

TRIANGLE PASTURE

200± ACRES

STEPHENS COUNTY, TEXAS

\$652,698 (\$3250/ACRE)



Office: (214) 361-9191
www.hrcranch.com

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MT7/ WALKER RANCHES: The Triangle Pasture is a 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 15.5 miles E/NE of Breckenridge fronting on County Road 179 in a quality area. Dallas is approximately 2 hours east, Fort Worth is 1 ½ hours east, Midland is 3 hours west, and Abilene is 1 hour to the southwest.

DIRECTIONS: 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. The property starts on the right almost immediately after turning on the county road. Go almost 1.1 miles down CR 179 passing 3 of the 4 pipe gates to the main entrance (4th gate).

From downtown Breckenridge go 2.5 miles east on Highway 180 until Highway 67. Go NE towards Graham on Hwy 67 for 10.7 miles until FM 717. Turn right on FM 717 and go 2.3 miles until CR 179. Turn right on CR 179 and go almost 1.1 miles to the main entrance located on the righthand side of the road. There is a For Sale sign on this gate.

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ACCESS: County Road 179 is an all-weather, maintained public road. There is approximately 1.1 miles of county road frontage with four (4) pipe entrance gates. The county road frontage almost extends to FM 717, but stops a short distance before the FM road.

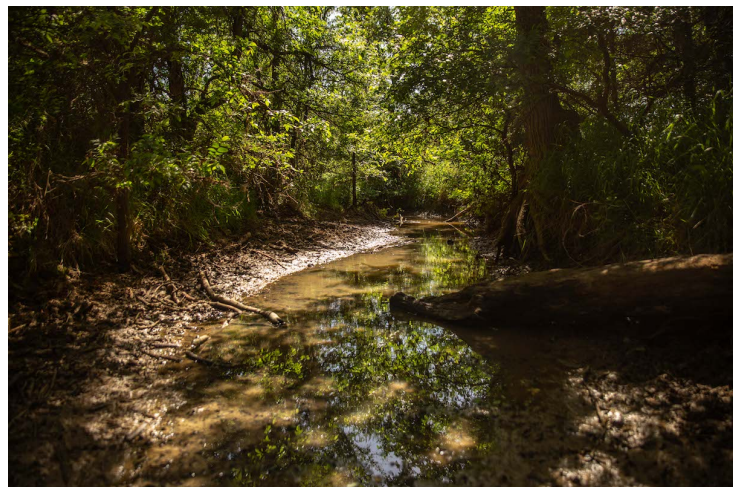
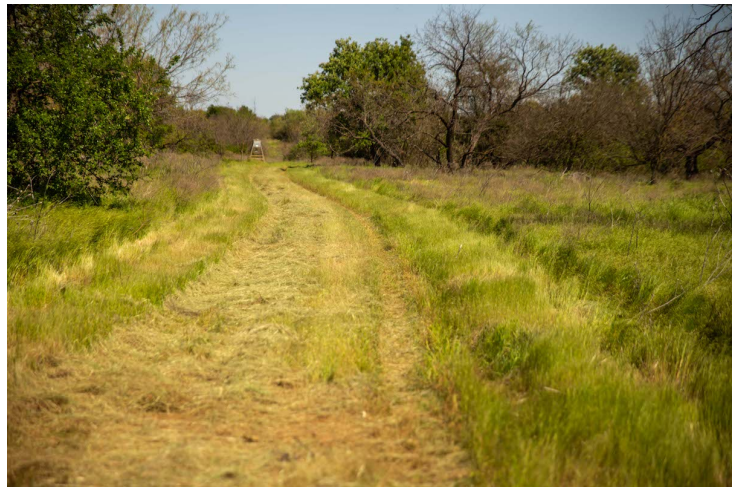
TERRAIN: Rolling terrain including two subtle ridges with two drainages converging on the property. There is a nice drainage between the two ridges creating a potential lake site. It is the responsibility of a buyer to determine the viability of creating a lake or large stock tank.

