

# SPRING CREEK FARM

157.21± ACRES

IRION COUNTY, TEXAS

\$3,000,000





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**PROPERTY DESCRIPTION:** Spring Creek is one of the most spectacular live creeks you will find anywhere, especially in west Texas. There is over 1 mile of pecan-lined creek frontage, 158 acre-feet of adjudicated water rights, sub-irrigated hay production, water wells, home, barn and more. This highly desirable recreational and agricultural live water property is nothing short of exceptional!

**LOCATION:** Spring Creek Farm's entrance is located 14.5 miles west of San Angelo and 9+/- miles east of Mertzon, TX being upstream from Twin Buttes Reservoir. Front gate is .3 miles south of

Highway 67 accessed via paved Metcalfe Street. Physical Address: 90 Dorrance Road, San Angelo, TX 76904. Located approximately 2+ hours from Midland, <2 hours from Abilene, <4 hours from Austin, 4+ hours from Fort Worth and only 1 hour from Ozona.

**\*\*\*ADDITIONAL ACREAGE AVAILABLE:** Spring Creek Farm can be purchased in conjunction with the same owner's 14,201+ acre ranch near Ozona (click to view [Pandale Ranch](#) listing). Spring Creek CANNOT be purchased without the 14,201.3 acre Crockett County ranch. The Pandale Ranch is available with or without Spring Creek Farm.

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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**SPRING CREEK:** Approximately 5538' of prime creek frontage on the banks of Spring Creek. This clear water creek has long stretches of water, significant water rights/ irrigation, abundance of mature pecan trees lining the banks, waterfowl hunting, fishing, swimming, boating and more. Limestone shelves and rocks can be found in various stretches of the creek. There is a dam right above the property with water spilling over it and a second concrete dam before the creek exits the property. This stretch of creek is referred to as Metcalfes Spring Creek Reservoir.

**TERRAIN:** The landscape is level to rolling with an elevation change of approximately 25 feet. There are some shallower soils in the higher elevations and deeper soils in the lower elevations.

**SOILS:** Soils in the irrigated area are Rioconchosilty clay loam (Ro), 0-2% slope with few limitations and practices are easy to apply. These soils may be used for cultivation. Broome silt loam (BrC,BrB), 1-3% slope with some limitations, this is mainly the pastureland on the property. Rioconcho and Dev (RV) soils, 0-3% slope is along the creek and floods occasionally. This land is generally unsuited for cultivation with limited agricultural uses.

**TREES/ GRASSES/ VEGETATION:** Pecan trees are large and abundant along Spring Creek and around the house. There are also mesquite, hackberry, chinaberry, and willow trees. Prickly pear cactus and agarita are found in a few areas as well. Grasses are all native.

**LIVESTOCK:** Rancher typically runs 80-100 head of ewes. No cattle are currently on the property.

**IRRIGATED HAY PRODUCTION:** There is a 37+/- acre high fenced area that is sub-irrigated with 28+/- acres in cultivation and a grove of mature pecan trees. This is an exceptional source of hay that can be cut and baled multiple times in a year. Traditionally winter wheat is planted in the fall and Haygrazer in the spring. They typically get one cutting on the wheat and two cuttings on the Haygrazer annually. Cultivation produces 3-5 round bales of wheat per acre and 4-5 round bales of haygrazer per acre. These are 4' X 5'6" bales. Triticale and Alfalfa have also been planted in the past.



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**IRRIGATION SYSTEM:** Drip system in place for irrigation. This is much more efficient than the flood irrigation that was previously done. There are 12-13 valves and 3 tanks in a sea container to operate the entire irrigated field. Drip system is automatically set to back flush every 3 hours. Six valves can be opened simultaneously to irrigate with creek water. There are also 2 water wells connected to the irrigation system if needed. These water wells can irrigate about 6± acres of the field at a time. The pump in the river typically pumps ~275 gpm with maximum of 350 gpm.

**WATER RIGHTS:** Adjudicated water rights with a priority date of January 31, 1927. Owner is authorized to divert and use no more than 158 acre-feet of water annually from Spring Creek. Owner can irrigate a maximum of 83 acres of land on the property. This water right is an undivided part of the property within which irrigation is authorized. Annual amount of water used is approximately 25 acre-feet per year.

**WATER WELLS:** There are 5 water wells on the property.

- 2 wells for Domestic use at the house. One well is believed to be 80' deep and produces 10 gpm. Second well is believed to be 76' deep and produces 20 gpm.
- 2 wells for the field. One well is believed to be 80' deep and produces 40 gpm. Second well is believed to be 80' deep and produces 80 gpm.
- 1 well near the barn is believed to produce 15-18 gpm and depth is unknown.

\*Buyer is responsible for inspecting water wells independently to confirm accuracy of the above details.

**AVERAGE RAINFALL:** 21.33" of rain is the average annual rainfall the property receives.



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**PASTURES:** The property is well fenced. There are 2-3 primary pastures, several smaller traps, a 37+/- acre high fenced irrigated area, and a small 3+ acre non-irrigated field.

**FENCES/ PENS:** Fences are in good to excellent condition perfect for running sheep, goats, and/or cattle. The west boundary fence is new and there is some new fencing along a portion of the creek. There is a good set of steel working pens in place and fencing along road frontage is very good. Entry gate is electric and in good working order.

**WILDLIFE/ HUNTING:** Whitetail deer, Rio Grande turkey, dove, bobwhite quail, feral hogs, fox, coyotes, squirrels and a variety of songbirds. Wood ducks are plentiful on the creek and there are a variety of migratory ducks utilizing the creek during the fall and winter months. Wildlife is abundant!

**FISHERIES:** Fishing is good and Spring Creek is believed to have black bass, crappie, catfish, sunfish, and a variety of baitfish. Depth at the dam is 8 feet deep, but there are believed to be deeper holes in different parts of the creek.

**HOME:** There is a 1926 square foot 3 bedroom/ 2 bathroom manufactured home with, living room, dining area, kitchen, utility room and a 495 square foot screened in porch perfect for entertaining friends and family. Home is serviced by two water wells, has a septic system in place and electricity. There is also a carport, storage shed and a quality fence around the house. The house is in a nice grove of trees in a desirable setting.

**BARNs:** Main barn is 2848 square feet with lean-to on both sides. A second barn is 1246 square feet. There are 4-5 sheds for equipment storage, etc. All of which are in close proximity to the steel working pens.



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**SURVEY:** Surveyed acreage is 157.21 acres and property was surveyed February 1, 2022.

**PROPERTY TAXES:** Annual property taxes are approximately \$3000. Property is agriculturally exempt.

**PRICE:** **\$3,000,000**

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## CONTACT:

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**AIRPORT:** San Angelo Regional Airport is approximately 15-20 minutes from Spring Creek Farm. There are 3 asphalt runways being 8054' X 150', 5940' X 150' and 4406' X 75'. Jet-A fuel is available. American Eagle services passengers and there are also two charter airlines, Sun Country Airlines and Swift Air. Hours are 4:30am- 12 midnight, 7 days a week.

**ELECTRICITY:** Electric provider is AEP.

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

### WATER DISTRICT & RIVER AUTHORITY: (Click to view)

[Irion County Water Conservation District,](#)  
[Upper Colorado River Authority](#)

**PIPELINE EASEMENTS:** None.

**SCHOOL DISTRICT:** Irion County ISD

**MINERALS:** None. There is no active O&G production on the property.

**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.

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

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