

PANDALE RANCH  
14,201.3± ACRES  
CROCKETT COUNTY, TEXAS  
\$10,650,975 (\$750 PER ACRE)



# PANDALE RANCH

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**PROPERTY DESCRIPTION:** North portion of the ranch is 11,530.7 acres and locally known as the Pandale Ranch which was homesteaded in 1879-1880 and has been in the same family ever since. The current owners purchased an additional and neighboring 2670.6 acres in 2014-2015 referred to as the Hunt Ranch. The combination of these ranches makes for a high-quality Crockett County ranch close to Ozona with great access, diverse terrain, and good productivity.

**LOCATION:** The Pandale Ranch is located approximately 3 miles south of Ozona and Interstate 10 in central Crockett County. Access is excellent with 1 ¼ miles of paved Highway 163 frontage on the east and 4 miles of paved frontage on both sides of FM 2083 (Pandale Highway) on the west side of the property. Property is a little less than 2 hours from Midland, 3 ½ hours from Austin, and about 1 hour 15 minutes to San Angelo.

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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**HISTORY:** The current owner's (4 brothers) great grandfather left Quebec City, Canada at the age of 18 and walked to Albany and then made his way to St. Louis where he bought a horse. He then got involved in the cattle drives pushing livestock south to the Waco, TX area. After hearing about some homestead opportunities further west he made his way to Crockett County where he accumulated the original 40,000+/- acre ranch. This is the last portion of the original ranch still in the same family's ownership.

**TERRAIN:** The landscape is level to mountainous with a number of large steep draws and 240+/- feet of elevation change. Johnson Draw runs through the town of Ozona continuing to the south and crossing the eastern portion of the ranch just off Highway 163. Parts of Eureka Draw and Government Canyon can be found on the property with numerous other unnamed draws and canyons. The ranch primarily drains to the East, Southeast and South with the higher country being on the West side of the property near the Pandale Highway. Turkey Mountain and another set of twin mountains are scenic topographic landmarks on the property that can be seen from miles away.

**LIVESTOCK:** Carrying capacity is believed to be approximately 100+/- head of cattle with 1,250 sheep and goats. This varies based on the year and amount of rainfall.

**PASTURES:** There are 10 pastures and numerous traps allowing for rotational grazing. Every pasture has water for livestock and wildlife. There are bump gates between most pastures allowing for easy access throughout the ranch.

**FENCES/PENS:** Fences are in fair to good condition and will hold livestock. There is a set of pens on the north end of the property, the middle of the property, and southern part of the property. The exterior perimeter fencing is net wire with pipe and wood posts with 1-3 strands of barbed wire on top. The interior fencing is net wire with 1-2 strands of barbed wire on top. Fencing type and condition varies in different parts of the ranch.

**SOILS:** Predominant soil types are in the Ector Association and the Angelo Rio Concho Association. Bottoms have more top soil and productivity is higher than rocky hillsides. Top country also provides good grazing opportunities with little erosion.



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**WILDLIFE/ HUNTING:** Whitetail deer, Rio Grande turkey, dove, bobwhite quail, feral hogs, gray fox, red fox, coyotes, and a variety of songbirds call the Pandale ranch home. This will be the 3rd season the majority of the ranch has not been hunted resulting in a quality deer herd with a good age structure. The 1400+/- acres across Pandale Hwy (FM2083) was leased to 3 hunters that have been hunting that portion of the property for the last 8+/- years. There are no hunting leases currently affecting the property.

**WILDLIFE IMPROVEMENT PROJECT:** Six (6) feed stations were recently set up. There is a 3000# Outback protein feeder and a 600# Atascosa corn feeder in each pen. The fenced pens were all built right with corners set and gates in place for easy access. Protein pellets with antibiotics are fed to benefit the deer herd.

**TREES/ VEGETATION:** Live oak, mesquite, redberry juniper, blueberry juniper, algarita, catclaw, hackberry, and a variety of plants common to this area. There is very little bitterweed, which can be problematic for certain ranches in Crockett County.

**GRASSES:** Native grasses include buffalo grass, curly mesquite, bluestem, sideoats gramma, and Tobosa grasses. The draws are mainly short native grasses such as burro grass, buffalo grass, and curly mesquite.

