



HUNTERS RIDGE RANCH
NOLAN/COKE COUNTIES, TEXAS
4,486.4 +/- Acres

HUNTERS RIDGE RANCH

ACRES: 4,486.4

COUNTY: NOLAN/COKE



Location: Hunters Ridge Ranch is in Nolan and Coke Counties, northwest of Blackwell, Texas being 8 miles on FM 1170 then 2.4 miles on private ranch road. It is also 30 miles from Sweetwater Texas, and less than 2 hours from Midland, Texas regional airport, and approximately 1 hour to the airport in San Angelo, Texas.

Terrain: Hunters Ridge Ranch is made up of gently rolling hills with large areas of sloping mesas, wide draw bottoms and hillsides. There is an excellent turf of warm and cool native grasses. Tree cover is primarily cedar, mesquite and areas of live oak along with oak brush. Areas of the ranch have been brush sculpted and very scenic.

Water: The owner states there are 9 working water wells, (5 solar & 4 electric) with many miles of water pipelines going to concrete and fiberglass storage reservoirs and drinking tubs. There are several ponds. Antelope Spring is located on the ranch and flows water down Antelope Creek.

Improvements: There is a very spacious home/lodge that can be described as extraordinary! The three separate and different roof lines create an architectural uniqueness. There is a two-story monolithic dome combined with a two-story octagonal structure both serviced by a rectangular gabled roof, unique patio, guest bedroom and garage. The main lodge has 7 bedrooms, 2 dorm style bathrooms, half bath spacious living area, game area and large kitchen and dining room. The octagonal "home" area has a master bedroom, large bath, office and an upstairs living area. One must view this ranch lodge to appreciate it. There are several areas for parking and equipment at the headquarters compound. A second set of improvements with a foreman's or hunter's house, barns and corrals are located on the west ranch boundary. A set of cattle working pens are located near the center of the ranch. There are 22 metal Atascosa and MB Ranch King hunting blinds plus 3 All season, 2 wooden, and 1 blind in hanger. Also, there are 17 corn feeders, and 9-2000 # protein feeders. All of these will go with sale of ranch.

Recreation: Whitetail deer hunting is considered EXCELLENT! You will find abundant Rio Grande turkey, quail, and wild hogs. Zebras and Aoudad's have also been spotted frequently. Quail feeders and overhead feed storage will remain with the ranch. There are approximately 3 sections of land that are leased to hunters on a year-to-year basis. The hunters do own some of their feeders being used and some furniture in their dwellings.

Minerals: Reportedly, owners own approximately 80 plus % of minerals and will convey 25% of minerals owned.

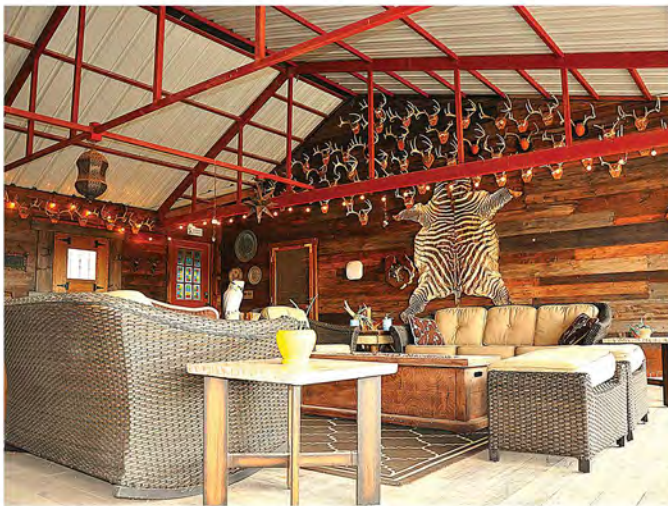
Price: This total package is priced at \$8,650,000.00 which includes all of the fee simple acreage, all improvements, and a tremendous amount of equipment and furnishings.

There is a separate list of all equipment and items included with sale. Plus, a list of equipment not included but can be purchased outside of sale.

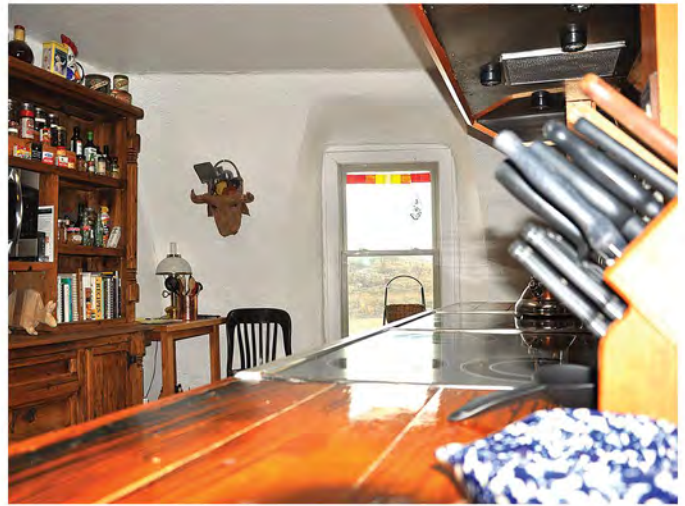
Comments: This is a very scenic hunting ranch with a unique hunting lodge which is large enough to sleep 20+ people. Perfect for Corporate retreats, large families or a large group of hunters. Very good grass production for cattle. Very remote, yet not far from town. A turn-key operation! Beautiful ranch with very good water!

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