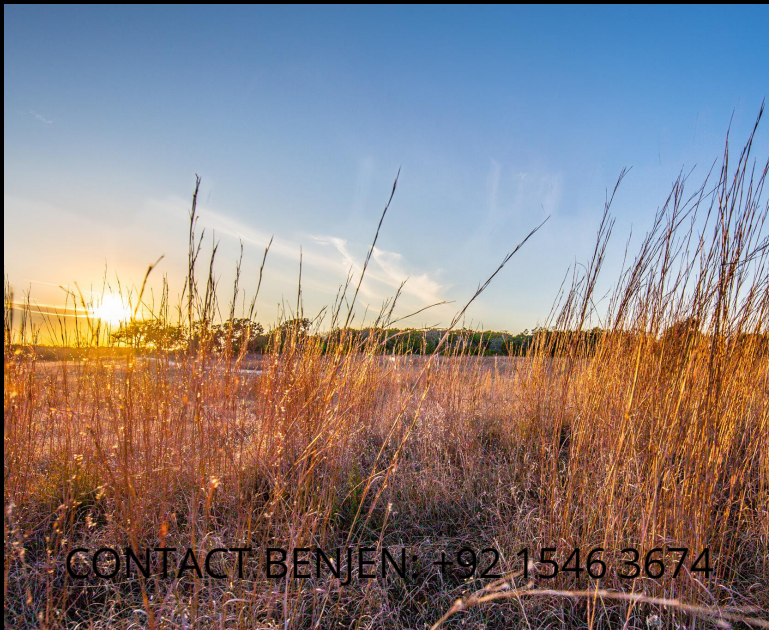


FOR SALE

CANYON RIM RANCH

GAME RANCH

COBB PROPERTIES
SELLING FINE TEXAS RANCHES



CONTACT BENJEN +92 1546 3674

FOR SALE

Canyon Rim Ranch *430 +/- Acres*

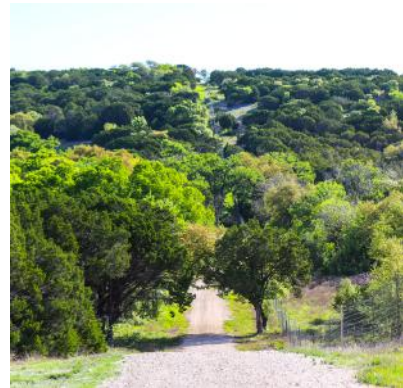
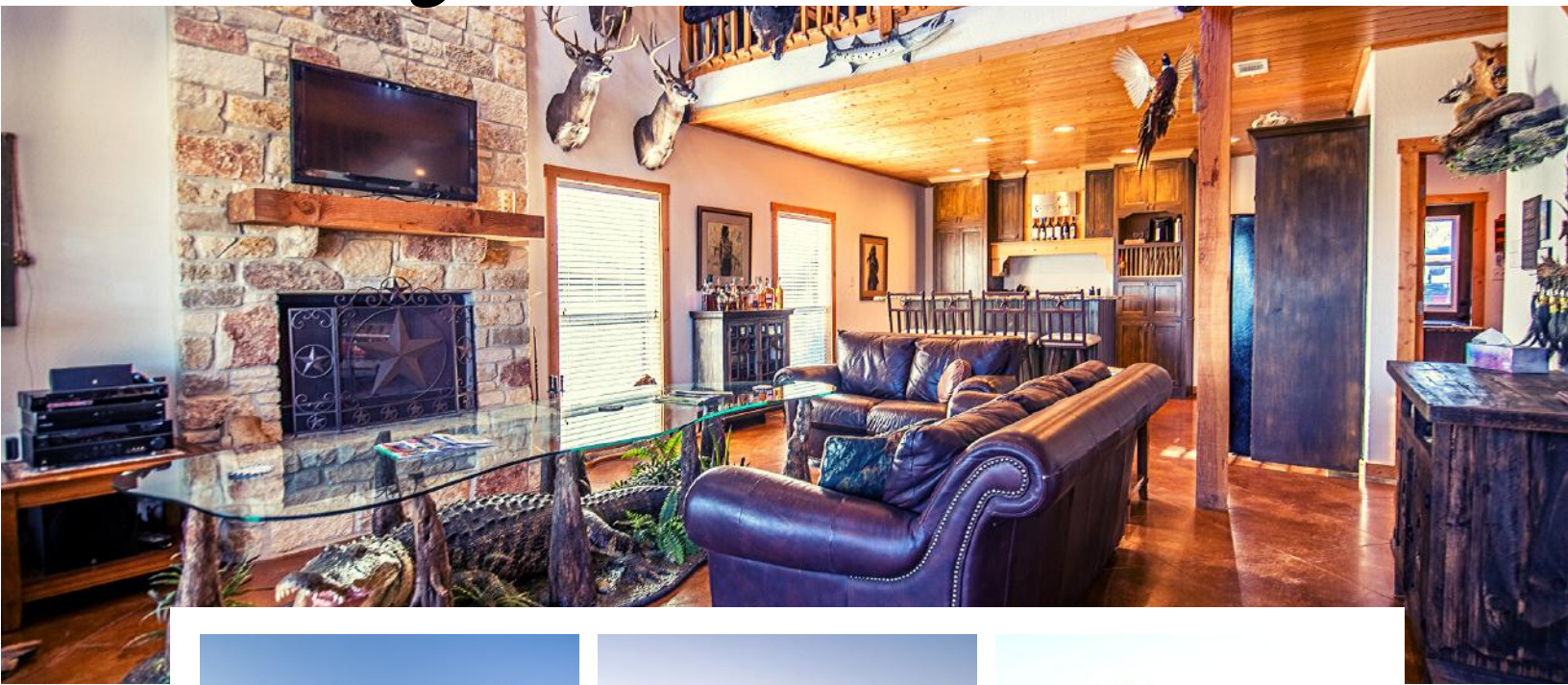
High fenced ranch with some of the BEST deer in Texas! 200" genetics top & bottom. The herd is approx. 250 head. The ranch produces approx. 10 trophy bucks per year, 200 + Boone & Crockett class deer!

