

# TRIPLE FORKS RANCH

1182.55± ACRES

STEPHENS COUNTY, TEXAS

\$3,659,767 (\$3095/ACRE)



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



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**MT7/ WALKER RANCHES:** The Triple Forks Ranch is made up of the Davis, Daniel & Walker Pastures. These 3 pastures are 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.

**LOCATION:** Approximately 8 miles E/NE of Breckenridge fronting on County Road 179 and Highway 67 in a quality area. Dallas is approximately 2 hours east, Fort Worth is 1 ½ hours east, Midland

is 3 hours west, Abilene is 1 hour southwest, and Graham is 24 miles to the northeast.

**ACCESS:** Excellent access with a "front door" on the highway and a "back door" on the county road. County Road 179 is an all-weather, maintained public road. There is approximately 1.7 miles of county road frontage with eight (8) pipe entrance gates, one of which is a solar electric entrance with a nice drive-up appeal.

Highway 67 provides access to the westside of the property. There is ~3700 feet of highway frontage with one pipe entrance in excellent condition. There is also an excellent system of interior roads with several miles of these roads being all-weather.

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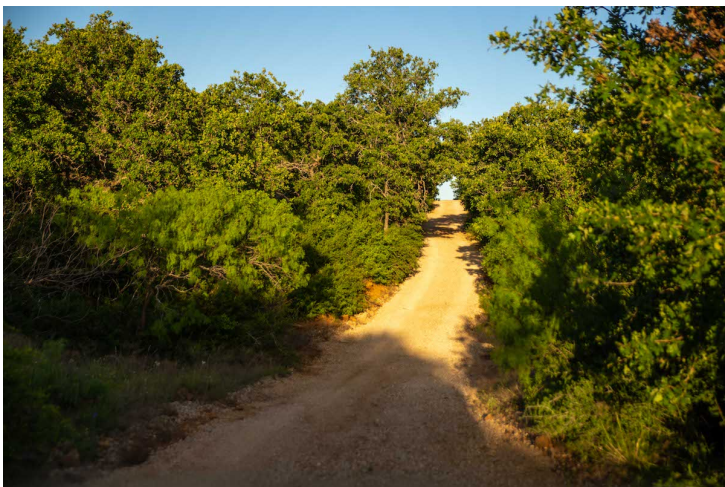
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**DIRECTIONS TO EAST ENTRANCE:** From Weatherford, go west on Highway 180 just past the community of Caddo in Eastern Stephens County. Then turn right on FM 717. Take FM 717 North for approximately 8.8 miles until County Road 179. Go left on CR 179 and follow CR 179 for 2 miles to the main entrance to this property. This entrance will be on the righthand side of the road just past and across from the "Walker Entrance" on the left.

From Breckenridge's First National Bank, go east 2.5 miles 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 7.5 miles to the east entrance located on the left side of the road a short distance before the "Walker Entrance".

**DIRECTIONS TO WEST ENTRANCE:** From Weatherford, go west on Highway 180 until Highway 67 (2.5 miles east of Breckenridge). Then go northeast on Highway 67 towards Graham for 6+ miles until the entrance located on the right or east side of the highway.

From Breckenridge's First National Bank, go east on Highway 180 for 2.5 miles until you reach Highway 67. Then go North on Highway 67 towards Graham. The west entrance is 6 miles from the Highway 180 intersection on the E/SE side of Highway 67.



**HISTORY:** The Daniel Pasture is named after Milton Enoch Daniel. Mr. Daniel was a previous owner of this property and owned 3 of the largest ranches in Stephens County. He was a multi-millionaire bachelor born in 1890 and lived until 1958 when he was 67 years old. His impressive resume includes: President of the First National Bank of Breckenridge, Graduate of TCU where he was a 4 year letterman in baseball & football, Captain of the 1911 Horned Frogs, then a 2 year letterman at University of Texas where he was also a charter member of Delta Kappa Epsilon fraternity, Professor of law at TCU for two years while he coached the TCU football team, National Guard captain in 1917, Director of Fort Worth's First National Bank in 1944, cattle rancher, an abstract business, Owner of the Ford agency in Breckenridge, Directorship of Denison & Pacific Railway Co., First president of West Central Texas Municipal Water District, Vice President and Director of the Brazos River Authority for 20 years, he was responsible for building Lake Daniel which presently serves as the water source for Breckenridge, and he was active in the construction of the First Christian Church of Breckenridge.

The Walker Pasture was named after Breckenridge Stephen "Breck" Walker. He was born in 1877 and died in 1929 at the age of 52. He built Breckenridge's first water system, established Breckenridge's first daily newspaper, was the 1st President and Chief Stockholder of First National Bank of Breckenridge, owned a 23,000 acre ranch on the Clear Fork of the Brazos 12 miles NE of Albany where the frontier town known as the "Flats" was once located, he was an oilman, in the lumber business, and a rancher. These are two impressive individuals that made a positive impact in the history of Stephens County.

