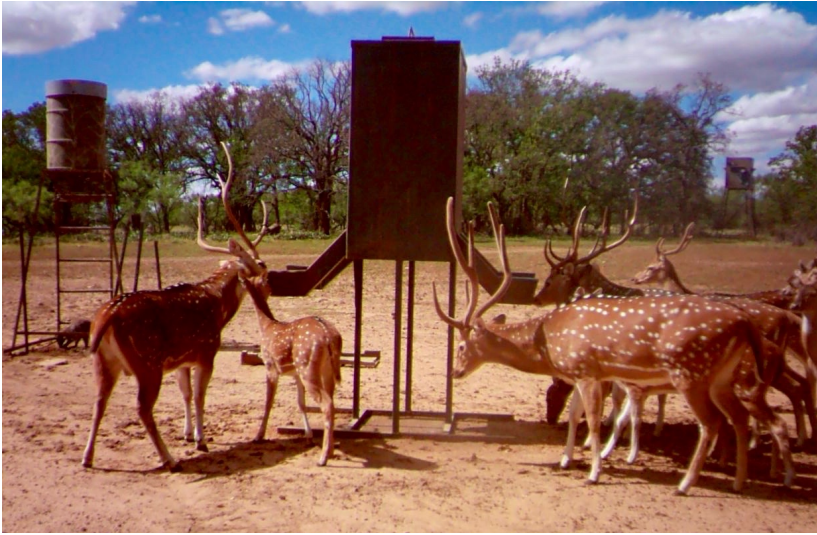


Turkey Creek Ranch 2015



214.09 acre ranch in Jack County, Texas located 3 miles north of Bryson. 70% heavy post oak timber, 20 to 25 acres of food plots. Very little cedar. Three ponds with fish that all held water during the recent extreme drought and two ponds that usually hold water except in extreme drought.

Improvements

Approximately 200 acres of the ranch is high fenced .Five breeding/holding pens for whitetail deer (water piped into pens). Whitetail deer in the breeding pens are not included in the sale of the ranch. All galvanized fencing material with predator wire installed on the entire perimeter.

Three, 12 foot tall 5x5 executive tower blinds, one, 6x8 insulated ground blind, two wooden tower blinds with metal base, one box ground blind for bow hunting, three tripod stands, three, 2 man ladder stands, one 4 foot diameter ground blind and numerous cloth type ground blinds set up for bow hunting.

Feeders include six corn feeders with spin cast timers, two 2000 pound protein feeders, and one 900 pound protein feeders.

Miscellaneous equipment includes a 2000 F250 ranch truck, a 40 foot storage container, and a small walk in game cooler.

Cabin is a 2 bedroom one bath house with full kitchen, washer/dryer and more or less furnished except for personal items. New 3.5 ton A/C unit with heat pump installed in April 2013.

Water well 470 foot deep into Trinity aquifer and electric at the cabin.

Wildlife in the high fence pasture consists of an axis deer herd of approximately 15-20 animals, a black buck herd of approximately 20 animals, and approximately 10-15 whitetail deer.

Other Information

A Wind Easement agreement is in place that pays \$3000 annually adjusted for inflation, however there are very strict rules for access and they cannot enter the property without notice to the landowner.

No minerals owned and no production currently on the ranch.

Deeded easement via Loving Road. The ranch is very secluded with little to no traffic to the front gate and cabin and no traffic at all inside the high fence.

This ranch has been used as a hunting ranch and a whitetail breeding facility by the current owner and new owner could continue this. It would also make a great Corporate or family retreat.

It took many years of hard work to create this ranch and it is ready for the new owner to enjoy.