



LOCATION:

Situated approximately 6 miles South of Loma Alta, this ranch retains the rugged charm while providing close access to town with all of its recreational opportunities. Bar U Ranch also has approximately 2.6 miles of Highway 277 frontage which provides easy access to and from the property. This is a great place to raise your livestock and/or wildlife.

IMPROVEMENTS:

The Bar U Ranch currently has a 2 bedroom, 1 bath frame home on the property. The home has a living area, small kitchen, dining room and a metal roof. The home is in very good shape with new winding and paint. There are also 2 barns and one smaller cabin that can be used for the ranch hand and other workers along. There is one bunk house with a shower and garage along with a separate building that is used as a cook house for the hunters. There are 9 water wells on the property with large concrete storage tanks. One well currently has a submersible pump. Electricity is currently present along the entire front part of the ranch.

TERRAIN/ELEVATION:

Bar U Ranch provides multiple breathtaking views with both rugged and rolling landscape that stretches out in all directions.

CLIMATE:

Summer heat can be extreme in the Hill County, typically with hot abundant sunshine. Year-round temperatures are mostly comfortable, winters are not severe and snow is a rare event. For those looking to escape the harsher winters of the North, Bar U Ranch is the perfect getaway. Skies are mostly clear with brilliant night skies. Sunrise and sunsets are colorful and majestic.

WILDLIFE MANAGEMENT:

Wildlife in the area include but are not limited to whitetail deer, wild turkey, antelope and hogs. This property also has 21 spinner feeders, 21 protein feeders and 21 deer blinds.