

Block Y Ranch
Dryden, TX 78851

\$3,583,323
7,543± Acres
Terrell County



Block Y Ranch
Dryden, TX / Terrell County

SUMMARY

City, State Zip

Dryden, TX 78851

County

Terrell County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

30.044689 / -102.114384

Acreage

7,543

Price

\$3,583,323



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PROPERTY DESCRIPTION

Block Y Ranch is an exceptional hunting and ranching property with outstanding development/subdividing potential.

Location and Roads: The Block Y Ranch is located on State Highway 349, thirty five miles south of Sheffield on the east side of the highway. The ranch has over three and a half miles of frontage on State Highway 349. Block Y Ranch has miles and miles of very nice internal roads including: Gettis Canyon Road, Pumpville Road, Conoco Road and numerous unnamed roads.

Oil Field: Block Y Ranch appears to have never drilled for oil and gas. There are no oil field pads sites or any kind of left over oil field equipment. There is not a current mineral lease on property.

Hunting: Whitetailed Deer, Mule Deer, Wild Hogs, Blue Quail and Dove hunting make up the majority hunting opportunities. Locals in the area talk about Axis Deer, Aoudad Sheep, Black Bear and Mountain Lions being in the area. There is cook shack and a large gravel parking area where the previous hunters set up their RVs, had their hunting camp. Block Y Ranch is not currently leased for hunting.

Water: Block Y Ranch has two water wells. One is located close to the Gettis Canyon Road entrance to the ranch. There is a big, nice windmill by this well that is no longer in use. This well now runs on solar power and fills a very large concrete storage tank that supplies water to concrete troughs located around the ranch. The second water well is located at the old homesite just south of Pumpville Road. This well runs off of electricity but its working condition is unknown.

Electricity: Electricity is currently on the ranch at the old homesite. At this location there are three electric hookups for RVs.

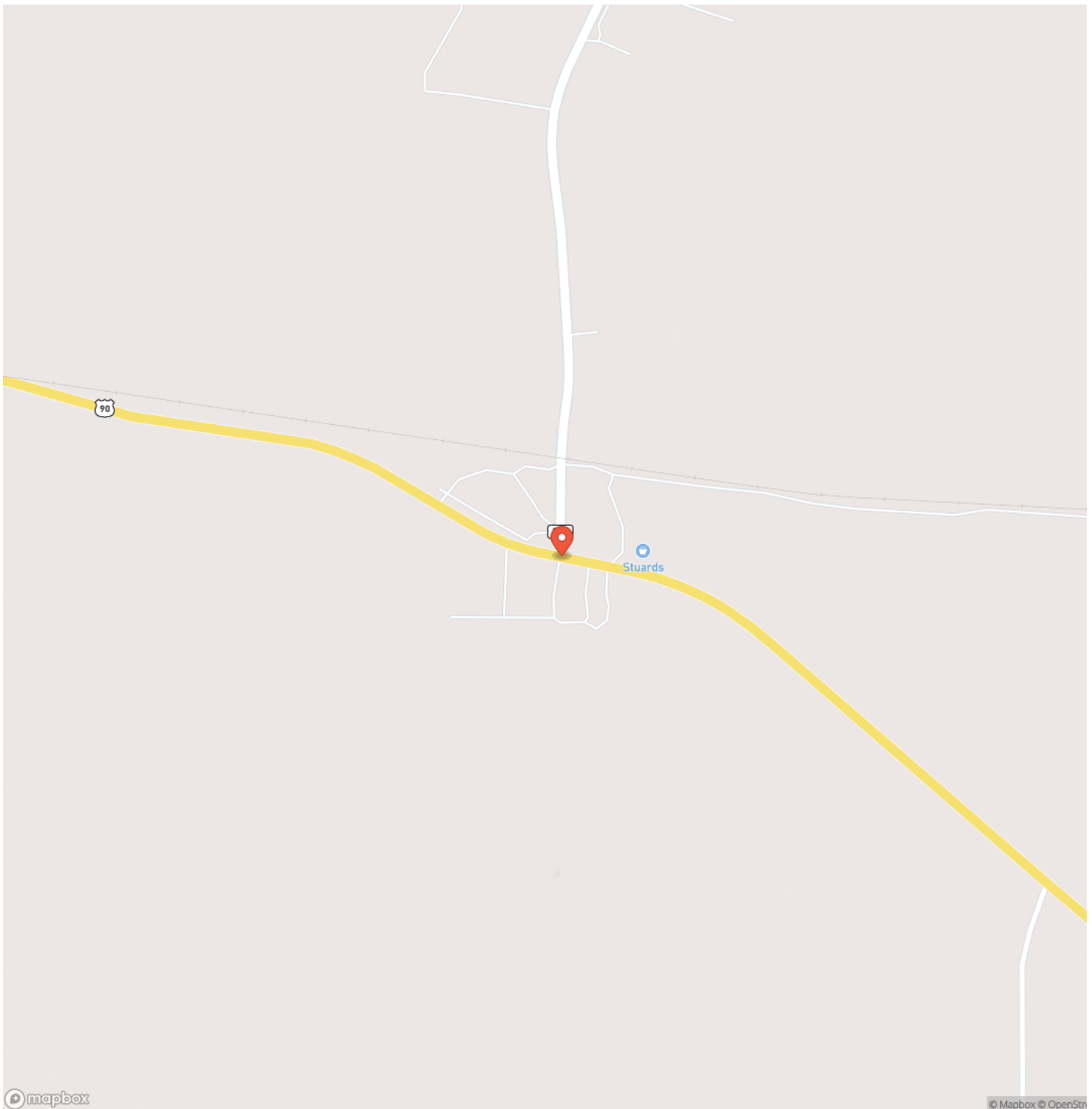
Ranching Improvements: Block Y Ranch has excellent/almost new fencing around the north pasture, north of Pumpville Road. Additionally there are very nice sheep working/loading pens located off Conoco Road.

