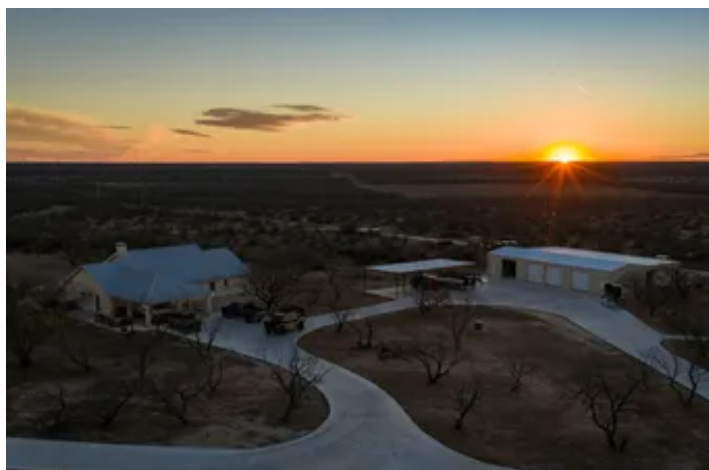


Heaven's Ranch
20775 County Road 1445
Paint Rock, TX 76866-

\$4,975,000
1,280± Acres
Concho County



Heaven's Ranch
Paint Rock, TX / Concho County

SUMMARY

Address

20775 County Road 1445

City, State Zip

Paint Rock, TX 76866-

County

Concho County

Type

Ranches, Recreational Land

Latitude / Longitude

31.216276 / -99.845628

Dwelling Square Feet

2,400

Bedrooms / Bathrooms

4 / 4

Acreage

1,280

Price

\$4,975,000

Property Website

<https://www.mockranches.com/property/heaven-s-ranch/concho/texas/97595/>



PROPERTY DESCRIPTION

Heaven's Ranch

1,280± Acres | Concho County, Texas

Contact for Price

Heaven's Ranch is a premier, turn-key, high-fence hunting and recreational ranch in northwestern Concho County, TX. Thoughtfully developed, intensely managed, and exceptionally improved, this 1,280± acre ranch represents a rare opportunity to acquire a fully operational, income-capable wildlife and sporting ranch with elite genetics, well appointed infrastructure, and the foundation of a legacy hunting ranch.

The property consists of two contiguous 640-acre high-fenced sections, creating scale, flexibility, and long-term value. With approximately two miles of road frontage, Heaven's Ranch offers both privacy and accessibility-an ideal combination for a family legacy ranch, serious hunting ranch, or land investment.

Ranch Improvements & Infrastructure

From the moment you enter the ranch, the level of investment and care is evident.

- Galvanized high fence, electric gates, and New caliche ranch road and \$90,000 concrete driveway, for an impressive arrival and all-weather access
- Large insulated metal shop featuring deer cleaning room, walk-in coolers, spray-foam insulation, LED lighting, and four new overhead doors-ideal for equipment, ranch vehicles, and operational storage
- Six new concrete water troughs on the north section strategically placed for wildlife distribution and herd health
- Approximately two miles of newly cleared interior ranch roads and senderos, enhancing access, hunting visibility, and management efficiency
- New solar water well

Luxury Ranch Home

At the heart of the property sits a beautifully appointed 4-bedroom, 4-bath ranch-style lodge totaling 2,400± square feet.

- Granite countertops and quality finishes throughout
- Comfortable, open layout ideal for family, guests, or corporate use
- Offered fully furnished, allowing immediate use with no delay

Whether hosting clients, family, or friends, the home provides a refined yet comfortable retreat that matches the quality of the land itself.

Wildlife, Genetics & Hunting

Heaven's Ranch has been developed with a singular focus on elite wildlife performance and sustainable habitat.

Whitetail Deer Program

- Over \$520,000 invested in whitetail genetics, sourced exclusively from 200"+ typical bloodlines

- Approximately 70 highly improved whitetail, with many 2-year-old bucks already scoring 160"+
- Professionally managed herd structure and nutrition program in place, which should produce 15+ bucks annually scoring 200"

Exotic Game

- 40+ Axis deer
- 10 Blackbuck antelope
- 15 Fallow deer
- 5 Scimitar-horned Oryx
- Over \$70,000 invested in exotic wildlife, providing immediate hunting and viewing opportunities

Each Pasture managed separately

- Currently all the animals are on the north section
- The south section was cleared off and is completely void of deer or exotics, offering you a blank slate to create your own genetics and management.
- The two sections can easily be mixed by opening a gate

Feeding, Blinds & Sporting Amenities

- Atascosa tower blinds throughout the ranch
- Outback Quail Feeders
- Outback 2,000-lb protein feeders
- Outback 2,000-lb corn feeders

For sporting and recreational shooting, the ranch also includes:

- Two Atlas Model 250 oscillating skeet throwers
- Wobblers, houses, solar panels, and voice-activated remotes-a rare and highly desirable amenity for guests and corporate entertaining

Habitat, Water & Production

The ranch boasts diverse, healthy habitat with strong carrying capacity:

- Mature bull mesquite, diverse native grasses, and quality browse
- 158± acres in cultivation, planted in winter wheat for both wildlife nutrition and supplemental farm income
- Stocked pond with catfish and hybrid bluegill, adding recreational value\
 - Hog Creek runs for over 6,000' through the ranch, with small ponds distributed throughout the creek

Ongoing land stewardship includes approximately \$20,000 in aerial weed and cactus spraying, reinforcing the ranch's long-term health and productivity.

