

568+/-Acres Comanche County

The Pettit Ranch, a 5 generational family ranch & having been in the family since the 1860's is one to put at the top of your buying list. The 568 acres located outside of Hamilton and Gustine on a paved road boasting rolling hills with views for miles, draws and creeks with running, seeping springs and 6 ponds throughout. Water is abundant in the area with the Trinity Aquifer supplying area wells. Recorded at 310' depth and producing 23 gallons per minute sits the water well by the house. Fantastic hunting and grazing makes this ranch the perfect combination place. The old farm house would make a great hunting cabin with 2 bedrooms and 1 bath. Several beautiful hillsides would make a great place to build your new Texas ranch home.

Forested with a variety of trees predominately being Post Oaks with Live Oaks, Spanish Oak, Juniper, Mesquite, as well as a good mixture of Central Texas brush which provides cover and nutrition for wildlife.

Wildlife on the ranch includes but is not limited to white tail deer, turkey, dove, quail & hog plus there are fish in some of the ponds including perch, bass & catfish.

See pictures of nice bucks captured on game cameras. (Just so you know...There have only been 4 deer harvested off the ranch in 5 years and these were either does or management bucks.)

Seller believes he owns 100% of the mineral on the North side & 50% on the South side.

The Pettit Ranch is one you will not want to miss!



\$1,987,187

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254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Comanche
- Schools – Gustine I.S.D.
- Surface Water – 6 Ponds
- Water – Water Well
- Soil Type – Sandy Loam
- Terrain –Rolling
- Hunting –Whitetail Deer, Turkey, Dove, Quail & Hog
- Outbuildings – Old Farmhouse
- Minerals Convey –TBD
- Ag Exempt – Yes
- Taxes – Unexempt \$912
- Price Per Acre - \$ 3,495
- Price: \$1,987,187
- MLS-14538554



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