

Pico Ranch
1255 CR 112
Albany, TX 76430

\$9,469,500
1,621.980± Acres
Shackelford County



Pico Ranch
Albany, TX / Shackelford County

SUMMARY

Address

1255 CR 112

City, State Zip

Albany, TX 76430

County

Shackelford County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.795261 / -99.15813

Taxes (Annually)

23034

Dwelling Square Feet

3117

Bedrooms / Bathrooms

3 / 3

Acreage

1,621.980

Price

\$9,469,500

Property Website

<https://cfrland.com/detail/pico-ranch-shackelford-texas/30105/>



PROPERTY DESCRIPTION

Legendary is a word used to define unprecedented greatness; Pico Ranch embodies that very essence. This 1,605-acre ranch sits in a "pocket" of Shackelford County that produces bucks of mythical proportions. Known as Snake Den Road, this iconic area is known for management-minded landowners with large tracts of land capable of creating enormous animals wrapped up in the tallest of tales.

Pico Ranch is a top-of-the-line, turn-key Combo Ranch unrivaled on the market. With decades of recognition for excellence in grazing management and conservation practices, this land's health shines through, especially during the current dry conditions. Improved grasses, including B dahl and Klien grass, provide "drought-proof" grazing and the cross-fenced pastures allow for effortless rotations of cattle. Deer and other fauna take refuge in the edges of these grass pastures. Reliable water features throughout Pico Ranch have excellent clay bottoms that hold tight without seeping, including small ponds in the traps, deeper ponds on the draws with bass and perch, and the largest being a 4-acre "Crappie Pond." Several hills jut up from the landscape, creating a wildlife magnet with bull mesquites and premium browse. Sunflower fields scratched out of the food plots lure the mourning and whitewing dove circling through the surrounding hills and ponds. Large live oaks sit atop most of the highpoints throughout the property, providing shaded views of the rolling terrain. Pico Ranch is a unique turn-key offering of an exceptional tract of land in an extraordinary "neighborhood" of ranches.

Pico Ranch is a premium turn-key opportunity offering a luxury home designed to entertain. One enters from an expansive covered porch providing shade to the front entry and master ensuite. Once inside the great room, all attention is drawn to the stone fireplace anchoring the gorgeous cathedral ceilings. This area features an open concept living and dining room flanked by a designer kitchen with stainless steel appliances and rich granite countertops. Adjoining the kitchen is the threshold leading to the primary bedroom with a private sitting area, complete with a second wood-burning fireplace. Two in-law guest suites are accessed off the great room by a covered breezeway with an outdoor sauna surrounded by lush landscaping. A sturdy original rock homestead is very well preserved and built to last, featuring recent updates that lend to the overall charm. Conveniently between the homes sits a one-of-a-kind outdoor pavilion designed for outdoor entertaining and grilling with guests in an authentic Texas fashion while creating the perfect setting to dance under the stars.

Brokers Comments -- As a local from the area, I am honored to represent Pico Ranch and to be a small part of the history of the land on Snake Den Road. I grew up as a boy in awe of the most extraordinary stories from this area, and I have witnessed monsters run off into the woods every time I have traveled down that particular dirt road. Pico Ranch is a truly unique and rare offering of a tract of land with incredible possibilities. Snake Den Road's lore reaches so much further than the locals, as many hunters across Texas know of this legendary road.

-- HEADQUARTERS & RESIDENTIAL IMPROVEMENTS --

- *Main House* -- 3,117sq ft - built in 2015, slab, 9' ceiling, open-concept
- *House Materials* -- granite, concrete floors, stainless steel appliances, wood accents
- *Guest Suite x 2* -- bathroom, closet, outside door, covered breezeway to house
- *Covered Porches* -- 1,493sq ft - wrap-around style, recessed lighting, stamped concrete
- *Accessories* -- 2 car carport with concrete and dry storage, hot tub, mature landscaping
- *Ranch House* -- 1,850sq ft - recently remodeled, spray foam insulation, fenced yard
- *Shop* -- 400sq ft -utilities, bathroom, ice maker, roll-up door, walk-in door
- *Awning* -- 800sq ft - concrete floors, electricity, water, walk-in cooler connected

-- WATER & TERRAIN --

- *Ponds* -- 14 : 4ac-bass & crappie, 2.2ac, 1.7ac, 1.4ac 1.2ac, 1ac, 0.8ac, 0.7ac, 0.6ac, 0.5ac, 0.5ac
- *Small Tanks* -- 9 small tanks/ponds less than 1/3 of an acre
- *Creek* -- 1.2 miles of South Branch McDowell Creek
- *Draws* -- 8 draws combined into three main draws
- *Lakes* -- 3 miles west of Hubbard Creek Lake
- *Wells* -- No known underground water in the area
- *Meters* -- 3 Fort Griffin SUD - house, office/shop, and extra meter north of CR 113
- *Elevation* -- 80ft - heavily rolling, multiple hills on the southeastern portion