**CONSERVATION PROGRAM:** The owners participated in a conservation program previously clearing 700+/- acres of brush in the NW part of the property for improved grazing. There is a current and comprehensive plan that can be provided to the new owner for additional clearing if interested.

**LAND IMPROVEMENTS:** The 200+/- acres along Johnson Draw was pushed, raked and burned by the Emerald Underground Soil & Water Conservation District. The wastewater facility needed to be cleaned out and there was a one-time agreement to mix the sludge into the top soil in the cleared 200+/- acres. This was an excellent way to fertilize the soil and improve the land.



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**GRAVEL:** A gravel pit is being utilized for interior ranch roads. The majority of the roads are all-weather and in good condition.

**HOME:** There is a 2016 square foot ready-built home with 3 bedrooms/ 2 bathrooms, living room, fireplace, dining area, kitchen and utility room as well as central heating and cooling. The home is pier and beam foundation with a metal roof and Masonite siding. There is also a screened in 720 square foot porch with a nice view, a detached 480 square foot metal shop, an additional 480 square foot carport and a pipe fence around the home. Home is on well water and has a septic system in place. It is centrally located in the interior of the property.

**BARN:** There is an old barn and set of working pens near the entrance at the end of a dirt airstrip. Just north of the home in the middle of the ranch is the primary barn which is 1600 square feet with a concrete slab foundation, C-purlin frame, metal walls, metal roof, and two drive-through doors. The barn is not insulated, but does have electricity. There is a 600 square foot shed under the roof of the barn. It has walls on two sides and is open on two sides. A good set of working pens is adjacent to the barn and nearby is an 1800 square foot hay barn that is open on one side with a dirt floor.

**GROUND WATER:** There are 11 total water wells in operation. Depth of wells are believed to be 400-500' deep. Wells are believed to produce 2-7 gallons per minute on average with submersible pumps in each well. Water is distributed to various pastures through an extensive system of waterlines. The original Helbing Ranch (11,530.7 acres) has eight (8) water wells, one of which is a solar well and others have electric submersible pumps. Now part of the Pandale ranch, the Hunt Ranch (2670.6 acres) has 3 water wells (1 is a solar water well).

**AVERAGE RAINFALL:** 18.95" rain is the average annual rainfall for Crockett County.



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**AIRPORT:** Closest airport is 1 mile North of Ozona. Runway length is 6,000 feet in length and will accommodate aircrafts up to 70,000 pounds. Services include: fuel, aircraft inspections, engine repair, and more.

**ELECTRICITY:** There is electricity throughout the property. Electric provider is Southwest Texas Electric Cooperative.

**PROPANE:** A propane tank provides the home with gas for household use.

**RADIO TOWER:** A radio tower is located on the SW part of the ranch just off the Pandale Highway. There is no associated income with the tower lease and it has a minor impact on the property.

**PIPELINE EASEMENTS:** There are two gas pipelines crossing the property with substantial payments previously paid to landowner. There is a good possibility of a 3rd pipeline being installed and the new owner would receive this income. These pipelines are not detrimental to the property and actually open up some areas for improved grazing/ wildlife viewing.

**MINERALS:** There are numerous gas wells on the property which is typical for Crockett County. Minerals are negotiable. Owner believed to own 16% of the mineral estate.

**TAXES:** Pandale Ranch is ag exempt. The approximate property taxes in 2022 were \$4,331.99; while the mineral taxes were approximately \$2,332.02.

**PRICE: \$750 PER ACRE (\$10,650,975)**

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## CONTACT:

### Kelly Kothmann- Kothmann Agent

325-446-6116 mobile

kellykothmann@gmail.com

### Blake Hortenstine- HRC Broker/ Partner

214-616-1305 mobile

blake@hrcranch.com

### Chance Turner- HRC Agent

972-765-7326 mobile

chance@hrcranch.com

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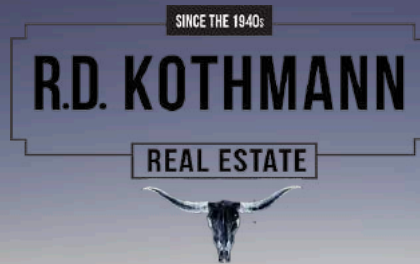
\*Property is co-listed between Hortenstine Ranch Company, LLC and R.D. Kothmann Real Estate.

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

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

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

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