

Wade Ranch  
5250 FM 601  
Albany, TX 76430

**\$3,950,000**  
642± Acres  
Shackelford County



**Wade Ranch**  
**Albany, TX / Shackelford County**

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**SUMMARY**

**Address**

5250 FM 601

**City, State Zip**

Albany, TX 76430

**County**

Shackelford County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Business Opportunity

**Latitude / Longitude**

32.683318 / -99.124204

**Taxes (Annually)**

5698

**Dwelling Square Feet**

1880

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

642

**Price**

\$3,950,000

**Property Website**

<https://cfrland.com/detail/wade-ranch-shackelford-texas/38530/>



## **PROPERTY DESCRIPTION**

Wade Ranch comprises 642 +/- high-fenced acres offering first-class amenities, substantial surface water, exotics, and trophy whitetail deer in eastern Shackelford County. Pulling up to the entrance feels like a scene from Jurassic Park with an awe-inspiring, custom remote-operated gate and professionally installed drought-tolerant landscaping. Strategically placed, three-quarters of a mile down a meandering gravel driveway, are the ranch headquarters with sweeping views of a private 14-acre lake with a dock set to impress. From headquarters, the extensive road system wanders throughout the ranch, with senderos offering the capability of viewing animals in the thick brush. This property also features ten additional ponds that fluctuate with rainfall yet consistently deliver a reliable water source. This ranch is primarily bull mesquite trees with native grasses that provide exceptional bedding for wildlife, with an occasional live oak tree for shade. Further down the road is a large wheat field that rotates with sunflowers depending on the season. Most years, this field is chock-full of mourning and white-winged dove.

Upon entering the Hunting Lodge, one cannot help but notice the detail that went into the construction, such as stunning woodwork, heavy beams, and decorators' ingenuity. An expansive main floor offers an open-concept living room that flows into the modern kitchen featuring high-quality stainless steel appliances. Upstairs is a large loft area for relaxing and entertainment currently set up to sleep extra guests. Large, engineered windows line the west walls for natural lighting and elegant sunsets over the lake. Wade Ranch also boasts a beautiful ranch-style home that embodies a warm and rustic feel complimented with the utmost quality of craftsmanship. A custom fireplace extends to the ceiling, demanding attention when entering the home. The open-concept living area and updated kitchen serve as the heart of the house. Just beyond sits the downstairs primary suite with a sizable bedroom, walk-in shower, tub, and plenty of closet space. Upstairs are two additional bedrooms sharing a spacious bathroom. An Outfitter's Cabin is located just outside the lodge for privacy, equipped with a kitchen and full bath in a studio-style layout. A "Party Barn" with a large BBQ pavilion provides shade to enjoy outdoor activities. Additional improvements on the ranch include a set of pens/stalls, working cattle pens, and a spacious barn with covered parking.

*Agent's Comments* -- A special pride of ownership comes with owning a gentlemen's ranch of this caliber. In constructing this ranch, the owner mainly focused on creating a first-class hunting, fishing, and recreational experience for friends and family. This property has never been used for commercial hunting. This ranch can host large groups or events such as bachelor parties, weddings, or, ideally commercial hunting operations. The Wade Ranch is a short distance from the Albany airport, which will accommodate most private jets. Current game pictures are available upon request.

### **-- HUNTING LODGE --**

- Built in 2018; 1,880 sqft with 490 sqft loft
- 10' Wrap around porch with rock columns, metal roof
- Master bedroom with walk-in closet; Spacious bathroom with shower
- Two additional bedrooms with one full bath
- Open concept, full kitchen open to the great room
- Huge loft for entertainment or more room for beds
- Tons of extra storage room, laundry room, and central HVAC

### **-- RANCH HOME --**

- Built in 2011; 1500 sqft, two stories
- Wrap-around porch with rock columns, metal roof
- Rock fireplace with tall ceilings
- Open concept with a full kitchen and rocked bar and updated appliances
- Downstairs primary bedroom with a walk-in closet, and large bathroom
- Two upstairs bedrooms with one full bath
- Laundry room and central hvac
- 24' X 24' covered parking