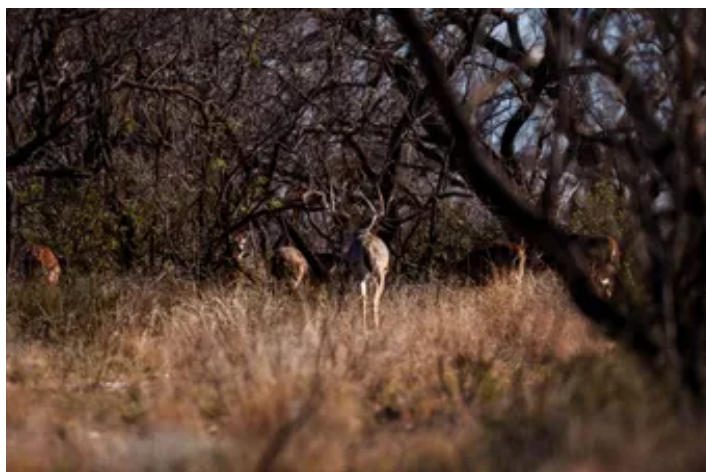
The south 640 section is a complete blank slate, free of animals, ready for your ideal management and genetic program. This saves you years of cleaning off a ranch.

Location

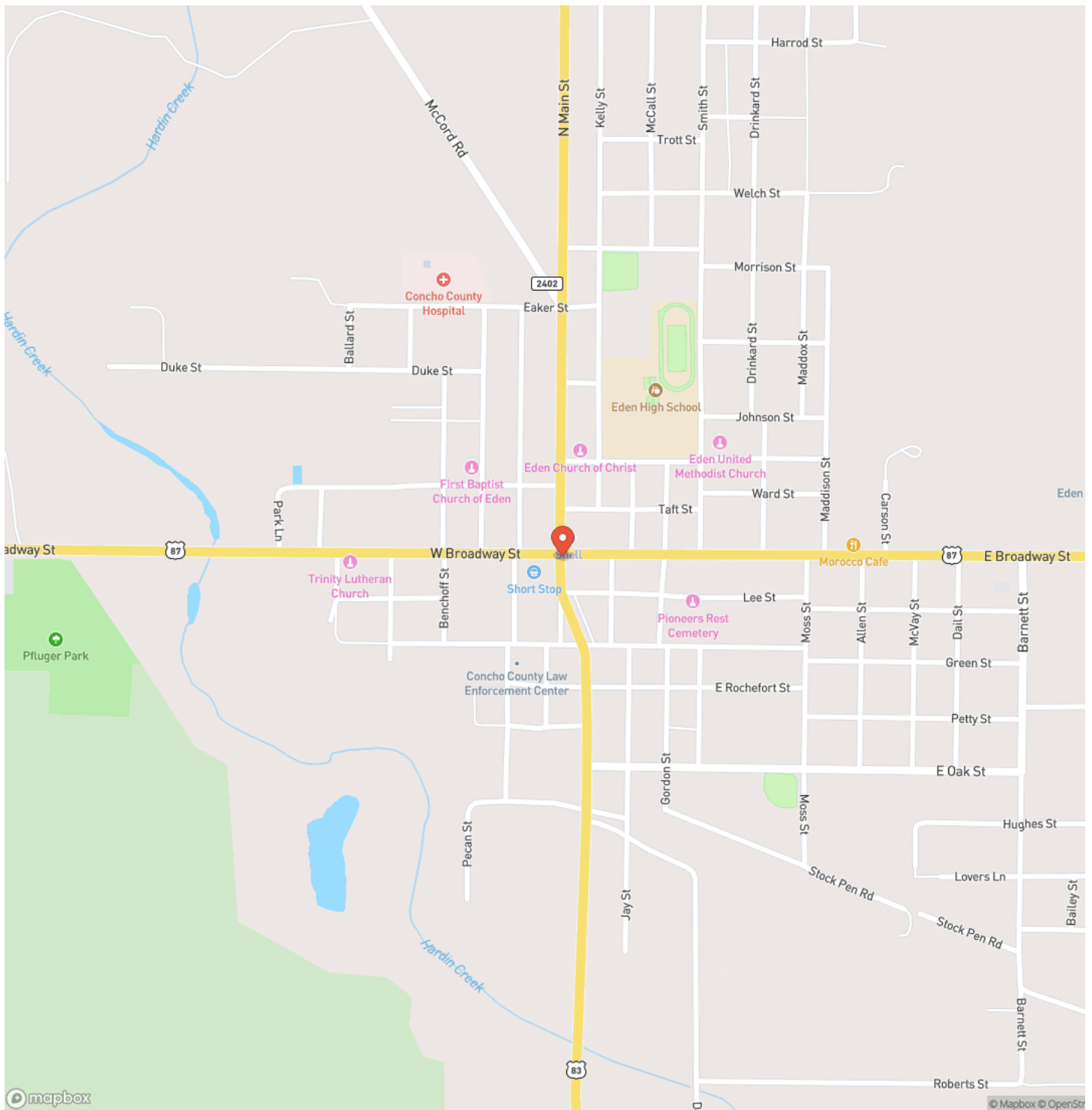
Located north of FM 765, East of San Angelo, between Paint Rock and Eden.