The Davis pasture gets its name from the Davis Family which goes back many generations in the Breckenridge area. The ranch was sold in 2013 by Ruby Lee Davis to the Catholic Church which became part of the "Church Land" acreage acquired by MT7/ Walker Ranches in 2016.

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**TERRAIN:** There is 100 feet of elevation change with a rugged ridgeline meandering through the middle of the property with flat, live oak covered uplands above the ridge on the west side of the property to lower land on the east side with a diverse mix of trees. Separate from the ridge is a unique and isolated lone hill that sits next to a nice stock tank referred to as "Piloncillo" named after a similar hill on a large ranch in south TX. The terrain is rolling with several drainages and deeper soils. Overall, the terrain is diverse and visually appealing.

**VEGETATION:** Tree cover consists of live oaks, post oaks, cedar elm, mesquite, cedar, and a mix of other trees commonly found in this area. Forbs and browse such as elbowbush, skunkbush, bumelia, greenbrier and lotebush are plentiful and good for wildlife. Native grasses are in excellent condition and wildlife habitat is prime.

**WATER:** There are 2 stock tanks in the Davis Pasture, 3 stock tanks in the Daniel Pasture, and 3 stock tanks in the Walker Pasture for a combined total of 8 stock tanks. Piloncillo Lake is next to the lone, rocky hill and HQ Walker Lake is located in the Walker Pasture, both provide good fishing and a reliable source of water.

**WATER UTILITIES:** Stephens Special Utility District has a rural water line running down Highway 67. That line is located next to the front entrance of the property. It is unknown whether a water meter can be obtained until an application is filled out and submitted. The water district will then complete an engineering study to determine the feasibility of adding a new meter. The water line on Hwy 67 is a large water line and should have capacity for additional meters.

**ELECTRICITY:** United Cooperative Services provides electricity to the area. There is currently an electric line near the 3 stock tanks not far from the east entrance and also electricity along Hwy 67.

**FISHERIES:** Piloncillo Lake has been managed since 2015 and is a quality fishery. Bass are occasionally added to it and also to the Walker HQ Lake. There are fish feeders on both bodies of water to supplement these fisheries. Other tanks may have fish, but it is unknown at this time.

**WILDLIFE:** Deer, turkey, hogs, dove, quail, ducks, and other wildlife species are plentiful and provide great viewing and hunting opportunities. There is a sustainable quail population, but it fluctuates depending on rainfall and overall conditions. Ducks will utilize the 8 stock tanks in the fall and winter months and dove hunting can be excellent. The Rio Grande Turkey population is strong and Spring hunting can be exceptional.

**WHITETAIL DEER POPULATION:** This is an incredible low-fenced Trophy Whitetail property. The Buck: doe ratio is 1.5 does per buck. Deer Density is 15 acres per deer. An impressive 176 B&C buck was harvested in December of 2017 in the wildlife food plot in the Davis Pasture. Hunting pressure is extremely light. Population data is based on an aerial estimate over the past several years with 2 surveys conducted annually.

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## IMPROVEMENTS:

- Two (2) Atascosa 5X7' blind on a 4' stand to be included with the sale.
- Three (3) Lamco 500# corn feeders are on the property and included with the sale.
- Two (2) fish feeder are on the property and are negotiable items.
- Four (4) 1/4 acre fenced areas are built right and include a protein feeder & cottonseed basket.
- Four (4) 2000# Outback Protein Feeders. One in each 1/4 acre fenced area.
- Four (4) Cottonseed baskets. One in each 1/4 acre fenced area.
- One (1) elevated platform turkey feeder in the Walker Pasture's 1/4 acre fenced area.
- Seven (7) steel pipe entrances along maintained County Road 179.
- One (1) solar electric, steel pipe entry gate.
- One (1) steel pipe entrance on Highway 67.
- One (1) cattleguard located between the Walker & Daniel Pastures.

**CATTLE:** Carrying capacity is conservatively 1 animal unit per 30 acres. Grasses are all native and in excellent condition.

**FENCING:** The fencing along the county road and highway are in excellent condition. There is also new fencing on a portion of the property's boundary. Other boundary fences are in fair to good condition for the most part. The cross fence between the Walker & Daniel Pastures is in excellent condition with a cattle guard allowing easy travel between pastures. Overall, the fencing is all plenty good and will hold cattle.

**LAND MANAGEMENT:** Approximately 30-35+/- acres in the Daniel Pasture was sprayed for Prickly Pear cactus in 2015. Some clearing has been completed on top of the mesa in the NW part of the Daniel Pasture. 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 throughout.

