



LONE OAK RANCH
COKE COUNTY, TEXAS
166.94 ACRES

Phillips West Kickapoo Creek Ranch

Acres: 166.940

County: Coke

Price: \$499,985.30



Location:

1.5 to 2 miles NW of Bronte, TX. On Rogers Road.

Terrain:

The ranch is slightly rolling to flat along the creek. West Kickapoo Creek runs thru the property for approximately ½ mile. There are some old fields which are planted in improved grass and a few food plots for the wildlife. The ranch has not been grazed in a few years, and the grass is in good shape.

Water:

There are 3 water wells. The one near the house has a submersible pump and services the house. The 2nd well in the NE corner is currently not working but reported to be 120' deep. The windmill well in the SE corner is reported to be 85' deep and produces 1 ½ GPM when working. In addition to the water wells there is a dirt tank located near the middle of the property.

Improvements:

There is single wide trailer house which is less than 5 years old. It is a 3-bedroom, 2-bath with central air and heat. Next to the house is a 30x50 covered shed for parking & equipment.

Minerals:

No minerals will be reserved.

Recreation:

This would make a nice hunting property. There are plenty of deer in the area plus dove, quail, turkey, and hogs. The ranch hasn't been hunted in recent years.

Comments:

The Phillips West Kickapoo Creek Ranch has great access yet very private, water, electric, & GREAT VIEWS! If you are looking for a hunting property with lodging, you need to look at this one!

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.



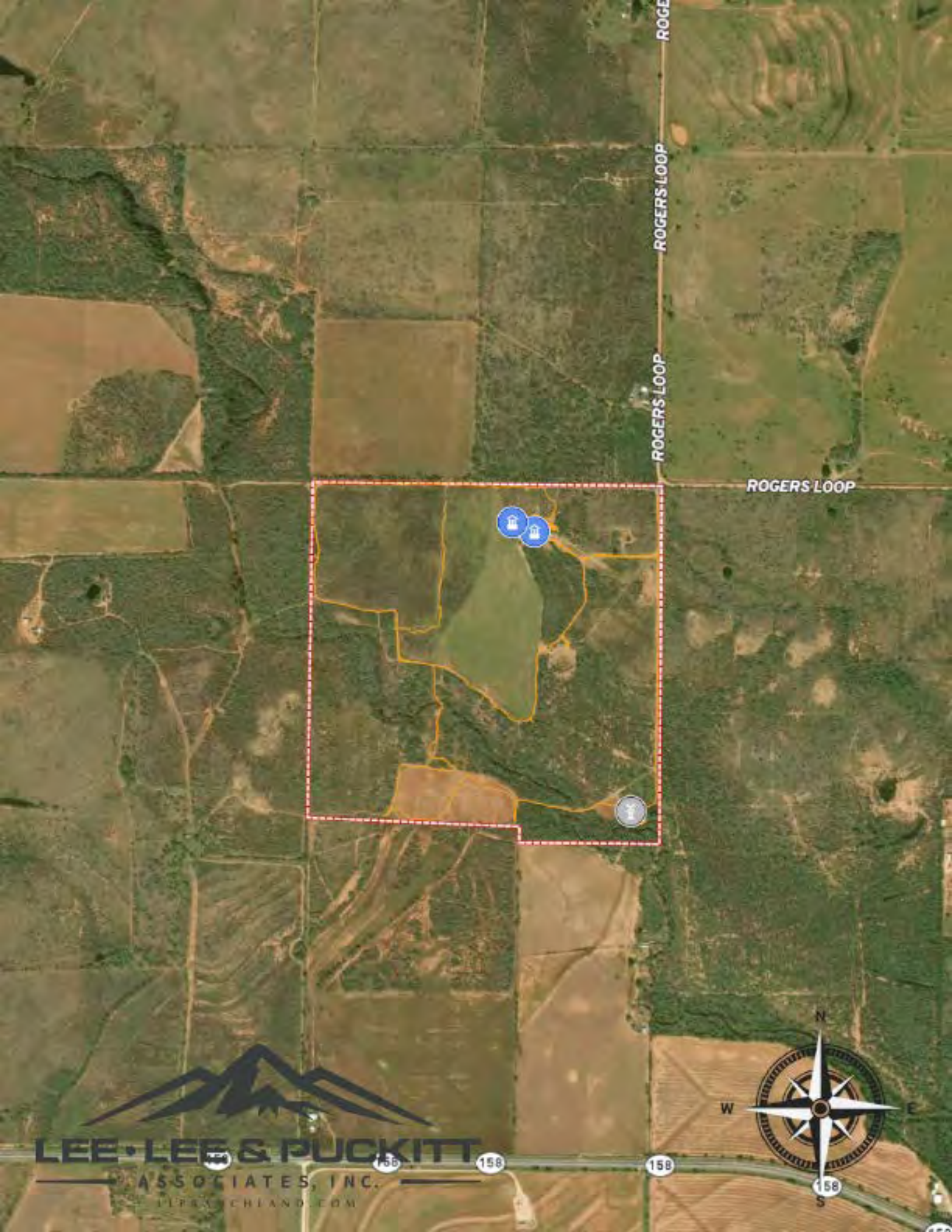
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ROGERS LOOP

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