



HORN & ANTLER RANCH
MENARD COUNTY, TEXAS
300 +/- ACRES

HORN & ANTLER RANCH

Acres: 300+/-

County: IRION

Price: \$1,700,000.00



LOCATION:

20 Miles west of Menard, 1 mile north of Hwy 190 in Fort McKavett, TX. Halfway between Eldorado and Menard. 45 miles NW of Junction.

TERRAIN:

The land is full of Red, Live and White Oaks and has been cleared of most cedar and mesquite. Traversable elevation changes with dramatic views.

WATER:

There are three water wells. One pond, fed by solar panel water well. One of the ponds is stocked with Florida largemouth bass and bluegill.

IMPROVEMENTS:

A perfect getaway ranch with many possibilities whether it be a hunting facility, an exotic breeding ranch, a personal recreational ranch or corporate retreat. Fully furnished equipped with all furniture, appliances, and household items needed for comfortable living. The Texas sized lodge has a great floor plan with one bedroom downstairs and a large sleeping loft with ensuite upstairs with a total of 7 beds to sleep 9 people comfortably. Soaring ceilings in the great room provide plenty of space for your mounts! The main lodge has a wood burning fireplace, a full kitchen, dining area, 2 bedrooms, 2 baths, sleeping sunroom, and an outdoor fire pit. Plus, a bunk house that sleeps two and has a full bath. There is a barn, walk-in cooler, meat processing room, and 700-yard shooting range. A new propane Cummins generator that kicks on automatically in event of a power outage. A shipping container for additional storage with a solar powered vent and 20x24 carport were added. 5 newly built concrete dog kennels under-roof plus 2 addition concrete dog kennels. In addition, there are 2 high fence kennels.

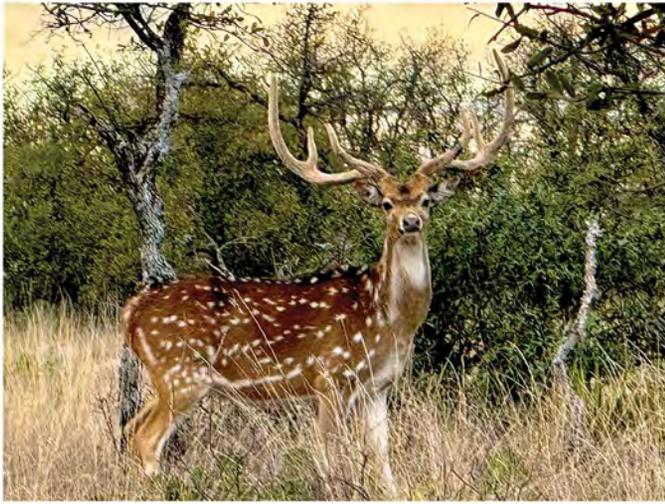


RECREATION/HUNTING:

The 300+/- ac. Horn & Antler Ranch includes a magnificent herd of exotic animals, including Axis, Whitetail, Fallow, Addax, Oryx, Gemsbok, Blackbuck, Llamas, and guardian donkey. All indigenous Whitetails have been removed, and the ranch is stocked with a small amount of genetic Whitetail Deer. Two large hunting blinds, all season protein and corn feeders.

DISCLAIMER:

The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc., and/or its agents/brokers.



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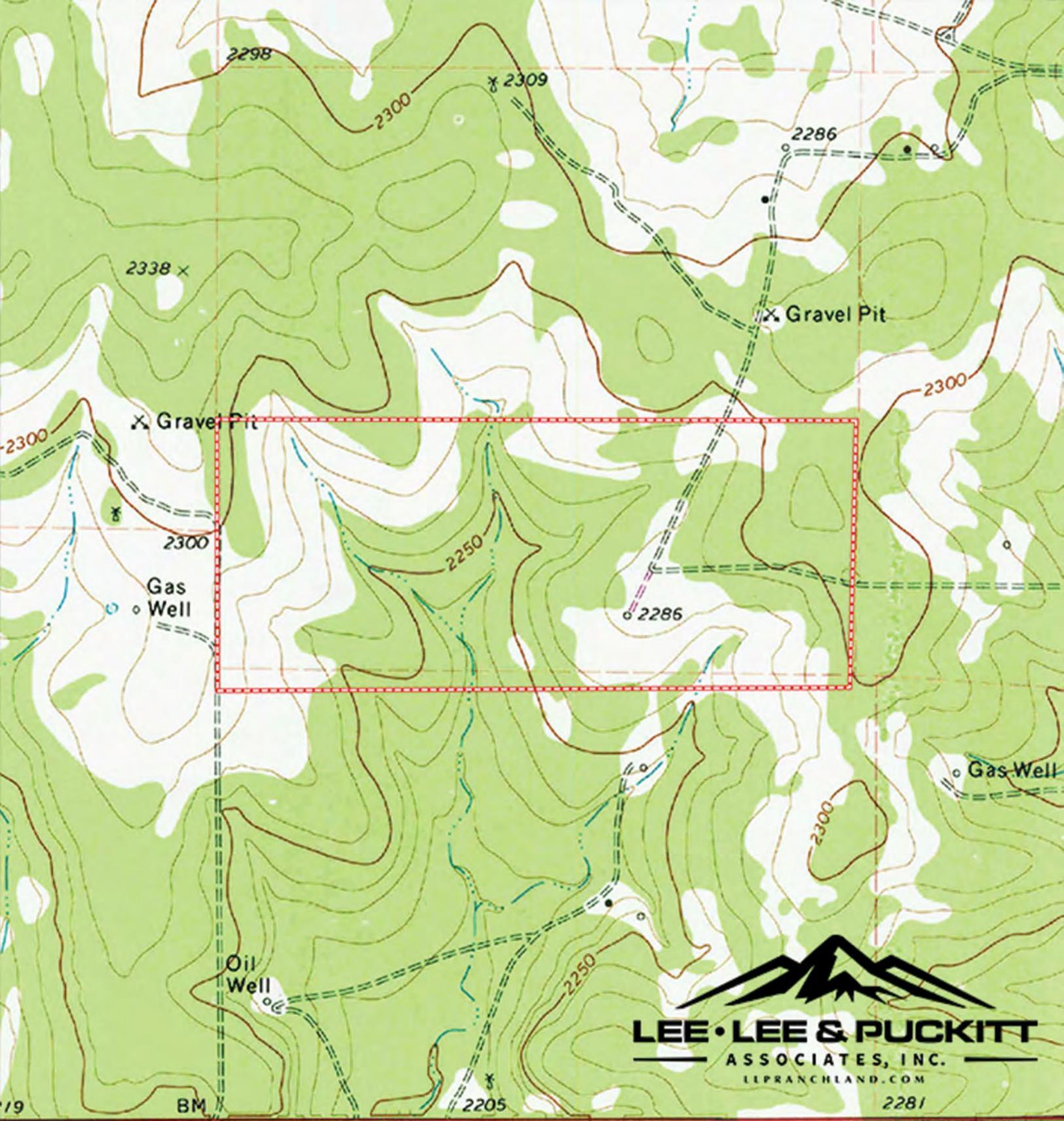
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