

LITTLE CROTON CREEK RANCH

King County, Texas
3,500 Acres, more or less



OFFERED EXCLUSIVELY BY:

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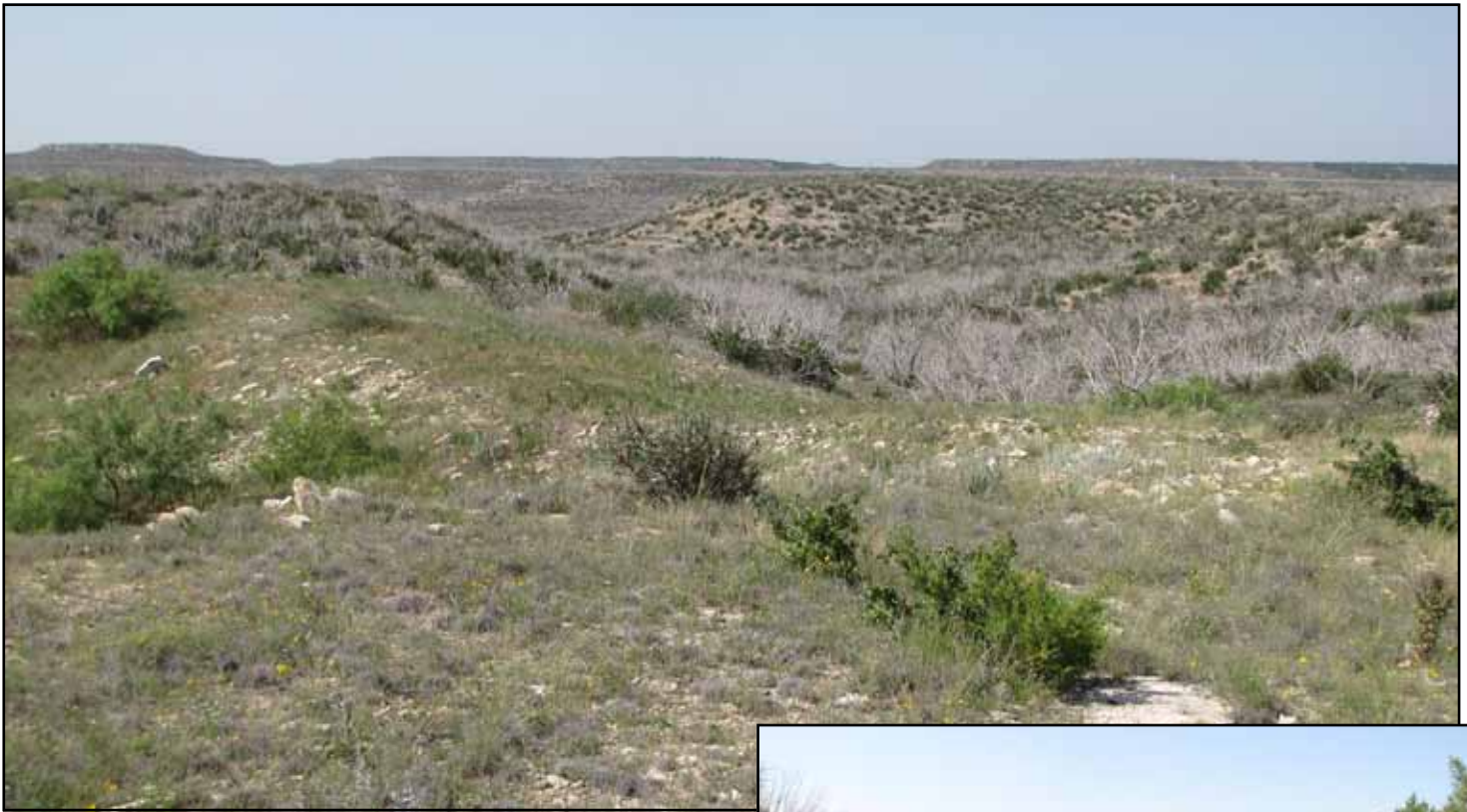


We are pleased to offer for sale this King County Ranch. The property is located southeast of Guthrie and access is provided by several miles of highway frontage. The northern boundary of the property is along US HWY 82 and much of the eastern boundary is along FM 222.

This property is part of a larger ranching unit, and management has been in place that tends to lean towards conservation of native grasses and wildlife. The ranch has not been stocked in recent years and considering the severe drought experienced last year, the grasses are in overall good condition. Principal cover is provided by mesquite, cedar and a scattering of hackberry trees.

The topography of the ranch is diverse. Elevated hillsides with limestone outcrops slope and drain towards the central portion of the property to Little Croton Creek. This live creek will flow and hold water throughout most, if not all of the year.





Elevations typically range from 1,850 feet along the more rugged hillsides to approximately 1,650 feet in the creek bottoms.

The property is fenced into one large pasture and fences are typically of 5 strand barbed wire construction with pipe corners and t-posts. Overall, fences appear to be in good condition.





Little Croton Creek meanders throughout the central portion of the ranch. The creek enters the property on the western side and flows through the central portion of the ranch for over 5 miles, creating an excellent habitat for whitetail deer, turkey, quail, feral hogs and migratory birds.

Besides the creek, the ranch is watered by several dirt tanks and tributaries of the creek which will run seasonally.

Another beneficial water source for livestock and wildlife on the property is a rural waterline that runs through the ranch. This line is of PVC construction and serves two concrete drinking troughs on the property.

There are two 10,000 gallon water storage reservoirs located on the property that are used as a back-up by this ranch and other properties that utilize the rural waterline system.





The Little Croton Creek Ranch has never been hunted commercially, and the seller seldom allows any hunting at all.

With several miles of live water provided by the creek, a diverse terrain and native grasses that are in good condition, this ranch is priced to sell. The Little Croton Creek Ranch is realistically priced at \$650.00 per acre. Water is a very valuable commodity in this region, and it is seldom that properties are offered with access to rural waterlines.

No minerals are owned, and there is some scattered production through the western portion of the property. All wind energy rights are owned and will convey at closing.

As mentioned previously, this property is a part of a larger ranching unit, and the exact acres will be determined when the seller surveys the property.

If you are in the market for a good ranch situated in the Texas Rolling Plains, the Little Croton Creek Ranch deserves your attention.

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