



WEST FORK RANCH
Taylor County, Texas
651.28 +/- Acres

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Acres: 651.28+/-

County: Taylor

Price: \$1,500,000.00



Location: The West Fork Ranch is located approximately 3 miles North of US Hwy 277 between Abilene, Texas and Bronte, Texas. The distance to area hub cities is, Abilene 29mi, Sweetwater 39mi and San Angelo 59 miles.

The last mile to the ranch is an easement making the ranch private and secluded.

Land: Elevations range 2300 to 2400 feet with nice hill tops sloping down to fertile draw and creek bottoms. Tree cover consists of Cedar, Mesquite, some Live Oak and various hardwoods. Grass cover is mostly native with some improved grass in the lower elevations. An area across the North portion of the ranch has pipeline easements that have been cleared of brush, cleared of large rocks and will be reseeded to good native grass seed. Extensive conversation cleaning has been completed.

Water: Three wells, Two pumps and 2 solar wells provide house and livestock water. One electric pump well is reported to be 10 gallons per minute. The windmill pumps an ample supply of livestock water and the condition of the other electric pump well is not known. Three ponds can hold water in times of normal rainfall.

Improvements: Main house, approximately 2000 sqft of living area, wood frame with masonry stucco exterior finish, 3 bdrm 2 bath, large living/kitchen/dining area. This unit is in need of repairs and updating but is almost useable as is. It has approximately 2000sqft of open porch that flows into an open carport. Cabin; This is a metal clad 2 story unit also needing some repair but will make a nice unit. Barn/Shop; Steel frame metal clad with concrete floors. Shooting deck; Nice wood deck overlooking a pond. Pens; There are two sets of steel cattle/sheep or goat pens.

Recreation: Deer, Turkey, Hogs, Dove and Quail in favorable years provide for excellent hunting experience.

Minerals: Seller believes he owns 50% of minerals and will convey one half of those owned.

Price: \$2303 per acre or \$1,500,000.00

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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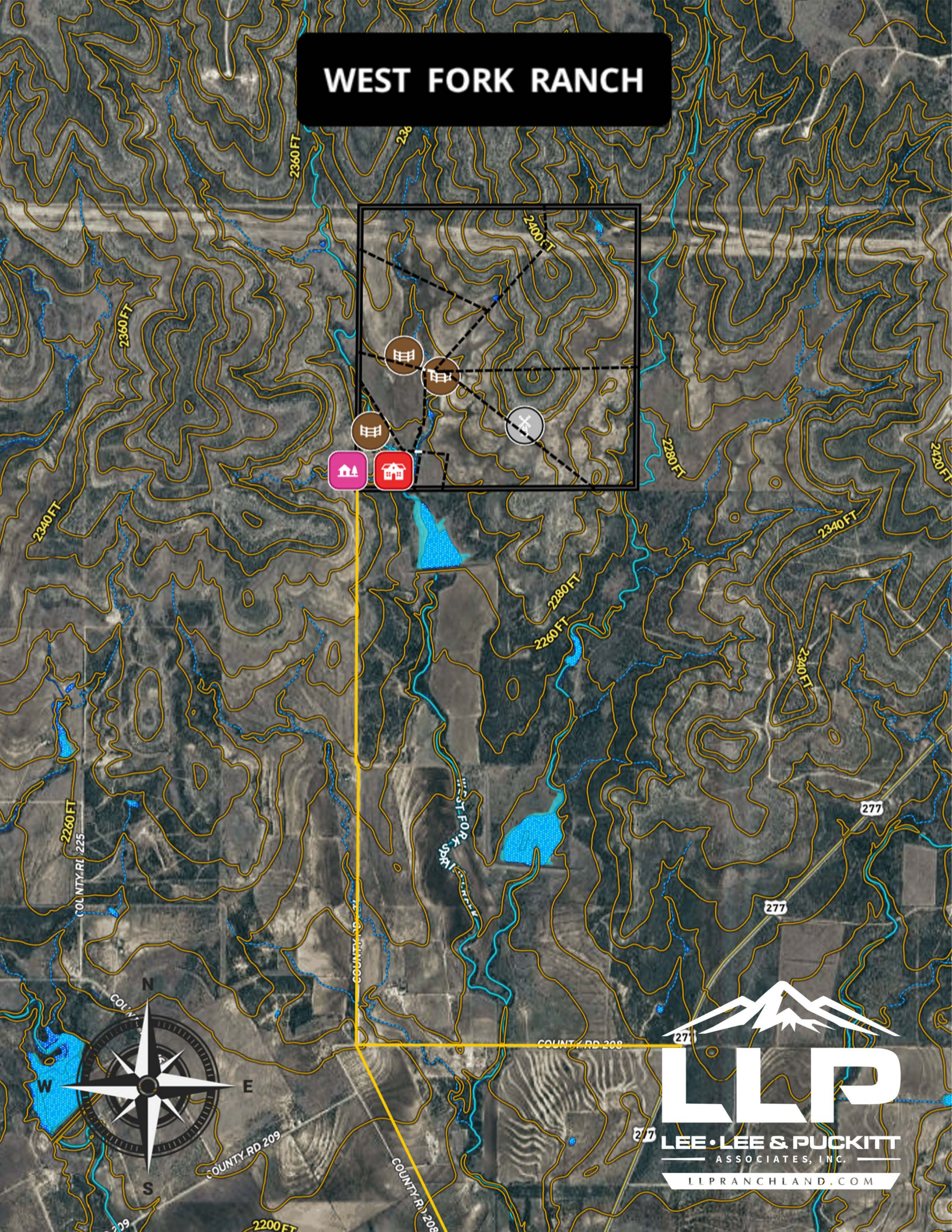


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