- Ranch House + 2600 sq. ft.
- 60'x 80' Metal Shop
- 3' deep predator wire game fence
- 7 food plots + native grasses

 **2.5**
 **3**



Canyon Rim Ranch



Purchased in 2010, the 430-acre Canyon Rim Ranch was immediately high fenced which included a three-foot-deep predator dig wire fence. All deer and hogs were removed and stocked with typical South Texas 200 inch genetics top & bottom. The herd today is approximately 250 head with a buck to doe ratio of 2-to-1. Mature bucks range from 180-270 inches with 5-7 scoring over 200 inches every year and averaging a live body weight of 220 pounds. This ranch has only been privately bow hunted and under a strictly managed deer program since 2011. There are seven food plots (30 acres total), four protein feeders, six corn feeders, four water stations and three tanks/ponds. There is a certified two-acre breeding pen with water and a 2000lb bulk protein feeder. The CRR is approximately 60% wooded with a state guided re-seeding program providing year round natural grasses. Cont...

COBB PROPERTIES

(254) 253-0157 or (972) 972-989-5220

FOR DETAILED LISTING INFO. WWW.COBBRANCHPROPERTIES.COM



This ranch produces approximately 10 Trophy Bucks per year. These are 200+ Boone and Crockett class deer that can be sold to paid hunters (retail) at \$8000 - \$10,000 per deer per year. House/Lodge - 2600 ft.2, 3 bedrooms/2.5 bath, built 2011, all-star rated blow in insulation on exterior walls/ceiling, energy-efficient/low E windows, scored concrete flooring downstairs, a lot of natural light, open concept living & kitchen with vaulted ceilings and wood burning fireplace, large master/master bath, loft and two bedrooms upstairs Well - 730 ft. deep Second Trinity, three horse pump sits at 672 ft., Gallons per minute - 50 gal unrestricted (state report), 15 gal restricted, no filter/staining/odor. There is also a second hand dug well close to an old homestead with rock chimney that appears to go back to frontier days. High Fence perimeter - (approximately 4 miles) Installed 2011 (cost \$100,000), 7.6 foot tall, has 2 ft., dig wire buried from base of fence outward (cost \$10,000). There is also a 3 acre- high fenced "soft release" pen, Interior Roads - \$100,000 worth of improved caliche roads for easy ranch access.

Improvements - 60 x 80' metal building, solar shield insulation throughout, concrete floor, 2x12 foot and 2x 14 foot roll up doors, one personnel door, plumbed for water and four-inch septic line (there is no septic tank) and all 110 and 220 electrical in place. This building is presently being used as a shop, equipment storage, utility vehicles storage and it has a state-of-the-art stainless steel cleaning station with 20 foot stainless table, overhead light and an (approximately) 10 x 10 commercial cool room. There is also a 20 x 80' over hang 20 feet tall for larger equipment storage. Feeders - 4x permanent protein stations (free choice troughs) with adjoining water stations, 7 corn feeders on timers. New Holland tractor with all the implements Food Plots - there are 7 established food plots varying in size from 1/4 acre to 5 acres. Approximately 20 acres total in food plots. Blinds - 3x 2 person, permanent elevated box blinds. Covered, 100 yard gun range with permanent targets at 25, 50 and 100 yards.

Minerals: Seller owns a portion of the mineral estate, which may convey with negotiated price.

Surface Water: there are presently three tanks (one spring fed) that have never gone dry, stocked with bass, catfish, and baitfish. There is also a seasonal creek /outstanding watershed that offer the potential of a sizable lake.

Vegetation: excellent wildlife cover includes Spanish Oak, Red Oak, Live Oak, scrub oak, Cedar and Ironwood etc.

Taxes: \$3700 +/- with wildlife exemption

Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb (972) 989-5220 and Tai Cobb-Klam (254) 253-0157. Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. *Buyer(s) agent/broker must be identified on first contact, and must accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at sole discretion of this firm.