-- OUTFITTER CABIN --

- Studio style one bedroom; 384 sqft
- Open concept with bed, dining, and kitchen
- One full bath with a step-in shower
- Heated and cooled with window unit
- Small front porch with rock underpinning

-- GAME ROOM --

- 625 sqft
- Open concept for entertainment
- Currently occupied by a pool table and shuffleboard table
- Heated and cooled with a Daikin system
- Connected to a 25' X 30' pavilion

-- RANCHING & HUNTING IMPROVEMENTS --

- 8' High tensile fence; very little maintenance
- 160' X 250' Soft release pens S of the home
- 40' X 60' Metal barn with 20' lean-to on the east side
- Working pens by the house (90' X 110') with 5 - 20' X 65' stalls with cover
- Cultivation fenced with 5-strand barbed wire for rotating cattle
- Excellent cattle working pens in the SE corner
- Four Deer blinds, five deer feeders, and four protein feeders
- ATV/UTV dirt roads

-- WATER & TERRAIN --

- 10 Ponds-- Two larger ponds have fish
- Pond Sizes-- 3ac, 1.95ac, 1.5ac, .45ac, .38ac, .25ac, .25ac, .13ac, .12ac, .10ac when full
- Lake-- 14 ac when full; dock with cover and electricity; Stocked with bass and crappie
- [Fort Griffin Special Utility District](#) Water Meter; supplies water for improvements, water spickets at the entrance
- Five seasonal draws that supply water to ponds
- Thick Bull Mesquites with scattered Live Oaks
- 50 ft of elevation

-- COVER & WILDLIFE --

- *Whitetail*-- Number of deer unknown; largest harvested was 253"; several does with quality genetics
- Exotics-- Numbers are unknown; Fallow Deer, Axis Deer, and Audad
- *Native Wildlife*-- Mourning & White-Wing Dove, variety of duck, hogs & varmint
- *Hunting*-- Not on MLD Program; not commercially hunted, no hunting pressure
- *Tree Cover*-- 90% wooded; moderate bull mesquite; Live-Oak, Elm
- *Underbrush*-- Moderate to light; Lotebush, Bumelia, Skunkbush, Cat Claw, Yucca, and minimum Prickly Pear
- *Food Plots*-- Two food plots; 2.5ac and .5ac
- *Wheat/Sunflower Field*-- 32.25ac; Fenced to keep cattle out; outstanding sunflowers rotated with wheat; Bluegrove loam 1 to 3 percent slopes; Thurber clay loam, 1 to 3 percent slopes; Leeray clay, 1 to 3 percent slopes

-- MINERALS & WIND --

- One injection well; the operator is [Momentum Operating Co. INC.](#)
- 1 oil well; the operator is [Momentum Operating Co. INC.](#)
- 2 pipelines; 4.5" Hanlon Gas Processing, LTD; 8" Targa Midstream Services, LLC
- No minerals owned

- No wind farms in the area
- 100% Owned wind rights convey

-- ACCESS & DISTANCES --

- Gate on FM 601 (1 mile paved road frontage)
- 9 miles E of Albany
- 13 miles W of Breckenridge
- 105 miles W of DFW Airport
- 178 miles E of Midland

Listing Agent -- Travis Patterson [\(254\)-246-5266](tel:254-246-5266)

