

THE ADMIRAL RANCH

655.86± ACRES

CALLAHAN COUNTY, TEXAS

\$5,500,000



(214) 361-9191
www.hrcranch.com

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GENERAL DESCRIPTION: Nestled at the base of the scenic Spring Gap Mountains, Admiral Ranch spans an impressive 655+/- acres, showcasing top-of-the-line land and meticulous land management. As you enter through the gate, a private drive winds through beautifully manicured trees leading you to a breathtaking Mediterranean-style home nestled off the banks of majestic Deep Creek. This 5,674-square-foot residence is surrounded by a massive grove of live oaks, offering an unparalleled serene setting.

Complementing the main house is a charming 1,380-square-foot, two-story guest home, located just across the courtyard. The property also features two barns/metal buildings equipped with climate-controlled workshops, situated near a well-sized stock tank.

The varied terrain and elevation of Admiral Ranch are nothing short of impressive, ranging from lush creek bottoms to the highest hilltop on the south end, providing exceptional panoramic views, including several 360-degree vistas. Water features are abundant, with Deep Creek and ten earthen stock tanks scattered across the property.

Thoughtful land management is evident with extensive cedar clearing, revealing the vital forbs, browse, and native grasses essential for wildlife and cattle. The property includes four cultivated areas ideal for farming or food plots during hunting seasons.

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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LOCATION: The Admiral Ranch is located in the Rolling Plains region of TX, just south of Interstate 20 between Putnam and Baird in south-central Callahan County near the old town of Admiral. Drive time is 2 hours 15 minutes from Dallas and 1 hour 45 minutes from Fort Worth.

DIRECTIONS: From Baird, go south on Highway 283 for approximately 7.5 miles to County Road 470. Turn left (East) on County Road 470 and go 4.7 miles until the entrance on the right of the road. The entrance gate is black metal pipe with cedar post accents.

THE MAIN HOUSE: This Mediterranean-style home, crafted by David Lewis Builders, offers 5,674 square feet of luxurious living space. The master suite features both his and her bathrooms, each complete with a full-size shower, bathtub, and walk-in closet. Adjacent to one of the master bathrooms is a private library/office, highlighted by a majestic limestone mantle surrounding a wood-burning fireplace.

A large open-air breezeway connects the master bedroom to the kitchen and living room area. The main part of the house includes a second office, a full-size art studio, a secondary work studio, a large laundry room, a utility room with a full-size ice machine, multiple storage closets, a coffee bar, a built-in pizza cooker, a half bathroom, and more.

The landscaping and garden areas are beautifully designed, featuring a courtyard, a gardening area, and a spacious outdoor dog run. The property also includes two covered parking areas large enough for three vehicles and two storage buildings on the west side of the compound. For backup power, the house is equipped with a North Texas Power Systems Generator, capable of powering the entire compound during outages.



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GUEST HOUSE: The two-story, 1,380-square-foot guest house is architecturally consistent with the main house. It features two main bedrooms on the ground floor and two smaller bedrooms upstairs. Two full-size bathrooms and two cozy gathering areas are adjacent to the bedrooms. The upstairs includes a metal wraparound balcony that offers views of the courtyard below. A water catchment system captures rainwater from the roof, which is utilized to irrigate the landscaping around the compound.

HOME FURNISHINGS: The main house and guest house are being sold with all furnishings, except for selected personal items. The furniture is of very high quality and in excellent condition, with a substantial overall value.

WATER: The property features 1.5 miles of Deep Creek meandering through it. Three (3) separate tributaries on the property run into Deep Creek. In addition, there are 10 earthen stock tanks perfect for watering cattle, fishing or waterfowl hunting.



TERRAIN: There is 183 feet of elevation change from Deep Creek to the highest hilltop on the southern end of the ranch. The Spring Gap Mountain range wraps around the property creating a unique protective feel. The ranch diversity ranges from low riparian creek areas, lush with live oak motts, to cedar lined rocky hilltops reaching 1883 feet above sea level. Views are quite impressive.

VEGETATION: Tree cover consists mainly of live oaks, mesquite and cedar with scattered elm, hackberry, pecan and a mix of other trees common in this area. Forbs, browse, and cactus include elbowbush, skunkbush, bumelia, prickly pear, and lotebush, all creating prime wildlife habitat. Native grasses include bluestem, switchgrass, Texas wintergrass, dropseed, Indiangrass, and other common grasses. A variety of wildflowers, including Bluebonnets, are abundant in the Spring. Wildlife habitat is prime and pastureland is in excellent condition.

BARN: There are two (2) barns on the ranch. The main barn is a 50x80-foot metal building equipped with two roll-up doors. The second barn is a 30x40-foot metal building containing a workshop and office. Both barns are currently used for metal welding, fabricating, and a leather workshop for the owners.

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UTILITIES: Taylor Electric Cooperative provides electricity, Callahan County Water Supply supplies water, and Starlink provides internet service. The home also contains an AT&T cell phone booster system that has been installed throughout for excellent cell service in the main and guest houses. WTG Fuels Inc. supplies propane.

WILDLIFE: There is no hunting lease on the property, and the owners do not hunt it. Wildlife includes deer, turkey, dove, ducks, wild hogs, predators, and a variety of waterfowl and songbirds. The cultivated areas could be utilized as dove fields or diverse wildlife food plots to attract a variety of game species. Hunting should be very good to excellent.

CULTIVATION: Four (4) cleared fields are in the central portion of the ranch. Each field is fenced separately and used in cattle rotational grazing. The fields measure 90+/- acres, 30+/- acres, 10+/- acres, and 7+/- acres in size, with cattle working areas on the north and south sides. Owner runs longhorn cattle and does not lease their grass. The smaller fields or portions of the larger fields could easily convert into wildlife food plots for hunting and supplemental nutrition.

MINERALS: There is one old pump jack and no active production impacting the property. Minerals are negotiable.

EASEMENTS: A natural gas pipeline easement crosses the property from west to east. The pipeline has little to no adverse effects on the surface. One additional pipeline will be added to this easement at a future date TBD. The easement has already been negotiated and paid in full to the current owner.



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ENTRANCE & FENCING: The property has two (2) all-weather entrance roads, one on each side of the property. The western entrance is located on County Road 470, and the eastern entrance is on County Road 463. Both entrances are used for access to the ranch and home. The fences and cross fencing across the ranch are in excellent condition. All fencing is relatively new except for a small stretch of older fence on the western property line.

BRIDGE: A large steel bridge crosses Deep Creek, providing access to the residence from the east entrance. (There is also access from the north entrance to the house without crossing the creek.) The bridge is high-quality and strong enough for a full-sized vehicle or tractor.

SCHOOL DISTRICT: Baird ISD.

PROPERTY TAXES: Approximately \$12,306.15 for year 2023. Property is agriculturally exempt.

PRICE: **\$5,500,000**



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.

CONTACT:

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