

7 ARROWS RANCH  
1,533.98± ACRES  
COMANCHE COUNTY, TEXAS  
\$11,000,000



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



# 7 ARROWS RANCH

COMANCHE COUNTY, TEXAS | 1533.98± ACRES



**SUMMARY:** 7 Arrows Ranch is one of the most scenic ranches you will find anywhere. At 1,533.98 acres this “Legacy” size ranch sprawls across the landscape in western Comanche County, but what’s even more unique is the property possesses such diverse terrain and everchanging topography, that it even feels and drives much larger. It’s also an extremely good recreational ranch with superb wildlife habitat supported by a strong variety of native browse and forbs, plentiful cover and edge, and has also benefited from owners who have been wildlife management minded in providing the right supplemental feed sources, water, and good harvest practices. For the die-hard hunters and/or Buyers looking for an opportunity to generate cash flow, the 7 Arrows Ranch has

the potential to be a premier low fenced hunting destination and is especially well suited for avid bowhunters. Another great aspect of this wonderful property is that it is secluded and off the beaten path, and offers the ultimate in privacy. All you hear is nature; no highway noise or city lights. There are few ranches than can claim all the unique attributes this high-quality property has to offer.

**LOCATION:** Located approximately 12 miles northwest of Comanche, Texas, 2.5 hours southwest of Dallas, 2 hours southwest of Fort Worth, and 1.25 hours southeast of Abilene. Property is located near the Brown County line between the smaller towns of May, Sidney, and Blanket not too far northeast of Lake Brownwood. Physical Address: 1350 CR 175, Sidney, TX 76474.

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





# 7 ARROWS RANCH

COMANCHE COUNTY, TEXAS | 1533.98± ACRES



**ACCESS & ROAD FRONTAGE:** The main entrance is on County Road 175 with approximately 4,000' of all-weather caliche road frontage. A high game fence along CR 175 gives the ranch more privacy and security with mature live oaks on either side of the property's entrance. There is an additional 3,250' of County Road 177 frontage with two entrances to the northwestern portion of the property found here.

**HISTORY:** Just consider for a moment that this land was wild and widely uninhabited by Anglos up until the late 1,800's as this was Comanche Indian territory, as the county is so thusly named. Comanches and Kiowa Indians frequented the area, and their presence is clearly evidenced here by the collection of arrowheads, spearpoints, and tools regularly found on the property still today. On "star mountain" there are some old carvings dating back to the early 1,900's on a scenic lookout point, and other carvings inside a rock capped shelter that may pre-date these. Often during those earlier days Texas Rangers would take post on similar look out points for days at a time, scanning the vast prairies looking for raiding parties or threatening activity. Some of the many carvings seen could be Ranger identification numbers or symbols, as have been found on points much like these in the surrounding areas.

**TERRAIN:** The Hog Mountain Range, is a large expanse of mountainous country found in eastern Brown County and extends east into Comanche County in only one location, 7 Arrows Ranch. The leg of this mountain range that protrudes into the southwest portion of the property noticeably influences the landscape and has created 3 mountains which owners have dubbed "rattlesnake mountain", "long mountain", and "star mountain". Another lone mountain range is found on the north portion of the property and is covered in red oaks, live oaks, and shin oaks with very little cedar and a lot of flat ground on top for easy travel along the scenic ridgelines. These unique geologic features are marked by boulders, outcropping, overhangs, lookout points, and "Indian caves". In the valley between these two impressive mountain systems lies Patridge Creek, a seasonal creek that meanders through the ranch for over 2 miles. The riparian areas that buffer this desirable water feature are heavily wooded and offer deeper soils allowing for several wildlife food plots. There is 357 feet of elevation change found on the property with a high elevation of 1,937' above sea level and a low elevation of 1,580'



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



# 7 ARROWS RANCH

COMANCHE COUNTY, TEXAS | 1533.98± ACRES

**TREE COVER & VEGETATION:** The fall and spring foliage colors on the ranch are breathtaking, as the property is blanketed with red oak and redbud. Mature live oaks are plentiful as well and there's a great mix of other trees including pecan, post oak, shin oak, elm, hackberry, cedar, mesquite, bumelia, blackhaw, persimmons, sumac, and cedar elm. Wildlife habitat is prime with 75% of the ranch being heavily to moderately wooded. In addition to several mentioned above, browse species also include elbowbush, skunkbush sumac, greenbrier, catclaw mimosa, agarita and hog/sand plum.