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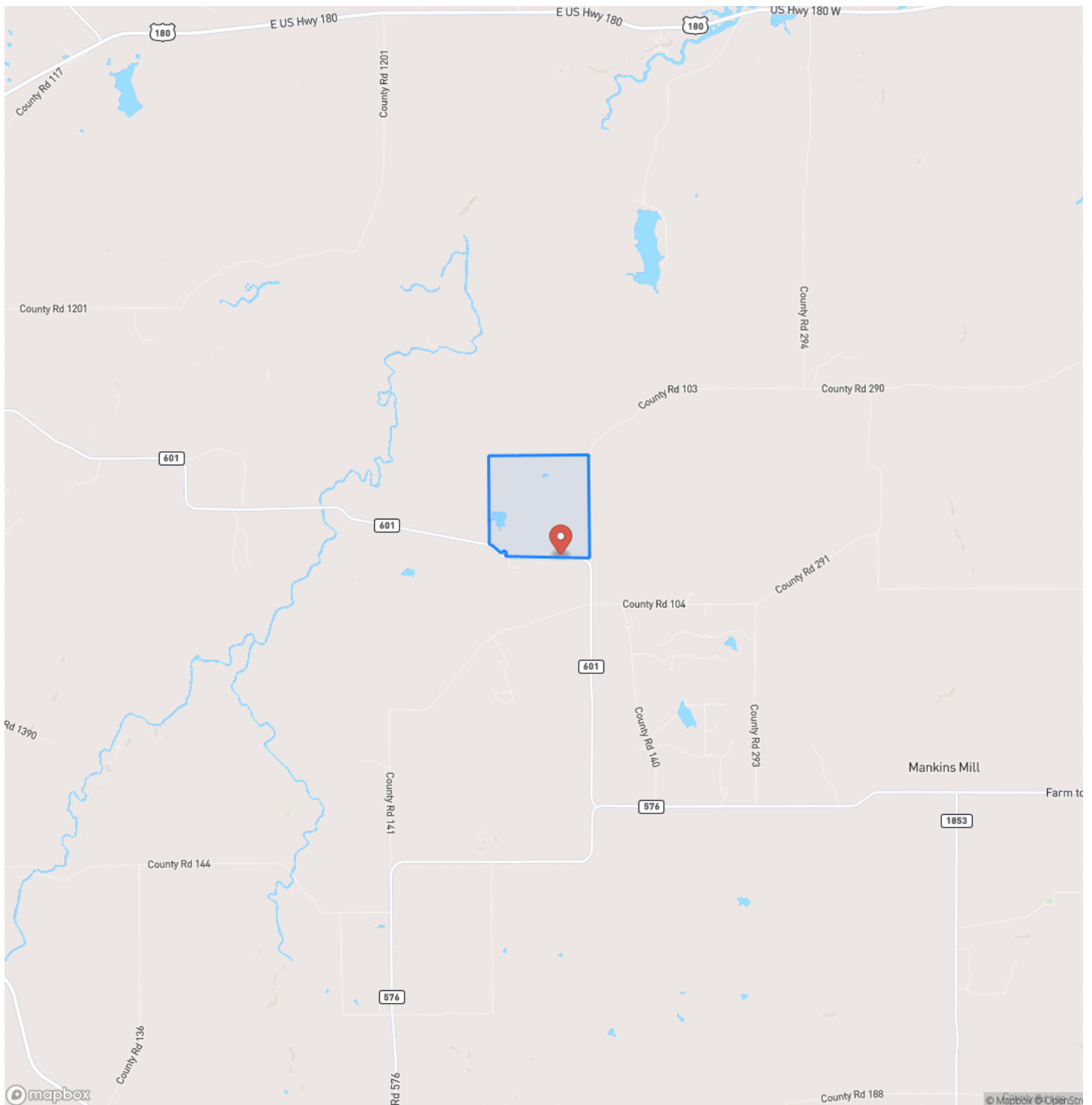
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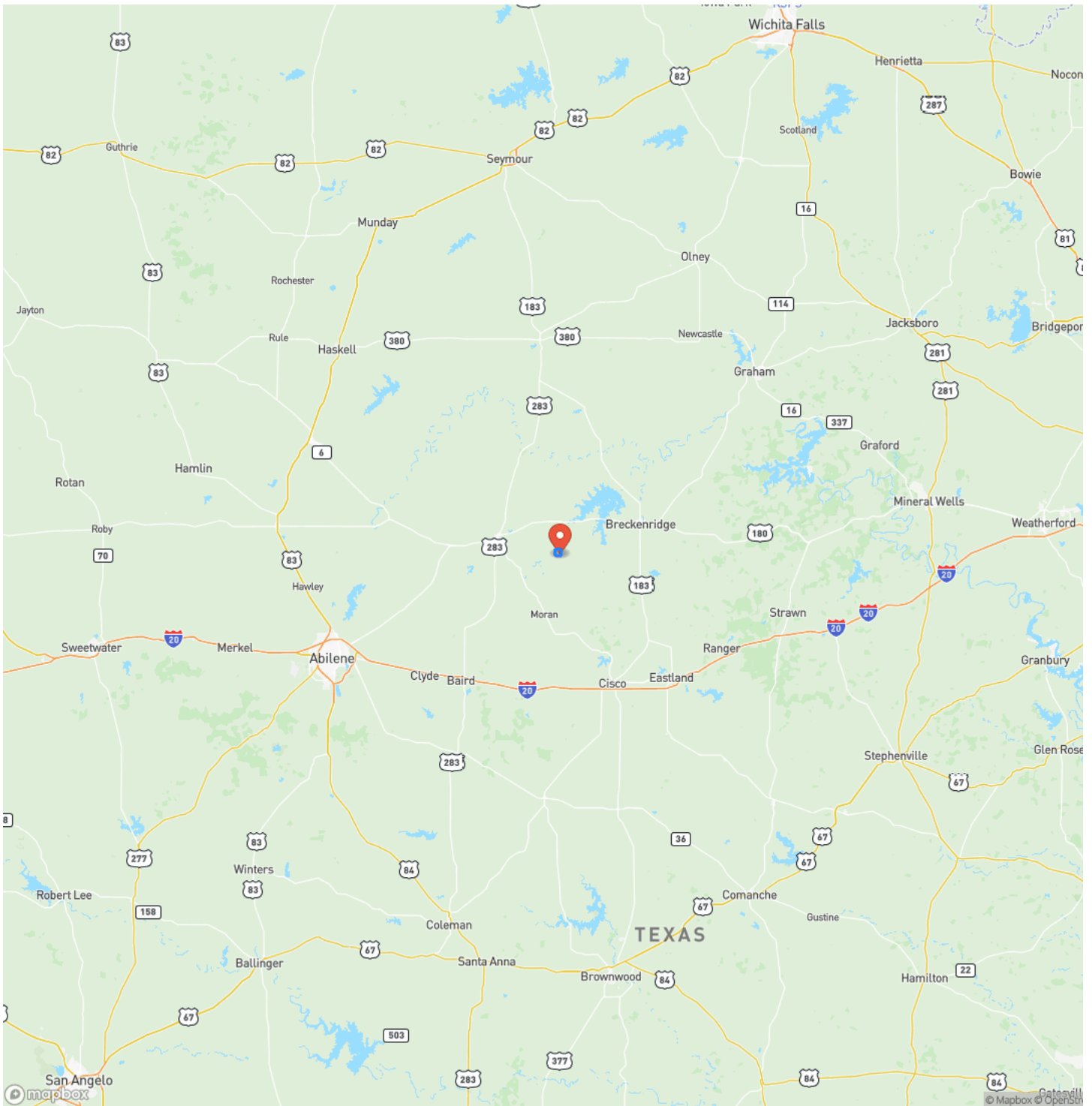
