

# ABC CREEK RANCH

Kent County, Texas

1,380.603 acres, more or less



OFFERED EXCLUSIVELY BY:

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# ABC CREEK RANCH

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We are pleased to offer for sale this scenic, nicely improved Kent County, Texas Ranch. The property is located southwest of Jayton, and access is provided by paved highway frontage.

The ranch is situated in the Texas Rolling Plains and the topography of the property is diverse. ABC Creek enters the property on the southwest and winds through the ranch, exiting the property near the central portion of the east side. Several draws and smaller seasonal creek bottoms come together on the ranch enhancing both the beauty of the ranch and the wildlife habitat.



Subject to sale, withdrawal, or error.



Cover is principally dense through the draws and creek bottoms, with areas of scattered thick mesquite flats in the up-lands. There is very little cedar on the ranch. There has been no livestock grazing on the ranch for several years and the ranch has a good turf of native grasses and forbs.





The ranch is fenced, and boundary fences all appear to be in very good condition.

The topography of the ranch, along with the desirable canopy of mixed cover creates a haven for whitetail deer, and the ranch is considered to have excellent quail habitat. Two foodplots are in place and multiple deer feeders and quail feeders have been installed on the property along with several deer blinds. All blinds and feeders appear to be in good condition.



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The property has only been hunted by the immediate family for several years with very few deer harvested on the property. This area is known to produce nice quality whitetail deer. There are several large ranches in the area and this property joins a large ranch.





The ranch is considered to be well watered. Besides seasonal live water in the creek, there are two windmills on the property and an electric water well. Water troughs are of concrete construction and appear to be in good condition.



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The ranch is well improved by a two bedroom home that contains two bathrooms and an attractive open living area/kitchen. This home is tastefully furnished and the furnishings appear to be in near new condition. Except for some personal items, the majority of the furnishings can be included with the sale of the property.



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Near the main home there is a one bedroom, one bath bunkhouse with open living area/kitchen. The bunkhouse is also furnished and the furnishings appear to be in near new condition. Except for some personal items, the majority of the furnishings can be included with the sale of the property.

A metal barn is also located by the main home. This barn is equipped with a game cooler, overhang shed and large bay door. There is a bulk feed container nearby. The houses and barn are nearly new and all improvements appear to be in very good, near new condition.





The ABC Creek Ranch is located in a very desirable area and has easy access. All of the feeders and hunting blinds are included in the sale of the property. With the nice, very usable improvements that are in place, this is a ready to use and enjoy property.

The ranch and all of the nearly new improvements is reasonably priced at \$950 per acre. A portion of the minerals is owned and the seller will negotiate including some minerals with the sale of the property.

This is an opportunity to purchase a turn-key recreation ranch property with many nearly new improvements that are ready to use and enjoy. Pictures do not do justice to this ranch, come see it for yourself.



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