Block Y Ranch is an excellent hunting ranch with a wide verity of game. Block Y Ranch also has great development/dividing opportunities with all the existing roads and highway frontage.

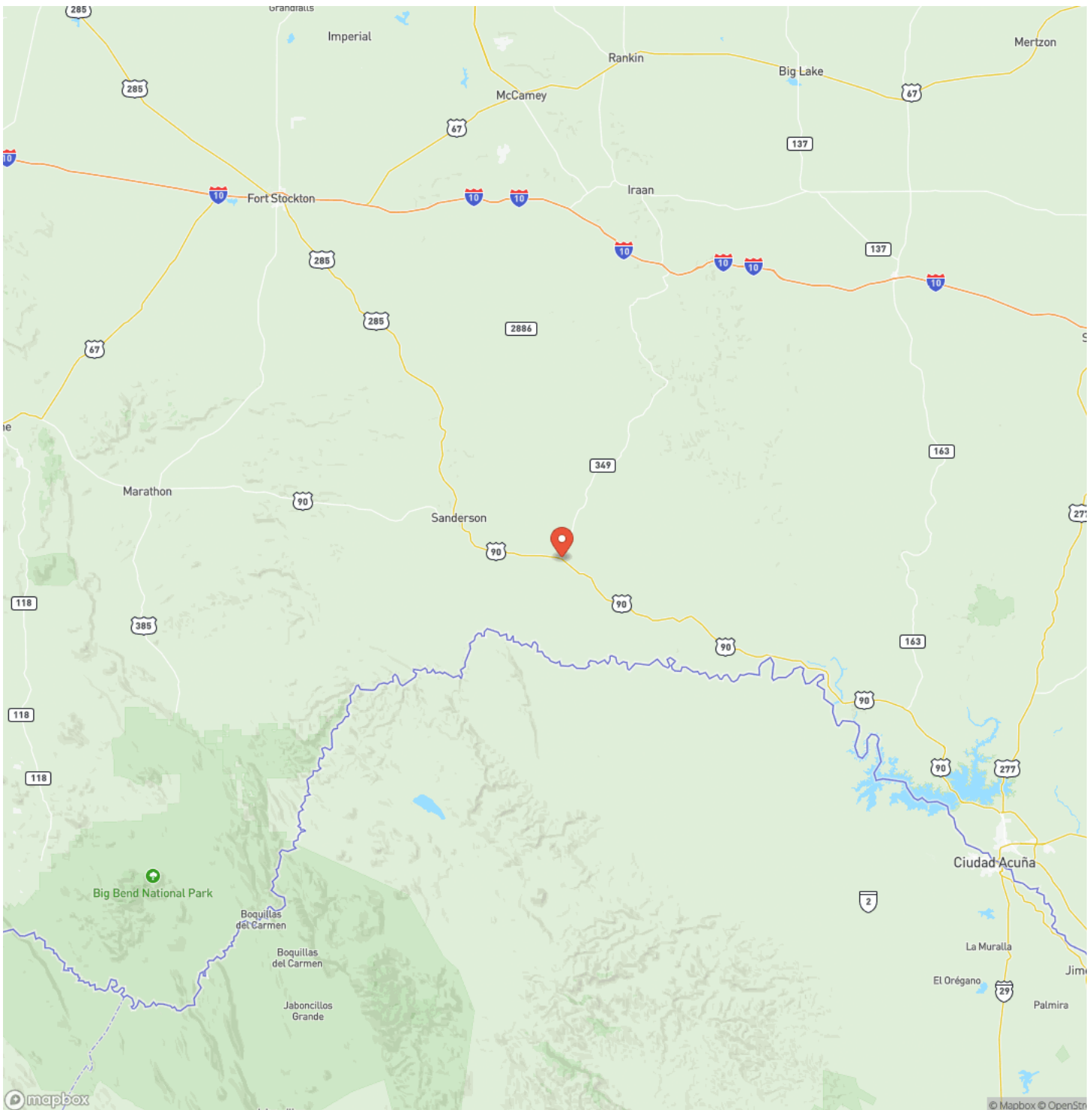




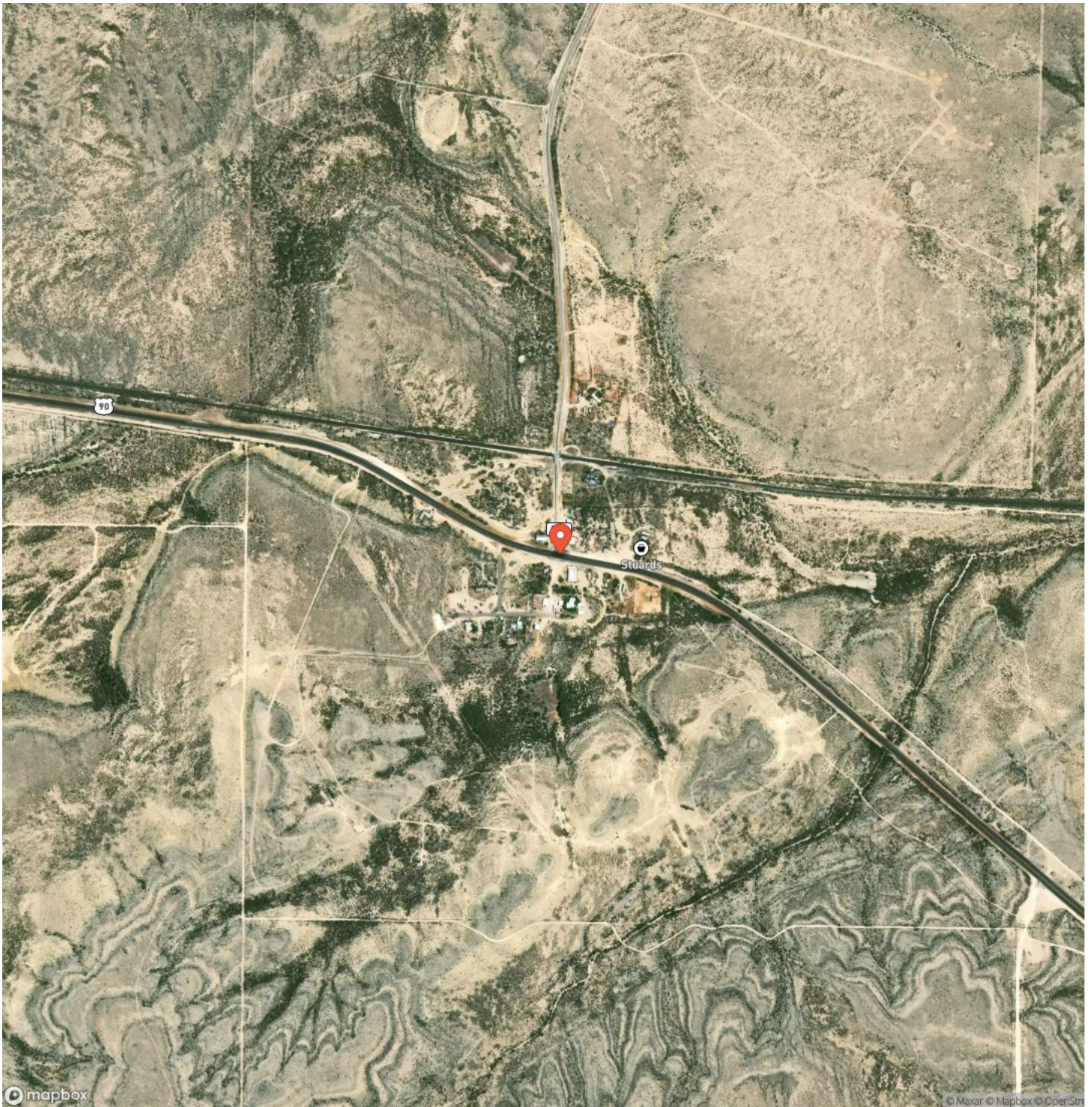
Locator Map



Locator Map



Satellite Map



Block Y Ranch
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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

www.ttranchgroup.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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www.ttranchgroup.com

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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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