



Hoof & Horn Ranch

\$5,920,365

MLS: 8666555

Once home to foundation whitetail bucks like Hondo, Dream Buck and Full House, Hoof & Horn Ranch has carved its name in the whitetail deer industry. Hoof & Horn Ranch totals 1,604 acres under contiguous high-fence, with 8' interior cross fencing and deer breeding facilities that are ready for a large operation. Cattlemen and wildlife managers alike will appreciate the diversity of habitat, superb native grasses and income producing farmland. A main house made of imported river rock and custom log hunting lodge round out this exceptional hunting property.

Lakes:

Eight large lakes make this property exceptionally rare. Additionally, there are approximately 40 small ponds on the property.

Land Overview:

Hoof & Horn Ranch is located in Region 5, the Cross Timbers region of Texas. Rainfall averages 30" per year, and temperatures average around 67 degrees. The ranch is located 5 miles East of Zephyr, TX with paved frontage on CR 218.

Deer facilities:

Hoof and Horn is setup for a high intensity deer breeding operation. There 50 scientific deer breeder pens with water and shelters in each pen, deer working and handling facilities and numerous equipment sheds.



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HOOF AND HORN RANCH

Wildlife & Hunting Management: Hoof and Horn Ranch has been professionally managed under the TPWD Level III MLDP for 10 years. Well known breeder bucks, *Dream Buck*, *Hondo* and *Full House* once stood on the ranch and their genetics remain today.

Revenue production: The ranch is capable of generating an annual operating income exceeding \$175,000 from hunting, fishing, cattle, wheat, and hay.

Mineral Rights: Seller owns nearly 100% of the mineral rights and will convey 100% of owned mineral interest. A complete mineral interest detail has been completed and can be made available. There is no active production on the ranch at this time.

Lakes: Hoof & Horn Ranch has one large lake in the south pasture that when full covers approximately 15 acres. There is a smaller 2.5 acre lake at headquarters, and approximately 10 smaller ponds used for cattle and wildlife.

Improved pasture and cultivation: Approximately 25% of the ranch is in improved pasture or cultivation.

Livestock: This ranch is setup for rotational grazing and should easily support 80 cow calf pairs.

1071 FM 218 W ZEPHYR, TX 76890

Homes and Improvements: The 3,782 SF main house is made of imported river rock. The home has 3 bedrooms and 2 bathrooms, large stone fireplace, 2,870 SF of covered porches, metal roof, large garage and carport.

The 1,536 SF hunter's lodge overlooks a small lake, with a covered patio extending over the water. When full this lake is approximately 2.5 surface acres.

1200 SF metal office with bath and 600 SF covered porch

5300 SF metal shop w/ concrete floor

1850 SF metal shop w/ concrete floor

2944 SF metal equipment shed w/north side open

1800 SF metal equipment shed w/east side open

2325 SF air conditioned deer handling barn

Three insignificant bunkhouses.