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, and lotebush are present and provide great wildlife habitat. Native grasses are in excellent condition with no grazing in the last few years.

WATER: There is currently one (1) stock tank on this property. Two (2) seasonal drainages meander through the property providing water and the potential to create a lake as mentioned above. There is also a raw water line crossing the property (see below).

WATER UTILITIES: West Central Texas Municipal Water District (WCTMWD) has a raw water line crossing the far eastern portion of this property. There is currently a 1/2" water tap on this line. Water can be used for agricultural and livestock purposes such as water troughs. There is currently no charge for the water being used and pressure is good.

ELECTRICITY: United Electric Cooperative provides electricity to this property.



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WILDLIFE: Deer, turkey, and feral hogs are abundant. There are also dove, quail, ducks, and other wildlife species providing great viewing and hunting opportunities. Deer density is higher in this pasture than a lot of the MT7/ Walker Ranch pastures.

WHITETAIL DEER POPULATION: Buck: doe ratio is believed to be 1.5 does per buck. Deer Density is believed to be 10 acres per deer. This pasture has not been hunted since 2014. Deer quality is expected to be in the 140 B&C class. This information is based on an aerial estimate over the past several years with 2 surveys conducted annually.

IMPROVEMENTS:

- One (1) Lamco 500# corn feeder is on the property and included with the sale.
- Four (4) steel pipe entrances and new fence along maintained County Road 179.
- ½" tap on WCTMWD raw water line.

FENCING: The fencing along the county road is a 5-strand barbed wire fence with steel post in excellent condition. Other fences are in fair to good condition and should hold cattle.

LAND MANAGEMENT: Pastureland has not been grazed in many years and native grasses are in excellent condition.

FEED PROGRAM: Corn is fed from August to May from the broadcast corn feeder.

SURFACE LEASES: There are no grazing or hunting leases affecting the property. Current owner may be interested in leasing the grazing rights if new owner does not want to run their own cattle.

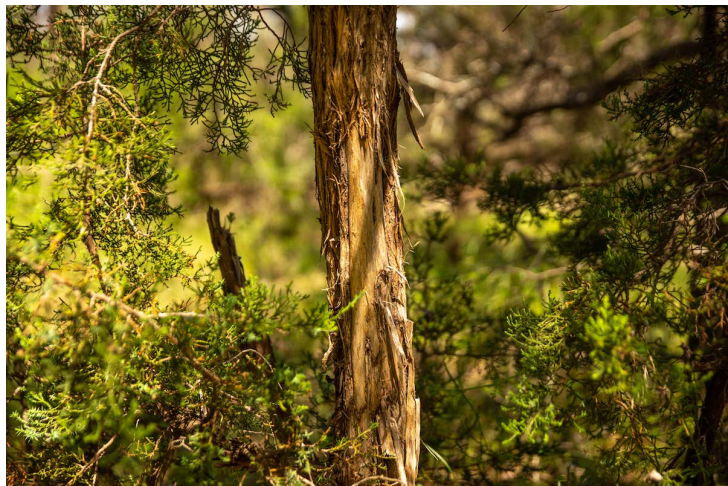


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PRICE: \$3250 per acre (\$652,698)

CONTACT:

Hortenstine Ranch Company, LLC

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214-361-9191 office

214-361-2095 fax

www.HRCranch.com

EASEMENTS: There are a couple pipelines crossing the property, but this is common in the area and not believed to have a detrimental impact on the quality of the property.

MINERALS: No minerals. There is one oil and gas well on the westside of this pasture that runs periodically.

SCHOOL DISTRICT: Breckenridge ISD.

PROPERTY TAXES: The property is agriculturally exempt and taxes are estimated to be \$210 annually.

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 OVERVIEW: This quality property has plenty to offer. It is a unique opportunity for someone to be able to purchase a portion of the MT7/ Walker Ranch.

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