

Double Aces Ranch
2601 County Road 314
Robert Lee, TX 76945

\$14,000,000
7,832± Acres
Coke County



Double Aces Ranch
Robert Lee, TX / Coke County

SUMMARY

Address

2601 County Road 314

City, State Zip

Robert Lee, TX 76945

County

Coke County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

32.083012 / -100.428294

Acreage

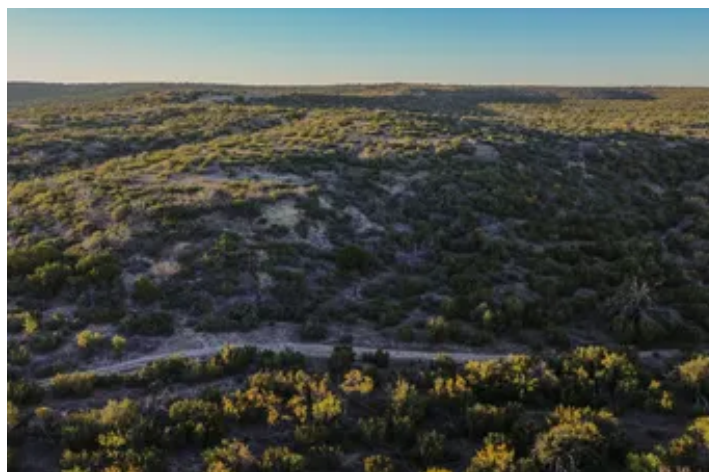
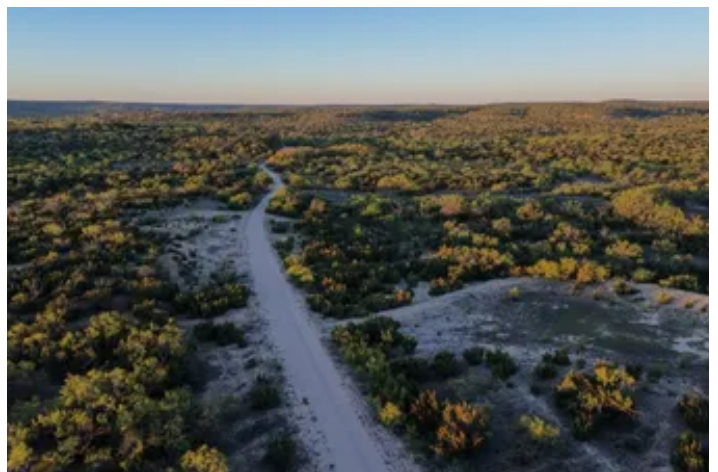
7,832

Price

\$14,000,000

Property Website

<https://kwland.com/property/double-aces-ranch/coke/texas/94685/>



Double Aces Ranch **Robert Lee, TX / Coke County**

PROPERTY DESCRIPTION

Just Reduced!

Double Aces Ranch encompasses roughly 7,832 contiguous acres in northern Coke County. The ranch lies in a rare ecological crossroads where rolling Hill Country terrain, South Texas brush energy, and West Texas mesa country meet. Elevation changes, sweeping ridges, deep drainages, and productive valleys create a ranch with working capability, scenery, and huntability — all on a scale large enough to manage, improve, and protect long-term.

The diversity of native grasses is impressive and includes species such as little bluestem, buffalo grass, sideoats grama, hairy grama, hooded windmillgrass, green sprangletop, white tridens, and canada wildrye. Timber and woody cover transition from live oak and post oak pockets to ashe juniper, mesquite, cedar elm, shin oak, and native brush more common to arid regions further west and south.

Location & Area Context

Situated between Abilene and San Angelo, the ranch is easy to access while still feeling private and remote. The north gate sits only minutes west of Blackwell, Texas — a quiet agricultural town with day-to-day essentials such as fuel, hardware, groceries, feed, and dining. Oak Creek Lake borders Blackwell and provides fishing, boating, and weekend recreation close by.

- Abilene: approx. 1 hour
 - San Angelo: approx. 1 hour
 - Midland/Odessa: approx. 2 hours
 - Robert Lee (County Seat): closest access near south boundary
-

Ranch Terrain & Grazing Layout

The ranch's topography offers a mix of rugged ridges, mesa tops, open grass meadows, timbered draws, and scattered flats suitable for livestock, wildlife, and strategic forage plans. Seven interior pastures enable legitimate rotational grazing without compromising wildlife cover or natural travel corridors.

Water & Infrastructure

Water distribution is a major asset of Double Aces Ranch and supports both livestock and wildlife:

- 9 operational windmills
- 1 solar well
- 2 electric water wells
- Multiple concrete pila storage tanks & drinkers
- Seasonal creek systems, large draws, & scattered dirt tanks
- Two ±5-acre ponds at HQ stocked with bass & sunfish



Headquarters & Improvements

The headquarters sits near the east-central portion of the ranch beneath large hardwoods and consists of:

- Two 3-bedroom homes
- Mature pecan & live oak cover
- ±25 acres of tillable land set up as a food plot in direct view of HQ
- Pole barn, cattle working pens, horse stalls

- Dedicated water well serving both homes and improvement area
- Concrete pila converted into a shaded, chlorinated swimming pool

Fencing & Additional Features

- Perimeter is primarily low fence with a short area of high fence on the west side
- Approximately 80% of perimeter & interior fencing replaced in last 8 years
- Historic, high-fenced, 1-mile asphalt landing strip with potential for rehabilitation

Access & Internal Road System

Primary access arrives from a county-maintained road at the northeast corner. Inside the entrance lies a professionally-built caliche spine road with four concrete spillways that runs the full length of the ranch to the south gate. Additional two-tracks, utility roads, and ATV trails extend across the property. The south exit connects to HWY 158 via Graham Valley Road.

Wildlife & Hunting Value

The ranch is situated in a well-known free-range hunting region with a balanced habitat system and plentiful natural water sources.

- Whitetail deer with above-average body mass & antler potential
- Strong Rio Grande turkey population
- Bobwhite quail (excellent in wet years)
- High-volume dove flyway
- Seasonal waterfowl including teal, pintail, wigeon, and gadwall
- Sandhill crane flights through colder seasons

Positioning & Takeaway

Large legacy ranches in this region with water, interior infrastructure, grazing design, and diverse habitat rarely hit the public market. Double Aces Ranch offers scale, scenery, history, functionality, and long-term management potential — all with the blank-canvas upside investors, cattle operators, and recreational buyers look for.



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Locator Map



Locator Map



Satellite Map



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