



**LEONARD RANCH**  
**Runnels & Coleman Counties, Texas**  
**2,875.60 +/- Acres**



# LEONARD RANCH

Acres: 2,875.60+/-

County: Runnels & Coleman Counties, Texas

Price: \$8,051,680.00



Lee, Lee & Puckitt is honored to be able to represent this unique and beautiful “large body of water” ranch located near Talpa, Texas.

**LOCATION:** Approximately 4 miles south of US Hwy 67 at Talpa, TX, being 3 miles to the end of a County maintained road being CR 467, and 1 mile on a very scenic easement to ranch. Also being approximately 15 miles east of Ballinger and 21 miles southwest of Coleman.

**TERRAIN:** Gently rolling mesquite and native brush covered hills with a few large draws and creeks. There is also a 90-acre field that has been fallow for several years. Also 40 acres of improved pasture. The highest elevation point is near 1,900 ft with the lowest being near 1,650 foot. Grape Creek traverses throughout much of the ranch with other smaller creeks which spill into a very large 65+/- acre conservation lake with a conservation dam which eventually this water goes downstream into Lake Ivie being 5 to 6 miles south of this ranch.

**HUNTING:** Very good whitetail deer, with turkey, dove, and Florida stocked bass fishing in the big lake! The quail hunting is superb, and this Runnels County area is known for its superior quail populations. Plus, with the recent rains... the Bob White's are flourishing! Bring your gun and a fishing pole!!

**IMPROVEMENTS:** A very nice recreational/hunting BARNDO setup! A large, open space, living area for dining or watching TV, complete with a large kitchen area. Large porch with a **FANTASTIC VIEW** of the huge lake area. This beautiful terrain and water view is a perfect place to relax and build a campfire! Another metal building has three bedrooms, two baths and is the perfect set-up and is in excellent condition. The perfect GET-AWAY with no traffic!

There is also a Tack House; Equipment Shed; 3 sets of Livestock Corrals; 6 nice earthened tanks for wildlife and livestock to water; VERY IMPORTANT – 2 water taps on a IVIE LAKE pipeline. One of these taps serves the hunting BARND0 with a nice filtration system and the other tap is for additional livestock waterings. Also, Coleman County Electric provides electricity to the property and one water well with a pump.

**PROPERTY TAXES:** Reportedly the total property taxes for 2024 were \$4,557.74 with the land being in AG-USE status.

**MINERALS:** Sellers will convey 50% of their owned minerals. There are 3 existing oil wells in the most northern section of the ranch with an existing lease to one operator.

**PRICE:** \$2,800.00 per acre or a total of \$8,051,680.00

**COMMENTS:** Many positive aspects to this ranch... this ranch lies at the end of a county-maintained road, so it is very secluded. Beautiful creek bottoms and rolling terrain with good hunting and fishing complete with nice improvements and KILLER VIEWS. Once you get there... you won't want to leave!!

**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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