Located two miles northeast of Coleman, Texas, this public airport serves general aviation and offers facilities for aircraft operations.



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HISTORY: Formerly a part of the renowned Silverbrook Pecan Bayou Ranch, a 20,000 +/- acre cattle ranch owned & meticulously cared for by Ms. Helen King Groves, the 'First Lady of Cutting' and great-granddaughter of Captain Richard King, for over 30 years. This landscape was the home range of the Comanche Indian tribes, known as 'Comancheria', and wasn't explored by Europeans until 1839. Almost 40 years later, the 'Great Western Cattle Trail' would pass through these prairies. Later, barbed wire fences, railroads and westward expansion finally conquered this once wild, expansive grassland.

European settlement began in this region with James Dulan, likely the first White settler in Callahan County, who built a shelter on Hubbard Creek in 1859 and tended a small herd of cattle. The Whitten family followed, establishing a camp on Deep Creek in the northeastern part of the county before November 1863.

By the early 1870s, more settlers arrived, primarily ranchers attracted by abundant grazing land. Notable early ranches included John Hittson's Three Circle Ranch, established in 1873, and Jasper McCoy's ranch on Pecan Bayou in 1874. Other early settlers included the Merchant brothers and Dr. J. D. Windham, who started a ranch operated by his sons in the southwestern part of Callahan County.

The late 19th and 20th centuries saw the consolidation of ranching as the region's economic backbone, with cattle ranching becoming dominant. The arrival of railroads in the late 19th century facilitated the transportation of goods and livestock, boosting local trade. Callahan County, organized in 1877 with Baird as the county seat, and Coleman County, with Coleman as its center, developed as agricultural and ranching hubs.

In the 20th century, oil discoveries brought additional economic growth, particularly in Coleman County, where the oilfields produced over a million barrels by 1948, according to historical records.

Sources: Texas State Historical Association - <https://www.tshaonline.org/home>

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OIL & GAS: One well with battery tanks is located on the far north side with minimal impact on the property. The well is accessed through the ranch to the north.

SCHOOL DISTRICT: Cross Plains ISD

PROPERTY TAXES: 2024 taxes were approximately \$2,499.37. The property is agriculturally exempt.

PRICE: \$4,250 PER ACRE (\$10,671,750)

CONTACT:

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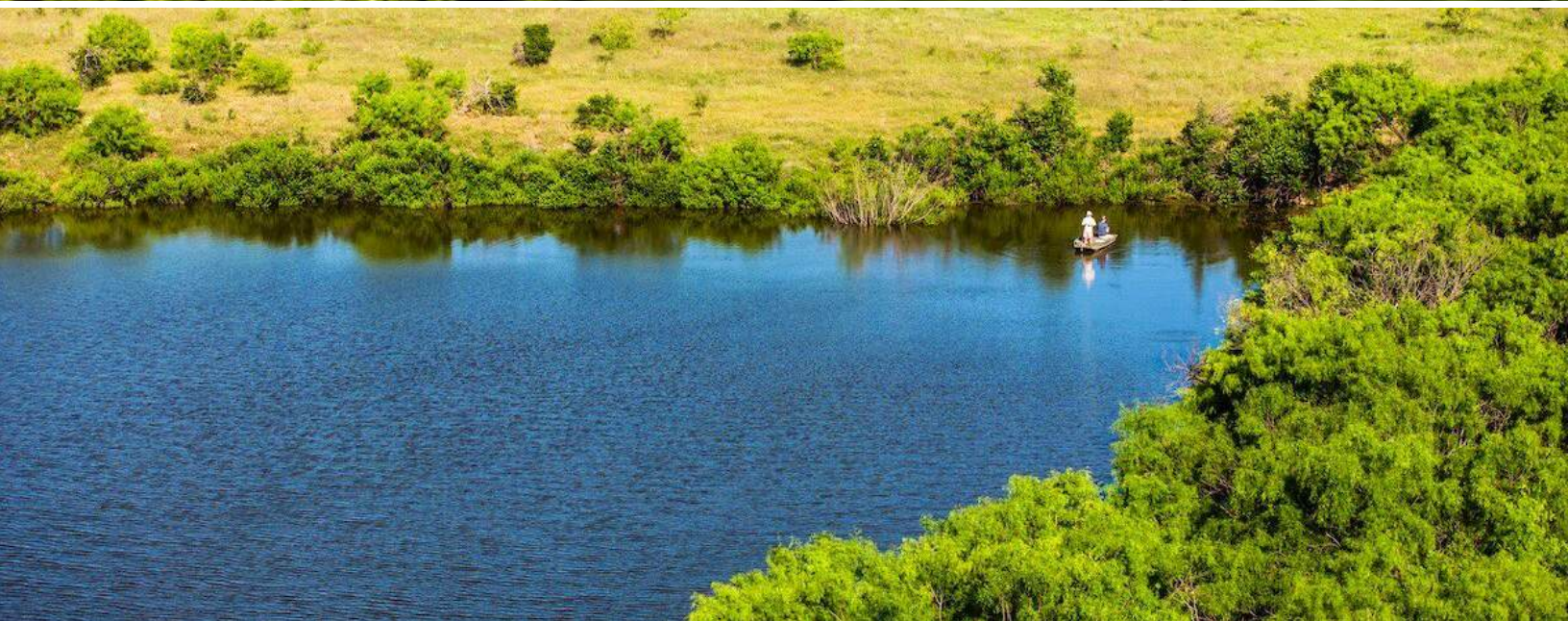
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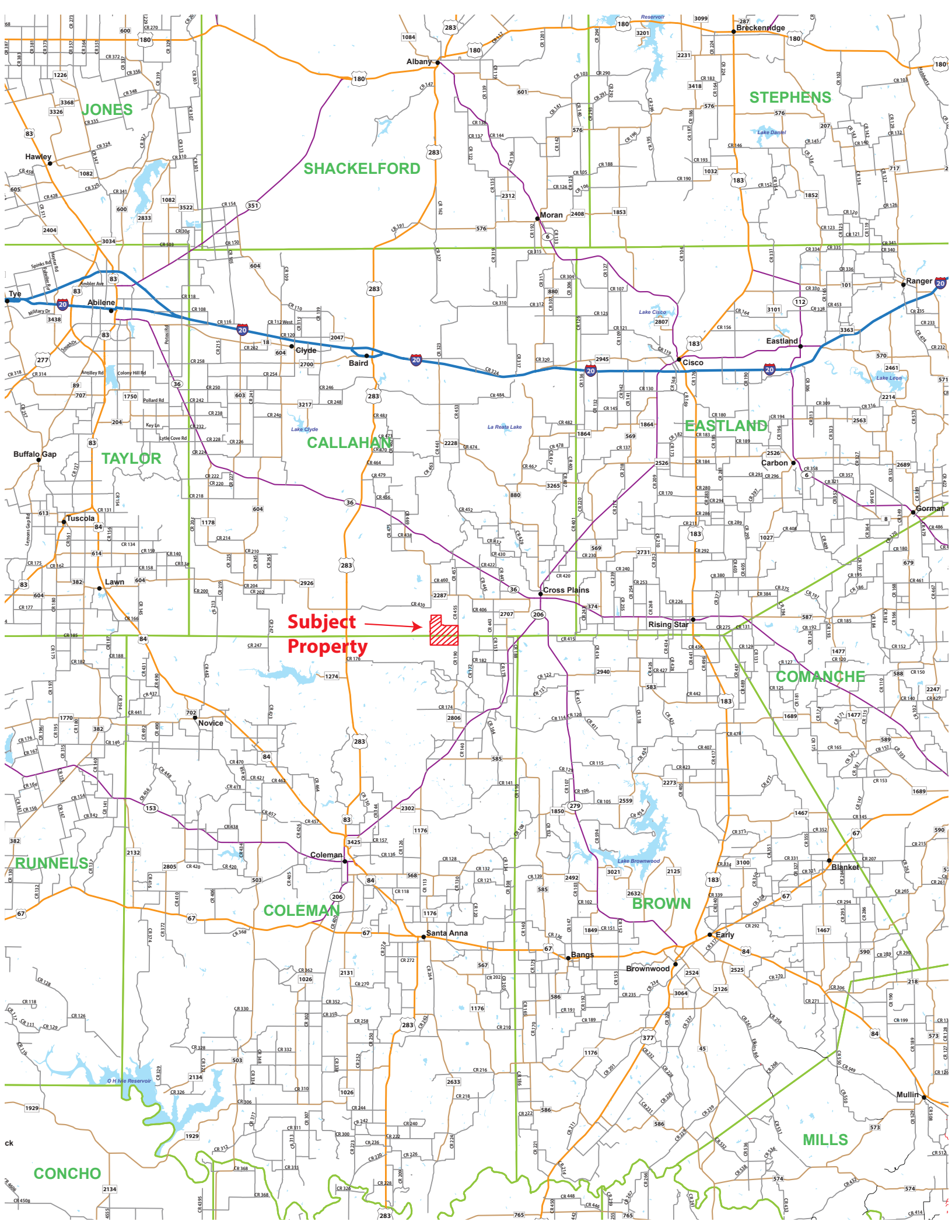
BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion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



