

1682.3 acres in McCulloch and Menard Counties, Texas (20 miles WSW of Brady, Texas). Acquired in 2008 with newly remodeled five (5) bedroom house, 5,000 sq. ft. new metal insulated shop with processing facilities and refrigerated storage, completely high fenced (new 8' in 2008), three (3) Hickory aquifer (700'+) wells (one solar), six (6) tanks sourced by wells and two (2) cattle troughs sourced by fast line. Ranch has been in Level III deer management program with the State of Texas for the past six (6) years. Quality whitetail herd, Rio Grande turkeys and seasonal dove population. Equipment and furnishings to go in sale:

1. All household furnishing except personal items.
2. M4060 Kubota Tractor with full compliment of attachments.
3. New S610 Bobcat with full compliment of attachments.
4. Two (2) Polaris Rangers
5. Two (2) Jeeps
6. Nine (9) box stands
7. Numerous tripods and ladder stands
8. Seven (7) 1,000 lb corn feeders
9. Six (6) 2,000 lb. gravity flow protein feeders
10. Four (4) 500 lb gravity flow milo turkey feeders
11. Two (2) 1,000 lb. gravity flow milo turkey feeders
12. Shop has sleeping quarters for ranch hands and half bath with hot water.

This ranch is very private. Has access from Texas FM 1311 to County Road 110 (1/2 mile) to private easement with automatic gate (4 miles to Doublemane). Only three (3) ranches including Doublemane behind automatic gate. All neighbors are large ranches with no history of poaching problems. Ranch is located at the edge of the Texas Hill Country just north of the San Saba River Valley and would be considered in the Edwards Plateau. The ranch has approximately 75' of elevation changes around 2,000' above sea level and has large live oaks, mesquite, prickly pear cactus and various other oaks spread over the ranch. The ranch has numerous existing ranch roads and one all-weather road from the main gate to the house and shop area.