

# CROTON CREEK RANCH

*Thirteen miles of Live water in three creeks*

7,210 Acres, More or Less in the  
Scenic and Productive Texas Rolling Plains



**OFFERED EXCLUSIVELY BY:**

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We are proud to offer for sale the scenic and diverse Croton Creek Ranch. This beautiful, live water ranch is located in the heart of the Texas Rolling Plains and has been in the same family for over 50 years. The ranch is well-watered by three creeks that traverse the land for a total of roughly thirteen miles, giving the property an abundance of productive wildlife-rich creek bottoms. Ranch wildlife is highly abundant and widely varied. In just one week during early April 2012, the following were personally observed on the ranch: multiple groups of whitetail and mule deer along with a good population of wild turkey, hogs and a dense mourning dove population.

The Croton Creek Ranch is located northeast of Aspermont, a three hour drive from the DFW Metroplex and two and a half hour drive from Midland/Odessa. The ranch is also easily reachable by air via Harrison Field at Knox City which provides a 3200 foot lighted asphalt strip a mere 15 miles from the ranch or via Stonewall County Airport which offers 4000 feet of lighted tarmac within 20 miles. Access is provided by miles of well-maintained graded county roads. In addition, several miles of interior ranch roads have been recently built or improved.







Subject to sale, withdrawal, or error.





This region of Texas is known as “Big Ranch Country”, and has the reputation for producing trophy deer and bobwhite quail. The property offers the excellent wildlife habitat combination of rugged canyons, verdant creek bottoms, productive flats, and an ideal mosaic of cover. Elevations easily vary 300 feet from around 1500 feet in the creek bottoms to around 1800 feet along the rugged southern ridgelines.

The King/Stonewall County line runs through the northern portion of the ranch from east to west. There is a small amount of scattered oil production on the southwest side of the property.







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In early 2011, a portion of Croton Creek Ranch received a much-needed burn from a natural area wildfire and experienced benefits similar to those expected from a controlled burn (which would have been prohibitively expensive). Very few hardwoods were lost, but existing brush and cedar overgrowth was substantially remediated, and their rich nutrients were returned to the soils for natural fertilization of native grasses and forbs and leaving a much more desirable brush mosaic.

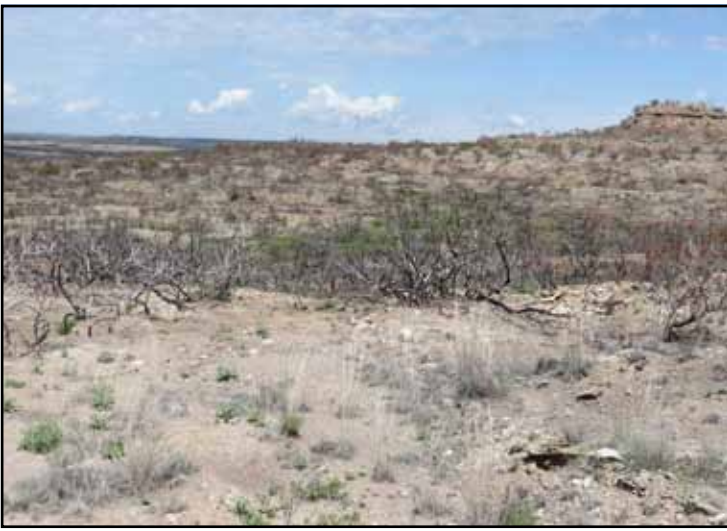






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The western boundary fencing was replaced in 2012, as was much of the south boundary fencing. Some eastern boundary fencing was also recently replaced, and northern boundary fencing is in very good condition. In all, at least 80% of ranch fencing is in very good to new condition.

The southern portion of the ranch includes the scenic and rugged Smelter Canyon, the width and depth of which afford tremendous protection for both wildlife and livestock. Sheer ridges and rolling hills are scattered throughout this area. A spring-fed creek runs through the canyon for approximately three miles, providing a live water source for much of the year.

The topography changes through the northern portion of the ranch. Soils become deeper and healthy mesquite is prevalent. Croton Creek and Wedington Creek both run through the northern sections flowing for miles from west to east.







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These beautiful creek bottoms are lined with big bull mesquite, the occasional salt cedar, and nicely scattered hackberry trees preferred by the ranch's population of whitetail and mule deer. Several smaller canyons, hills and seasonal creek bottom areas are found through this part of the ranch along with productive rolling mesquite flats. Several large stock tanks and small ponds are located in the northern portion of the ranch as well.



Croton Creek, a live water creek that flows throughout most or oftentimes all of the year, runs through the northern country for about seven miles. Its lush creek bottom produces a good turf of Bermuda grass and healthy forbs along the banks. Wedington Creek, a more seasonal creek, flows through the western portion of the property, ultimately draining into Croton Creek.

The ranch boasts a healthy variety of native forbs and grasses including buffalo, grama and Bermuda. Other plants beneficial to wildlife include lotebush, catclaw, little leaf sumac, shinnery, ephedra and algerita. The desirable blend of grasses and forbs is ideal for both wildlife and livestock. Additionally, the ranch has two large cultivated fields which are fenced as foodplots and together comprise approximately 100 acres.

There is an approximately 220 acre tract, which is landlocked by the Croton Creek Ranch on three sides and a neighboring ranch to the south, and which belongs to the State of Texas. It may be purchased from the State or just left as is. Public hunting or camping on this tract is not permitted by the State.





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Present owners hold a small (<1.5%) mineral interest in several, but not all, surface tracts of the ranch and will convey same upon sale. Contact broker for details. Hunting is currently leased (with a 30-day out option upon sale). Hunters have been very pleased with wildlife personally observed and captured on game cameras.



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The Croton Creek Ranch is aggressively but firmly priced at \$595 per acre. If you are in the market for land offering countless panoramic vistas, scenic canyons, live water features not matched by most area ranches, ideal topography, and wildlife diversity, then the Croton Creek Ranch deserves your immediate attention.

**ALL PHOTOS IN THIS BROCHURE WERE TAKEN BETWEEN APRIL 19, 2012 AND MAY 2, 2012**



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