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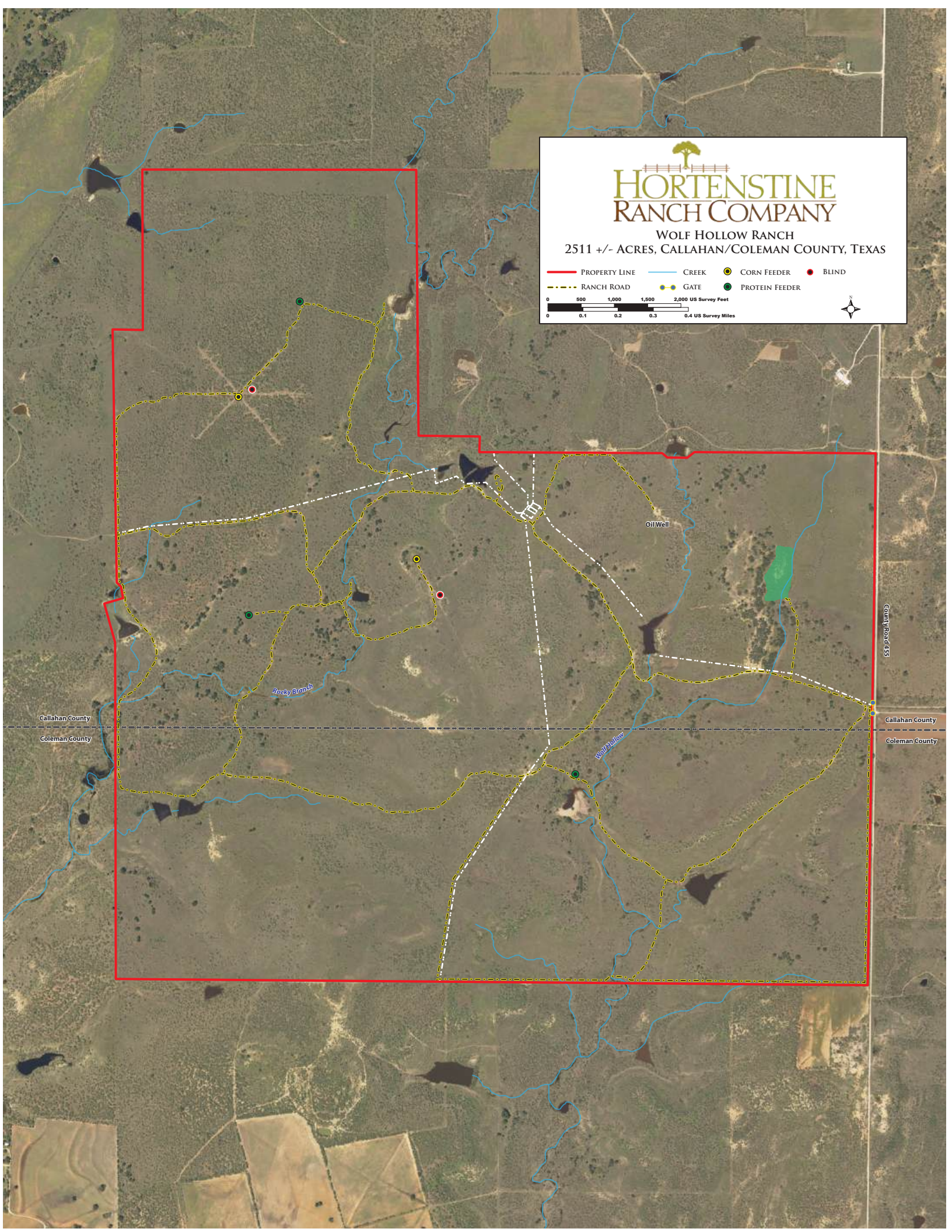
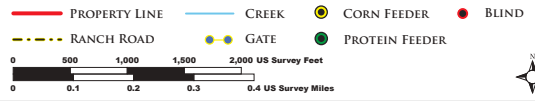


