

CHANCE PROPERTIES



1659 ± Acres
Coahoma, Texas
\$3,500,000

LOCATION



*This ranch is truly unbelievable to be
only an hour away from Midland.
Located just northeast of
Big Spring off Hwy 350. Total Acreage is ± 1659 .*



Information Herein Deemed Reliable but Not Guaranteed
Do not rely on this information without conformation or verification.

WHITETAIL DEER



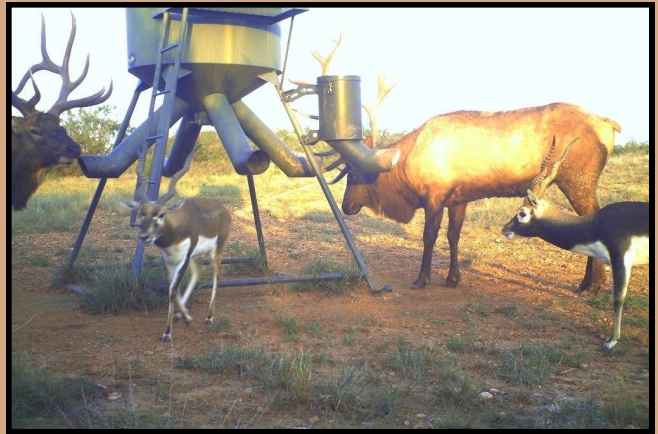
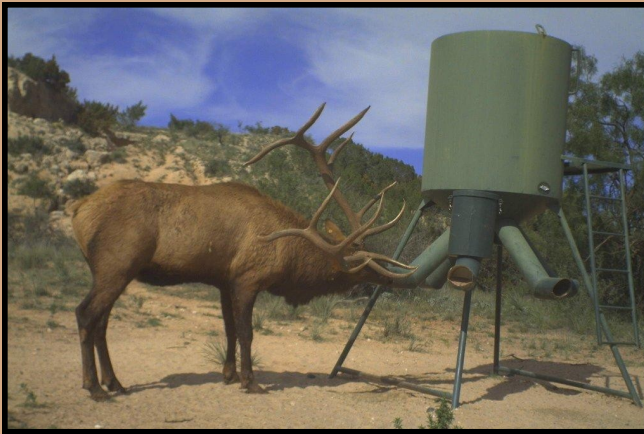
This ranch is totally game fenced and is under a strict whitetail breeding program. The ranch was started 5 years ago from the ground up. The owners have started from scratch and all new genetics have been brought in, including bucks and does. Some of the high power genetics are from Gladiator, Stickers, and Easy Money. All top of the line whitetail genetics. All deer have been bred and raised on the ranch. The deer are fed a very healthy and extremely high protein diet and fed throughout the year.

Most of the deer that are turned out are 2-3 years of age and they are stunning.



WILDLIFE

*On the ranch
there are elk
that will make
your mouth drool,
large boudad
sheep,
and black
buck antelope.*



IMPROVEMENTS



Improvements on the ranch include a hotel style bunkhouse with four big rooms, and all have their own bathroom attached. There is also a large utility room. The main lodge is complete with a full chef's kitchen, outdoor barbeque area and fire pit. There is a 1500 sq ft Ranch Foreman's house, and a 70x100 equipment shop.

IMPROVEMENTS



A full set of deer pens for breeding and managing as they are prepared for turnout. Also at the pens is a full working barn with chutes for doctoring and AIing.

The ranch is well watered by 6 wells. Three of the wells are solar, and the others are submersible. All are set up with holding tanks and overflow ponds.
All of this in newer condition.

