

NOLAN COUNTY, TX RANCH

639 Acres, More or Less



OFFERED EXCLUSIVELY BY:

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We are pleased to offer for sale this scenic, well located hunting/recreation ranch property. This property has been under the same family ownership for well over 100 years. The ranch is situated just northeast of the community of Blackwell. Access to the property is by graded county road.

The ranch has plentiful cover for wildlife. Primarily, mesquite, scattered cedar, oak and Chinaberry Trees comprise the majority of the brush cover through the lower elevations, while cedar becomes more prevalent along the rugged hill-sides. There are several fairly open areas through the lower elevations where cover is more sparse and native grasses are more common.



Subject to sale, withdrawal, or error.



A seasonal creek flows through the southwestern portion of the property. This productive bottom has a desirable turf of forbs and grasses.

The property is considered to be well watered. Wildlife and livestock water is provided by two dirt tanks located on the southern portion of the ranch and an electric water well located on the northern portion of the property. Additionally, there is an electric water well located on the southern portion of the property that is currently not in use.





The property boundary is fenced, and fences appear to be in good overall condition.

There is currently no oil/gas exploration on the property, however, there are two or three old sets of tank batteries located through the ranch.

There is an old well location site on the northeastern portion of the property that was levelled and cleared of brush and trees. This old well location still has the lined pits that have not been filled back in. The property is not currently leased for oil/gas.





There is a good network of roads through the property, and generally, the roads are in good condition. A caliche pit on the property has been utilized for some of the road material on the ranch.

Hunting opportunities in the area include an abundance of whitetail deer, feral hogs, turkey and quail. Migratory bird hunting is good in this area. The property is not leased for hunting, and only select friends and family have enjoyed hunting privileges in recent years.

This property is being offered for sale at \$885 per acre including 10% of the total minerals. There is some wind production nearby, and no wind energy rights are being reserved. With it's close proximity to San Angelo and the Midland/Odessa area, this property offers an excellent location for a hunting/recreation weekend ranch. The included mineral offering sets this property apart from others in the area. If you are in the market for a recreation ranch in this area, this property deserves your attention.



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