Just 25 minutes from O.H. Ives Lake, the #3 Trophy Bass fishing lake in Texas

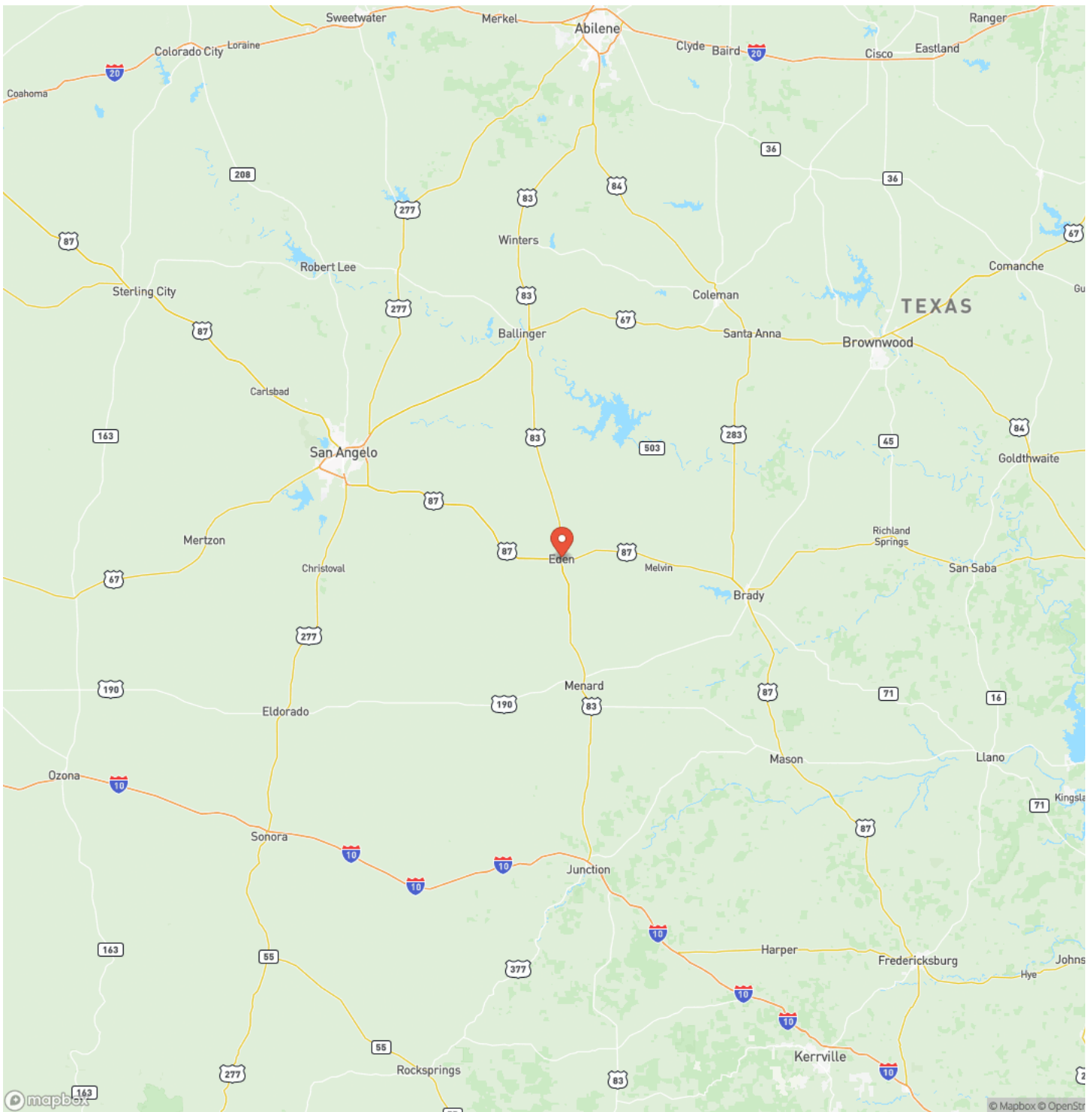
Heaven's Ranch
Paint Rock, TX / Concho County



Locator Map



Locator Map



MORE INFO ONLINE:

<https://www.mockranches.com/>

Satellite Map



MORE INFO ONLINE:

<https://www.mockranches.com/>

LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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