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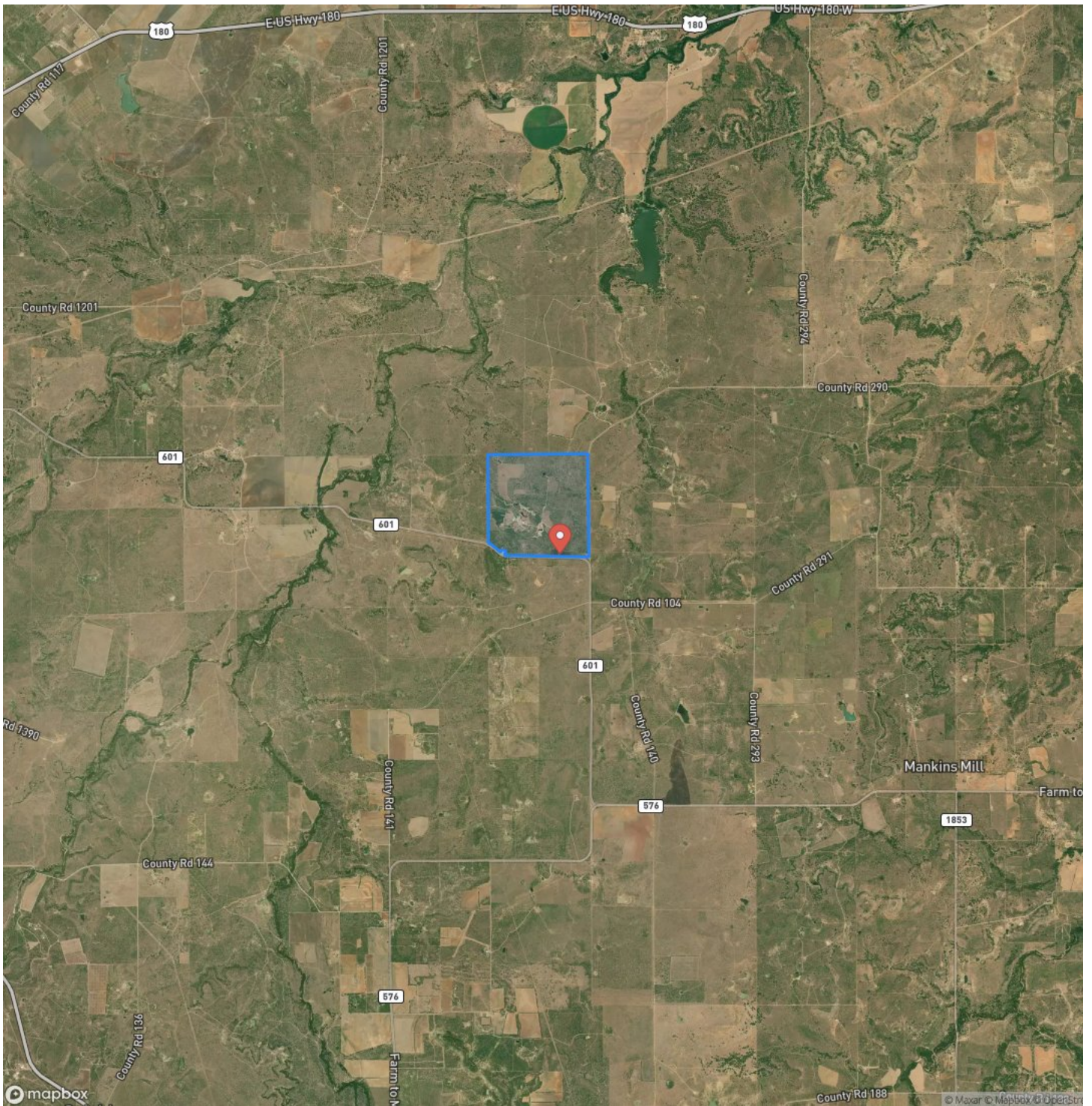
## Locator Map



## Locator Map



## Satellite Map



**Wade Ranch**  
**Albany, TX / Shackelford County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Travis Patterson

## Mobile

(254) 246-5266

## Email

Travis@cfreland.com

**Address**

**City / State / Zip**  
 , TX 76424

## NOTES

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