



WILSON ~ CARLSBAD RANCH
Tom Green & Coke Counties, Texas
7,005+/- Acres

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Acres: 7,005+/-

County: Runnels & Coleman Counties, Texas



Lee, Lee & Puckitt is very honored and excited to represent the Wilson Carlsbad Ranch to the ranch market! Very seldom does a ranch of this size and quality in this excellent location being near San Angelo EVER come on the market!! This is an opportunity to purchase one of the PREMIER RANCHES in West Texas which has been in the same family since 1914!! That my friends... is very special!

Location: This beautiful 7,005 acre ranch is located approximately 12 miles outside of San Angelo, Texas off of US Hwy 87N then north on March Road (paved all except to the last mile approximately but all Tom Green County maintained) then approximately ½ mile on an easement (caliche road) to the ranch entrance.

Terrain: This gently rolling northern Tom Green County and southern Coke County ranch is extremely scenic! Lots of big, deep soiled valleys with many seasonally dry creek beds rising up to the large hillsides with “killer views”. Much care has been given over the years to mesquite, cedar, and prickly pear control. Also, the interior roads are considered good. This gorgeous property is completely HIGH FENCED with high-tinsel wire/steel posts. Most of the fences are considered in very good condition with many built within the last few years. Lots of cover for deer and other wildlife and considering our dry range conditions, this ranch has good range conditions.

Improvements: The only house on the ranch is used by hunters. It is a small small concrete cinder block structure with comp shingles, small kitchen & bath room. There is a very large barn used for storage of ranch equipment, and supplies. Nice barn that was built several decades ago but still in fair condition. A large set of steel corrals for working livestock is next to the barn. There is another set of corrals towards the center of the ranch.

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Pastures & Water:

This working ranch is divided into six main pastures and three traps. There are also some deer holding pens and a soft relief trap for deer. All of the deer improvements are located in the southernmost pasture. There are reportedly 9 solar wells and 2 windmills. This is considered to be a very well-watered ranch.

Wildlife:

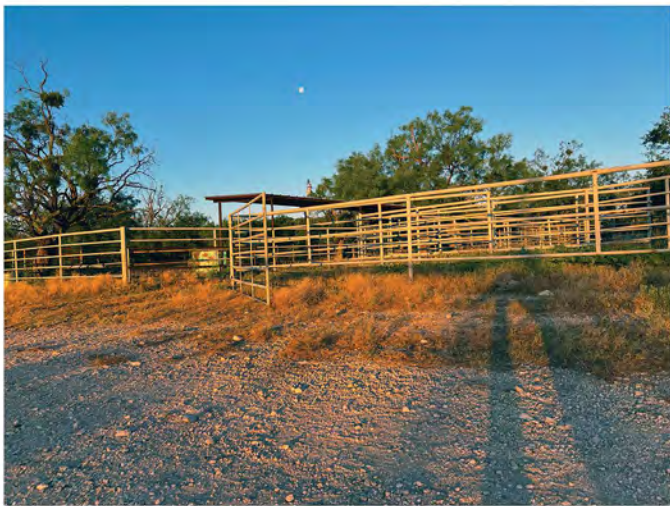
Being a **HIGH FENCED RANCH**, the whitetail deer hunting is considered to be very good with many years of management. As previously mentioned, the south pasture has been used for years to grow and raise some high genetic deer with bucks in the 200 + class. Occasionally, the owners have released some of these better genetic deer to the other pastures to improve the bloodlines within the whole ranch. Lots of turkey, dove, and even some quail! Another option would be to add some **EXOTICS** in the future.

Comments:

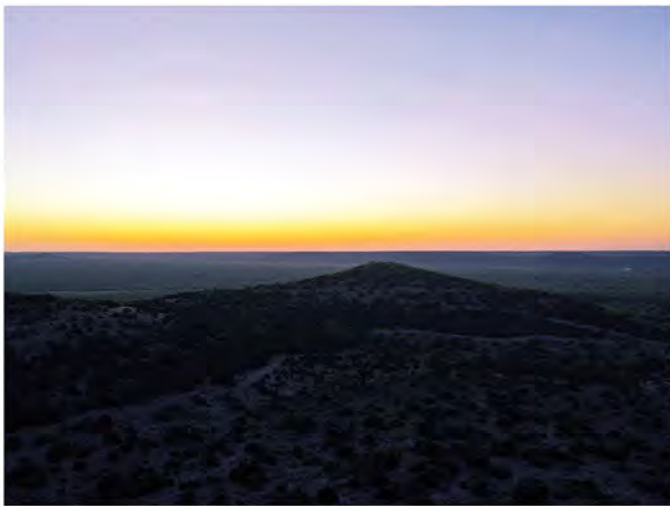
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Disclaimer:

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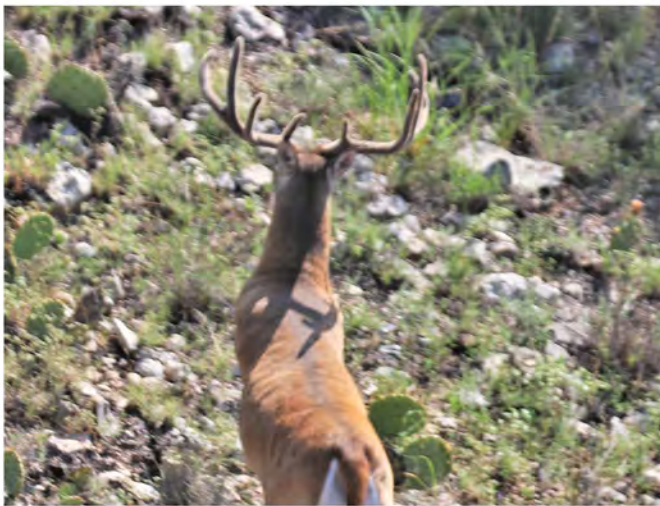
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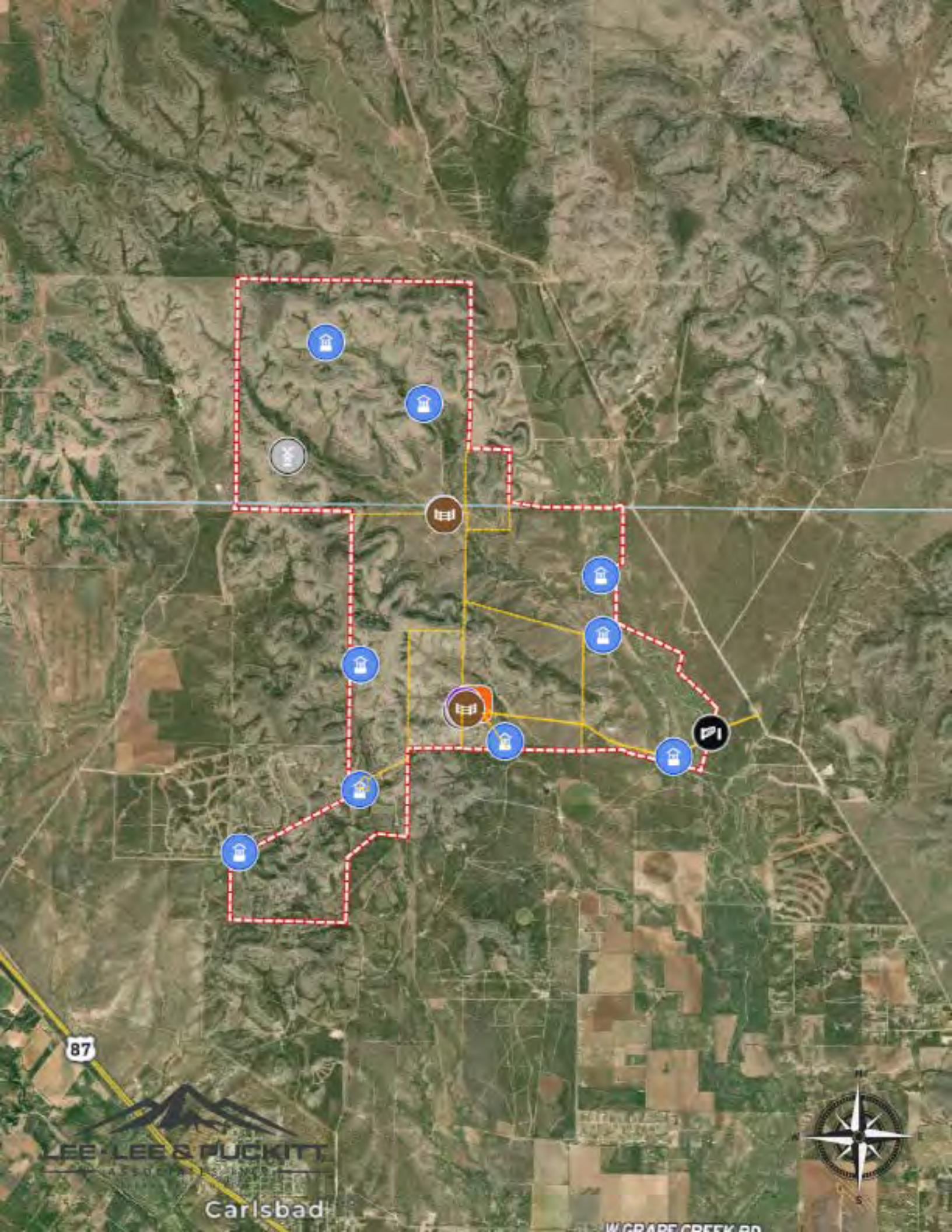
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Carlsbad



W GRAPE CREEK RD

