

PATRIDGE CREEK RANCH

906.62± ACRES

COMANCHE COUNTY, TEXAS

\$7,500,000



(214) 361-9191
www.hrcranch.com

PATRIDGE CREEK RANCH

COMANCHE COUNTY, TEXAS | 906.62± ACRES



Summary: We see and work on a lot of different ranches around the state, and it generally takes a pretty special place to get us excited. This is one of those. Patridge Creek Ranch does not disappoint as it is one of the most scenic, diverse, and unique ranches you will find anywhere, and one you truly have to see to fully appreciate. For the die-hard hunter and/or a Buyer looking for a potential income producing property, this pocket of Comanche County is known to produce some exceptional hunting opportunities, and the Patridge Creek Ranch offers the terrain, natural habitat, and trophy caliber native wildlife to be a premier low fenced hunting destination.

LOCATION: Located in northwestern Comanche County just east of the Brown County line, the Patridge Creek Ranch can be found ~12 miles northwest of Comanche, Texas, and is an easy 2.5 hours southwest of Dallas, 2 hours southwest of Fort Worth, and 1.25 hours southeast of Abilene. The property is centrally located between and approximately 30 minutes from Lake Proctor and 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.



PATRIDGE CREEK RANCH

COMANCHE COUNTY, TEXAS | 906.62± ACRES



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. Comanche 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. Patridge Creek Ranch is the south pasture of the 1,828 acre 7 Arrows Ranch.

TERRAIN: The Hog Mountain Range, is a large expanse of mountainous country found in eastern Brown County and it extends east into Comanche County in only one location, the Patridge Creek 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 have

been dubbed "rattlesnake mountain", "long mountain", and "star mountain". These mountainous portions of the property offer huge views of the ranch and surrounding area from rock outcroppings and protruding ridgelines that encircle these formations. Dense stands of shin oak along with an abundance of red oak, and red bud account for a large part of the tree cover and vegetation that blanket these hills. A good trail system allows access up to the top of and travel around the entire ridge of "rattlesnake mountain". Another trail provides access up to a saddle lookout point between "long" and "star" mountain, and then with just a short hike in either direction you can reach the summit of each of these unique geologic features that are marked by boulders, outcropping, overhangs, and "Indian caves". Below these mountains in the valley to the north lies Patridge Creek, a seasonal creek that meanders from west to east through the center of the ranch. The riparian areas that buffer this desirable water feature are heavily wooded and offer deeper soils allowing for wildlife food plot establishment. There's approximately 350' of incredible elevation change found across the property with a high of 1,920' above sea level atop "rattlesnake mountain" and a low of 1,570' near where Patridge Creek exits the property.



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



PATRIDGE CREEK RANCH

COMANCHE COUNTY, TEXAS | 906.62± ACRES

WATER: Patridge Creek is the primary water feature and the property provides ownership along both sides of this treelined creek for ~2.25 miles as it carves its way through the center of the ranch. Seasonally, it will run significant amounts of water and in drier conditions continue to hold long pools. In addition to the creek there are 4 stock ponds providing reliable water sources for wildlife, livestock, and recreation. There are 3 water wells on the property. Two being electric submersible pump wells, one of which serves the house and barns, and the third being an old windmill water well.



WILDLIFE & HUNTING: Whitetail Deer, Rio Grande turkey, 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 and owners management efforts the property recently 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's an equally impressive turkey population that calls the ranch home. Any blinds and feeders located on the property will remain and convey as part of a sale. The buck: doe ratio is believed to be 1 buck: 3-4 does.



WILDLIFE FOOD PLOTS: There are eight (8) wildlife food plots being actively farmed with 4 in various locations south of the creek and 4 north of the creek. One of which is near and visible from the ranch home. The food plots are not fenced and range in size from 0.25 up to 11+/- acres in size when all farmed. 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.



PATRIDGE CREEK RANCH

COMANCHE COUNTY, TEXAS | 906.62± ACRES

TREE COVER & VEGETATION: Red oaks are incredibly abundant and mature live oaks are plentiful as well. There is a great mix of other trees including pecan, post oak, shin oak, elm, hackberry, cedar, mesquite, bumelia, redbud, blackhaw, persimmons, sumac, and cedar elm. Wildlife habitat is prime with approximately 70% of the ranch being heavily to moderately wooded. Browse species include elbowbush, skunkbush, greenbrier, catclaw mimosa, agarita and hog/sand plum.

RANCH HOME & ADDITIONAL STRUCTURAL

IMPROVEMENTS: A ~2,880 SF two-story 5 bedroom/2 bath 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 (7-8± 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 has a spacious yard surrounded by a pipe fence and mature trees.

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, and is believed to have been constructed in 2010. Across from this building is a ~1,550 SF rustic barn/hangout area with a lot of character and includes a woodburning stove near the center of the main area for all to gather around and share stories of their morning or evening hunts. Attached just behind this barn is a covered and lighted game cleaning station fully equipped with tie-down anchors, an over-head chain hoist and walk-in cooler/freezer, all on concrete. For some summer time fun, there's a large 30' diameter concrete water tank located in the heart of the ranch, that with some creativity and maybe a covered deck added, could make a really cool country swimming hole and hangout. (Note: Square footages and constructions dates were obtained from Comanche CAD and may be approximate.)



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



PATRIDGE CREEK RANCH

COMANCHE COUNTY, TEXAS | 906.62± ACRES

ROADS & FENCING: There are two entrances off of Comanche County Road 175 with the main and most northerly entrance being near the intersection of CR 175 and CR 165 with mature live oaks on either side of the gated entry. There's approximately 4,000' of all-weather caliche road frontage along CR 175, which is all high game fenced to add to the privacy and security of the property. Existing fences range in conditions from excellent to fair, and continue to turn livestock with minimal upkeep.