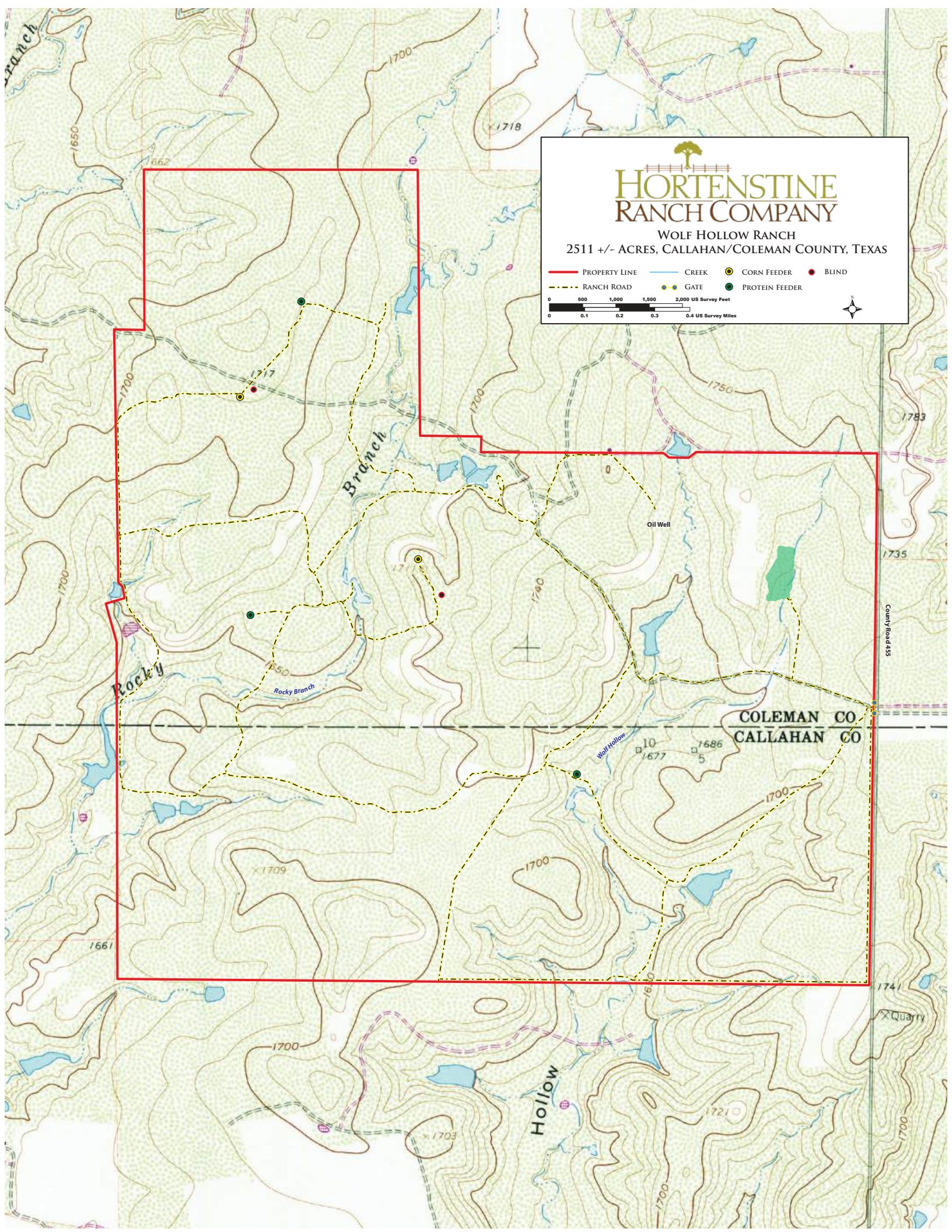




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2511 +/- ACRES, CALLAHAN/COLEMAN COUNTY, TEXAS





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