



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.

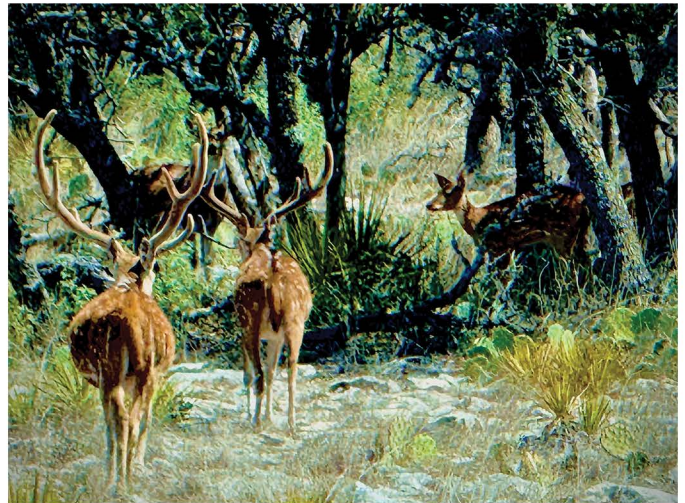
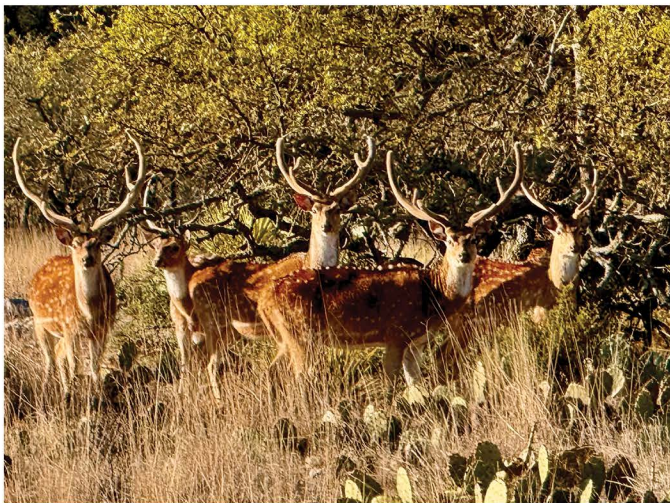


RECREATION/HUNTING:

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:

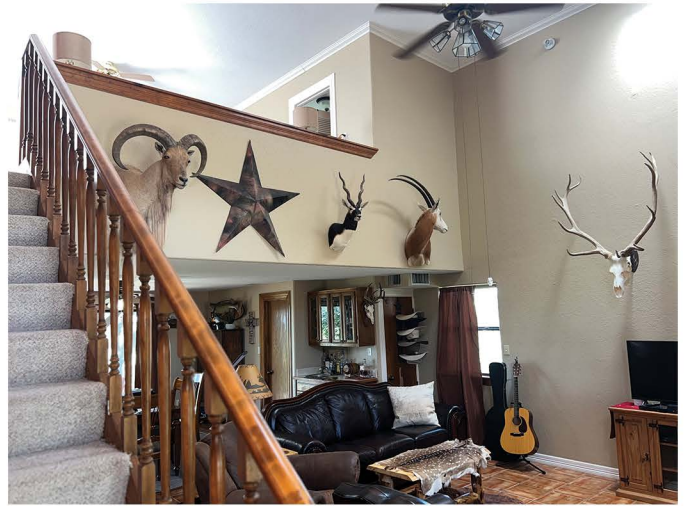
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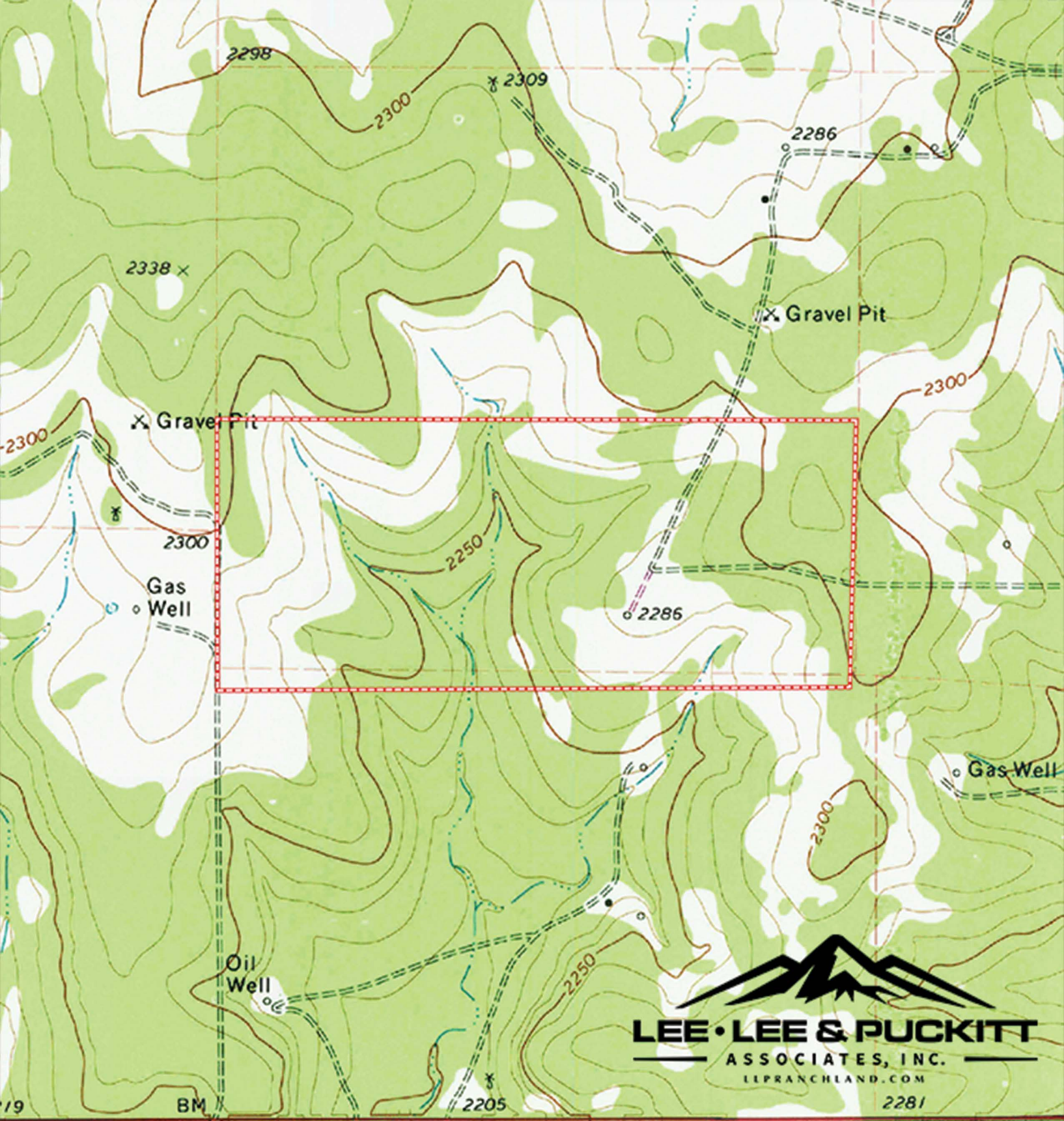
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