The interior road system is superb providing access to all parts of the ranch. There's a good main loop road that winds its way in and around the ranch along with a great network of interconnected pasture roads and trails that provide excellent travel throughout the property. These roads/trails include 5 creek crossings that are passable in most conditions. There are a few places on the ranch where caliche can be utilized to repair and further improve roads if/when needed.

NEIGHBORS: There are several large neighbors surrounding the property. The neighbor to the south is believed to be approximately 2,600+/- acres and neighbor to the west/sw side of the property being 1,750+/- acres.

Easements: There are no known pipeline easements, roadway easements, or large electric transmission line easements encumbering the ranch. Comanche County does have some wind development with wind turbines visible from and located approximately 4 miles south of the ranch, but with 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. Water to the improvements is provided by a water well and the home is on a private septic system.

PROPERTY TAXES: The property is ag-exempt and property taxes are estimated to be approximately \$9,500 for 2023.

FURNISHINGS: Some furnishings could be included as part of a turn-key sale.

PRICE: **\$7,500,000 (\$8,272.48/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.

CONTACT:

Hortenstine Ranch Company, LLC (Broker)

12740 Hillcrest Road, Suite 230
Dallas, TX 75230
(214) 361-9191 office

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.



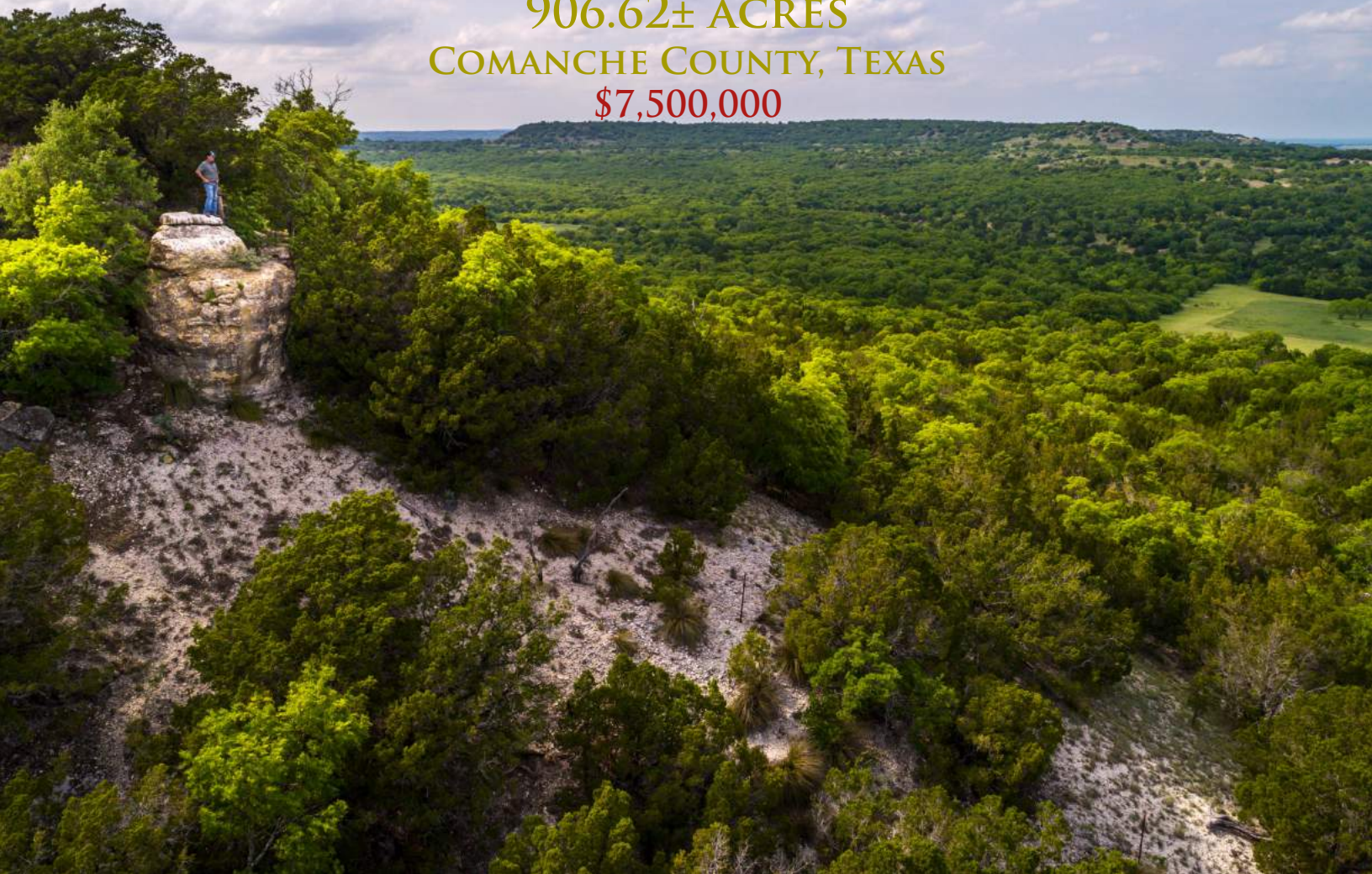


PATRIDGE CREEK RANCH

906.62± ACRES

COMANCHE COUNTY, TEXAS

\$7,500,000



Hortensine Ranch Company, LLC (Broker)

HRCranch.com

Office: (214) 361-9191

Bret Polk- Broker Associate

bret@hrcranch.com

Mobile: (254) 965-0349