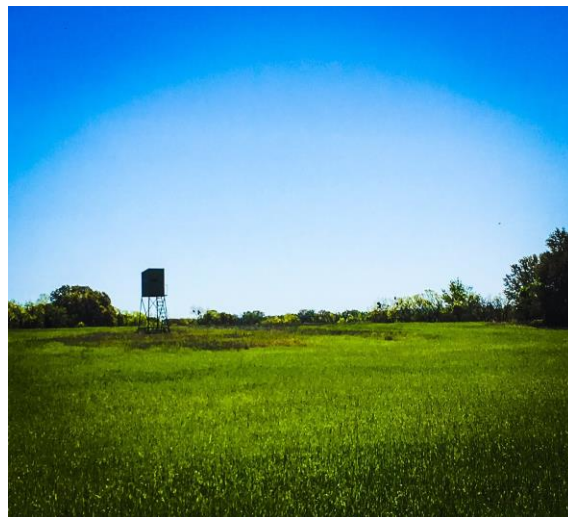
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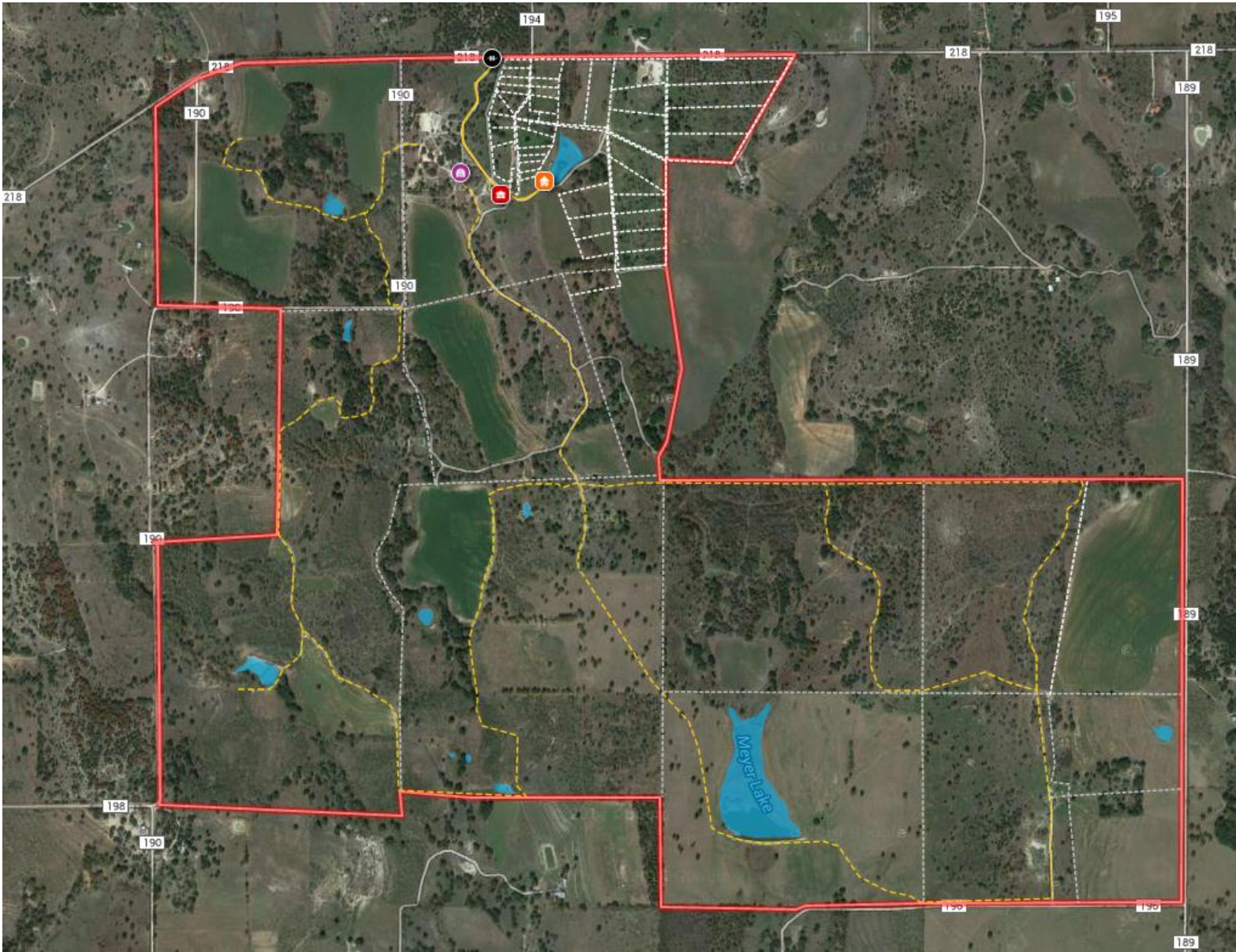


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