**WILDLIFE FOOD PLOTS:** There are two (2) wildlife food plots. One is 3+/- acres that is located on the west side of the Walker Pasture with a corn feeder and deer stand. A second 10+/- acre wildlife food plot is in the Davis Pasture with a corn feeder and deer stand as well. Both locations provide excellent hunting opportunities. The food plots are typically planted in winter wheat and attract an abundance of wildlife.

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

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

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**EASEMENTS:** There are several pipelines crossing the Daniel Pasture, but this is common in the area and not believed to have a detrimental impact on the quality of the property. There are 2 larger electric transmission lines running side by side that cross the front part of the Davis Pasture. These right-of-ways allow for long distance shooting and wildlife viewing.

**MINERALS:** No minerals. There is some oil and gas production in the Daniel Pasture, but none in the Walker or Davis Pastures.

**SCHOOL DISTRICT:** Breckenridge ISD.

**PROPERTY TAXES:** The property is agriculturally exempt and taxes are estimated to be \$1271 annually.

**BROKER & COMMISSION DISCLOSURE:** Buyer's Agent or Broker must be identified upon first contact with Listing Broker or Listing Agent. Buyer's Agent or 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:** This Low-fenced Trophy Whitetail ranch is one of the best you will find in Stephens County. The property hunts big, has great neighbors and very good access. This is an unusual one-time offering and special opportunity to own part of the MT7/ Walker Ranch.

**PRICE:** **\$3095 per acre (\$3,659,767)**

**PURCHASE OPTIONS:** The 442.55 acre Davis Pasture & 587+/- acre Daniel Pasture can be purchased without the 151+/- acre Walker Pasture. The Davis & Daniel Pastures would be 1029.55+/- acres @ \$3,169,017 (\$3078 per acre). Please visit, [www.hrcranch.com](http://www.hrcranch.com), for complete details.



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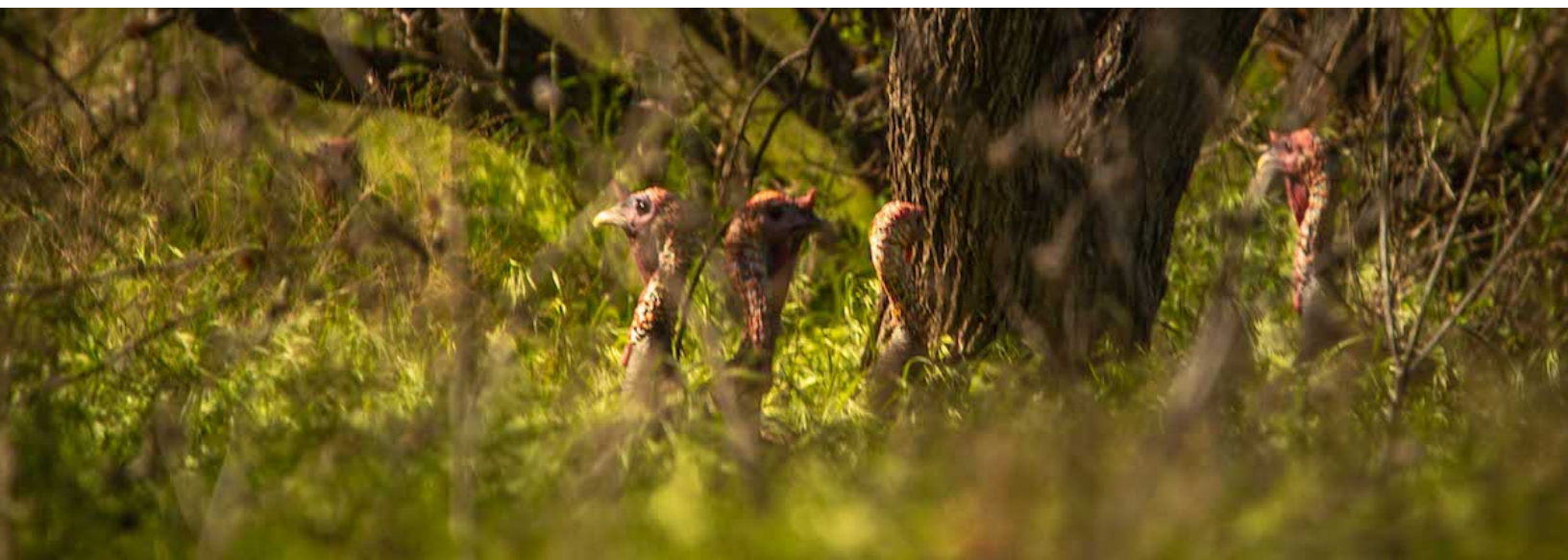
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