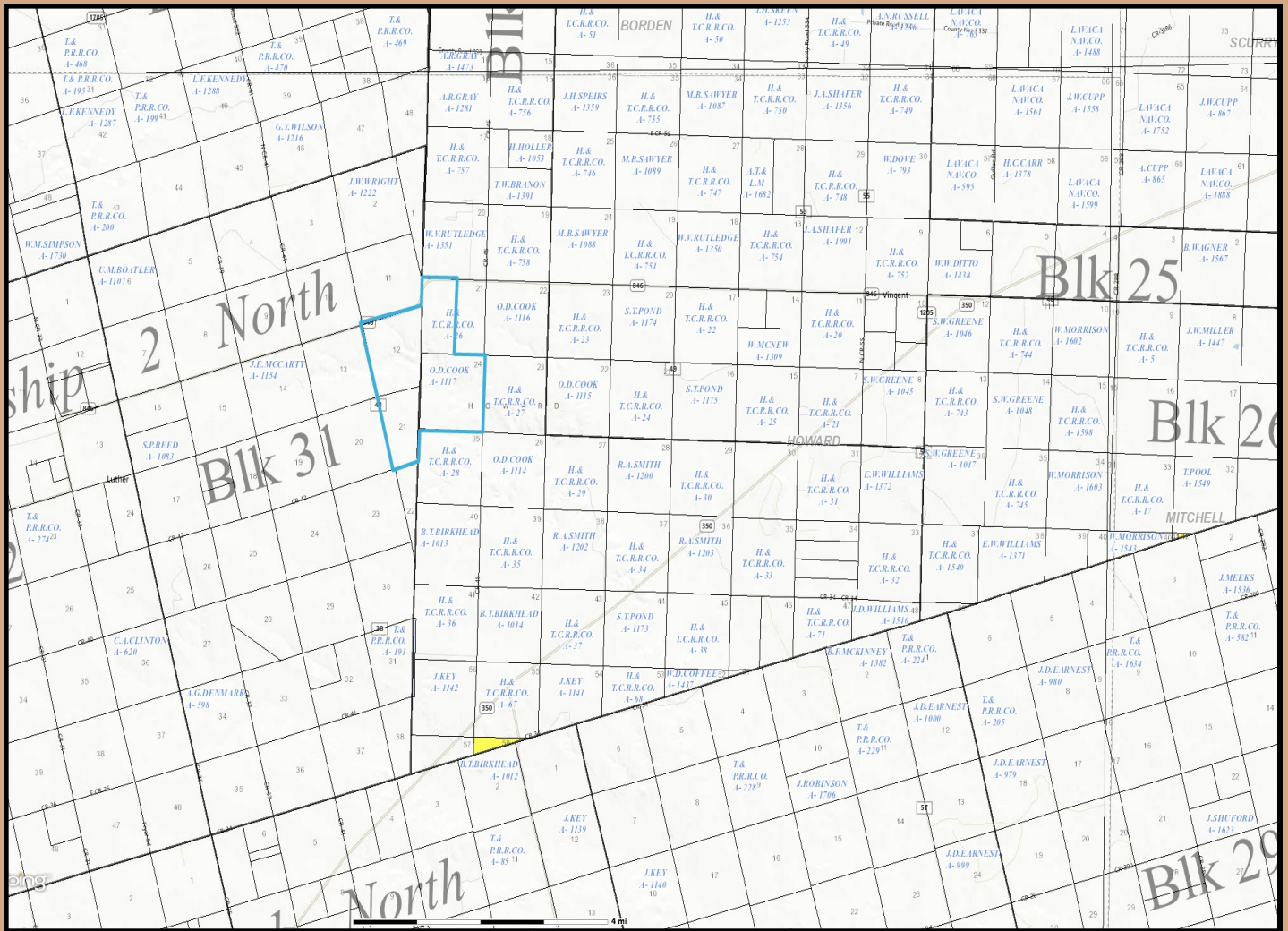


VIEWS



The views on this ranch will make you feel like you are in another part of the country. Hard to believe that this is in West Texas. The huge canyon that runs through the ranch gives it a rugged romance. The ranch is in extremely good condition with great grass and abundance of cover. Live Oak, Desert Elms, Chinaberry, Cedar, and Mesquite trees can be found here. This is a nice and manageable ranch with huge appeal.





The perfect corporate ranch for taking a client or just keep it to yourself and enjoy. You will not be disappointed in the least. Appointment only through Caleb, cooperating Brokers welcome.

Caleb Matott Farm & Ranch Specialist

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