**WILDLIFE & HUNTING:** Whitetail Deer, Rio Grande turkey, feral hogs, varmint, dove, and ducks provide many hunting opportunities. The ranch was previously in the Managed Lands Deer Program (MLDP)- Harvest Option. In conjunction with TPWD recommendations, management effort in recent years produced a monster low fenced buck scoring over 200" B&C and had previously produced some other really nice trophies including a buck that scored over 170" and had a rare double main beam on one side. There is an equally impressive turkey population with several roosting locations along Patridge Creek. Numerous high quality blinds and feeders are found throughout the property and will convey with the sale.

**CULTIVATION:** There are six (6) wildlife food plots being actively farmed. The food plots are not fenced and the size of plots ranges from 1.5 to 11+/- acres when all are cultivated. Oats are typically planted in the fall to attract wildlife.



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





# 7 ARROWS RANCH

COMANCHE COUNTY, TEXAS | 1533.98± ACRES

**WATER:** Patridge Creek is the primary water feature and runs a majority of the year. There are also 2 deep stock tanks, 5 smaller stock tanks, 4 water wells, and areas that appear to offer lake site potential. One of the larger stock tanks is stocked with baitfish and catfish. An additional fairly large stock tank was constructed in recent years in an excellent drainage and created another reliable source of water for recreation, wildlife, and cattle.

**HOME:** A ~2,880 SF 5 bedroom/2 bath two-story ranch house was built in the 1960's and is located in a perfect setting. The home easily sleeps 12 people, has a two-car garage, metal roof (9+/- years old) and is all electric. There is a wood burning fireplace in the living room and the HVAC was recently serviced. The home is very functional and in good condition. It also has a spacious yard surrounded by a pipe fence and mature trees.

**OTHER IMPROVEMENTS:** A metal ~1,800 SF 4-bay shop with rollup doors on a concrete slab is located just up the hill from the main house. Across from this building is a ~1,550 SF rustic barn/hangout area with a lot of character. Attached and behind this barn is a game cleaning station and walk-in cooler/ freezer. These improvements are not overdone and just right for post and/or pre-hunt get togethers.

**ROAD SYSTEM:** Roads provide superb access to all parts of the ranch. There is a main north road and south road with a network of interconnected pasture roads and trails that provide excellent travel throughout the property with 5 passable creek crossings. There are a couple places on the ranch where caliche can be utilized to repair and further improve roads when needed.



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



# 7 ARROWS RANCH

COMANCHE COUNTY, TEXAS | 1533.98± ACRES



**NEIGHBORS:** There are several large neighbors surrounding the property. The neighbor to the south is believed to be ~3,800+/- acres with another neighbor on the west side of the property being 1,750+/- acres.

**EASEMENTS:** There are no pipeline easements, roadway easements, major transmission lines or any other detrimental easements impacting the ranch. Some wind development can be found in Comanche County with wind turbines being approximately 4 miles to the south and having a very minimal impact.

**MINERALS:** There is no O&G production on the ranch and the minerals are not leased at this time. Buyer will assume responsibility and expenses associated with a mineral ownership report if one is desired.

**UTILITIES:** Electrical utility service is provided by Comanche County Electric Cooperative and Totelcom provides internet service to the area. Water to the improvements are provided by a private water well and the home is on a conventional septic system.

**PERSONAL PROPERTY:** Some furnishings could be included as part of a turn-key sale.

**TAXES:** Property is Agriculturally Exempt and property taxes were approximately \$10,500 for 2023.

**PRICE: \$11,000,000 (\$7,170.89 PER ACRE)**

**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 Hortenstine Ranch Company, LLC.

---

## HORTENSTINE RANCH COMPANY, LLC (BROKER)

12740 Hillcrest Road, Suite 230  
Dallas, TX 75230

### Bret Polk- Broker Associate

(254) 965-0349 mobile  
bret@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.









**7 ARROWS RANCH**  
**1,533.98± ACRES**  
**COMANCHE COUNTY, TEXAS**  
**\$11,000,000**



**Hortenstine Ranch Company, LLC (Broker)**  
**HRCranch.com**  
**Office: (214) 361-9191**

**Bret Polk- Broker Associate**  
**bret@hrcranch.com**  
**Mobile: (254) 965-0349**