-- COVER & WILDLIFE --

- *Wildlife* -- whitetail deer, Rio Grande turkey, dove, duck, quail, hog, and varmint
- *Hunting* -- 4 feeder-blind setups; 150-170 inch whitetail-see pics, excellent dove and waterfowl
- *Tree Cover* -- 76% wooded; heavy to moderate, mesquite, hackberry, live oaks
- *Underbrush* -- moderate; minimal prickly pear, large bumelia, abundant ephedra, cat claw, yucca
- *Native Grasses* -- little bluestem, side-oats, other grammas, buffalo, curly mesquite
- *Grass Pastures* -- 438ac cross-fenced; 10 pastures-103ac, 92ac, 65ac, 50ac, 30ac, 27ac, 26ac, 23ac, 20ac, 17ac
- *Grazing* -- 1 animal to 20 units; owner-operated, premium grazing land
- *Soils* -- Throckmorton clay, Leeray clay, Rowden loam, Nukrum clay, Bluegrove loam, Frio silty clay
- *Cultivation* -- 17ac, 22ac & 50ac in wheat-sunflower rotation, cultivatable soils throughout ranch

-- RANCHING & HUNTING IMPROVEMENTS --

- *Office/Pull-thru Shop* -- 2,400sq ft - in-progress, metal construction, bathroom, spray foam
- *Barn* -- 3,200sq ft - old pole barn near pens, traps, and sheds; sheet metal roof
- *Fence* -- 5-strand barbwire in fair condition; completely fenced for cattle
- *Cross-fenced* -- 5 pastures with reliable water & adjacent cross-fenced grass pastures
- *Gates* -- electric gate to houses, 13 pasture gates, one oil & gas gate
- *Pens* -- 2 sets of working pens - located at barn and headquarters
- *Interior Roads* -- 3+ miles of established interior ranch roads, some new UTV/ATV roads
- *Road Frontage* -- 1.57mi of CR 112; 2.5mi of CR 113; county-maintained dirt roads

-- MINERALS & WIND --

- *Minerals Estate* -- 100% of the owned minerals will convey with an acceptable offer
- *Production* -- 10 active shallow wells on the north side of CR 113, south not leased
- *Pipelines* -- 4 natural gas pipelines, covered and marked
- *Wind Turbines* -- no visible wind turbines or known leases nearby
- *Wind Rights* -- 100% of the wind rights convey

-- ACCESS & DISTANCES --

- 12 miles E of Albany
- 16 miles W of Breckenridge
- 50 miles E of Abilene
- 50 miles SE of Graham
- 110 miles S of Wichita Falls
- 115 miles W of Fort Worth
- 142 miles W of DFW International Airport
- 194 miles E of Midland

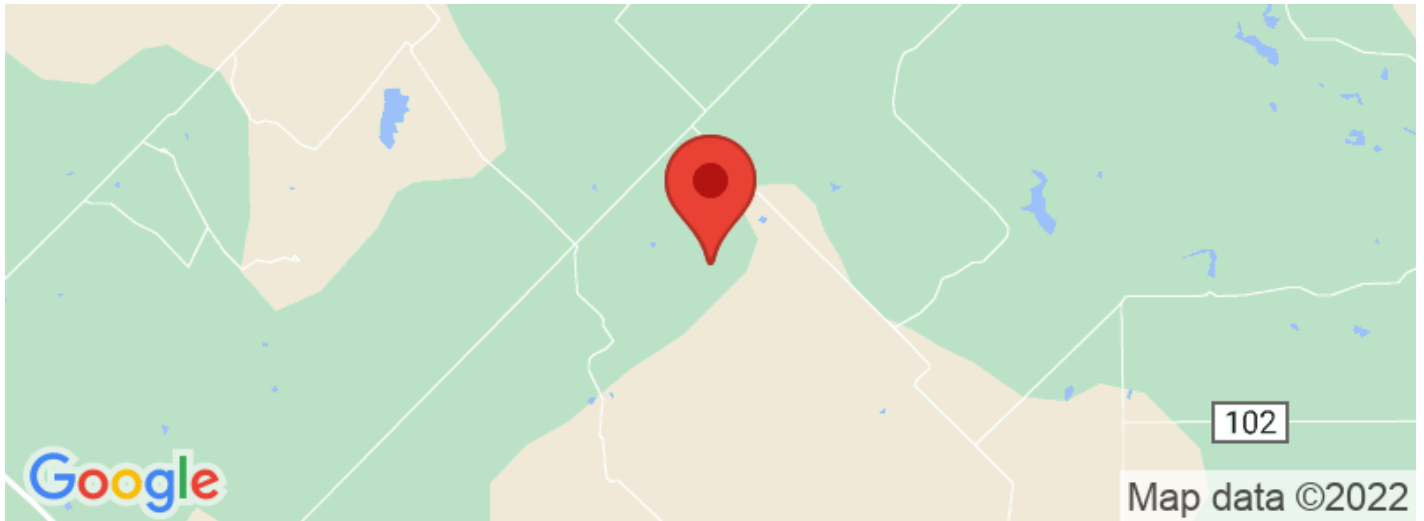
Listing Broker: Boone Campbell ([940\)-282-5500](tel:940-282-5500))

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Pico Ranch
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Locator Maps



Aerial Maps



Pico Ranch
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LISTING REPRESENTATIVE

For more information contact:



Representative

Boone Campbell

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801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

NOTES

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