

CROOKED CREEK RANCH

STONEWALL/KING COUNTIES, TX RANCH

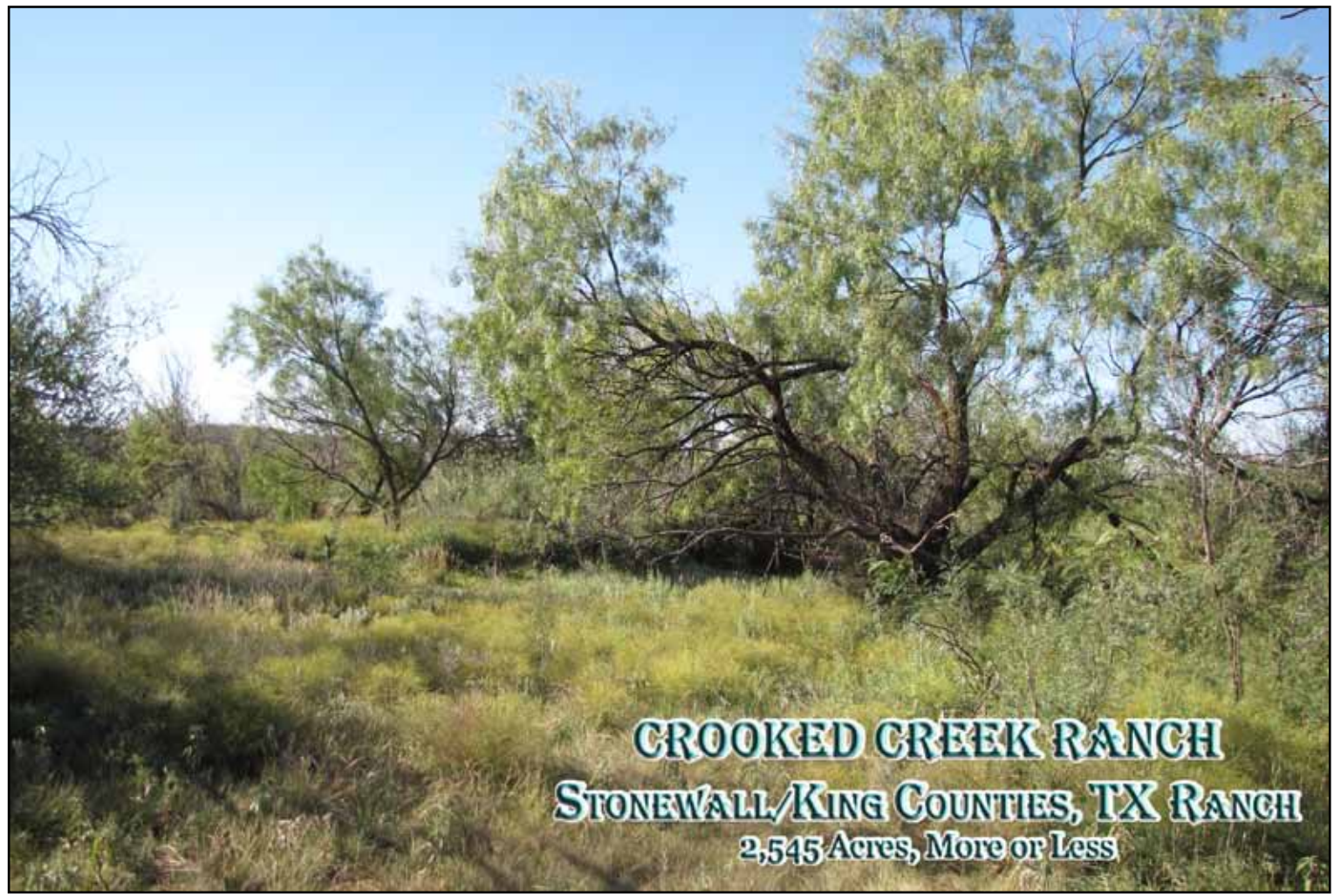
2,545 Acres, More or Less



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale the scenic Crooked Creek Ranch located in Stonewall and King Counties, Texas. The ranch is situated in a beautiful area with tremendous natural views, high ridges and rugged hillside slopes descending down to miles of productive creek bottoms and flats. The property is located northeast of Aspermont, 3 hours or less from DFW or Midland, and 15-20 miles from two hard-surfaced lighted airports. Access is by well maintained county roads.



Subject to sale, withdrawal, or error.



The Crooked Creek Ranch offers a good variety of diverse terrain. North Croton Creek flows through the central portion of the property from west to east for over five miles. This scenic 70+ mile long creek is spring fed and is considered to be a year round live creek. Throughout the creek bottom area of the property there are good stands of Bermuda and other desirable native grasses and forbs. The creek is lined by large mesquite, willows and several groves of hackberry trees. Additionally, there is a more seasonal spring fed creek that flows through the southwestern portion of the ranch that drains into North Croton Creek. Elevations through the creek bottoms are generally around 1,450'.

Totally, the Crooked Creek Ranch offers well over six miles of productive creek bottom country.





The northern portion of the ranch offers a good diversity of grasses and topography. Cover is generally provided by mesquite with scattered hackberry trees. Grass turf over much of this portion of the ranch is considered to be in very good condition.



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The southern and eastern portions of the ranch offer more rugged ridges and breaks. Mesquite and cedar are common and brush becomes more dense throughout this portion of the property. There are several scenic ridges and red bluffs that overlook defined peaks in the area. Elevations throughout this portion are typically in the range of 1,550’.





The ranch is considered to be well watered. Besides water in the two creeks, there are several earthen tanks on the property.

There are two fairly large ponds and several smaller seasonal ponds. The largest tank on the ranch appears to hold well and covers an area of approximately two surface acres.





The Crooked Creek Ranch is located in an area well known for quality hunting and wildlife. Whitetail deer are numerous in the area and several properties located in the area are managed for wildlife. Turkey are commonly viewed on the ranch and typically this is a good area for quail hunting. Ducks and doves are also abundant.

There are two large cultivated food-plots on the western portion of the ranch. These fields are fenced. The larger field contains approximately twenty-six acres and the other contains approximately 20 acres.





The ranch is fenced with primarily all steel five strand barbed wire fences. Most of the fences are new to near new. Overall, the ranch is considered to have good fences.



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The Crooked Creek Ranch has a lot to offer from a livestock production standpoint or for a recreation buyer. Ranch properties of this size with live water features, good fences and a diverse terrain are seldom offered for sale. This scenic live water ranch is offered at \$675 per acre. The acreage used was generated from a computer mapping software package. The seller will furnish a new survey to establish the exact acreage. The price will be adjusted based on the findings of the survey.

If you are in the market for a very scenic, diverse ranch property that offers exceptional hunting features, the Crooked Creek Ranch should not be overlooked.



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