

River Creek Land Sales presents:

The
KNOX COUNTY
River Ranch

*2550 +/- acres on
the Brazos River*

Located in historic west Texas...

This classic Texas ranch has a varying terrain and lots of trees., with approximately 75% in native pasture. Cedar and mesquite are consistent throughout, and mature hackberry trees line the draws. A mixture of brush and range grasses allows for both hunting and grazing, making this an all around diverse property.





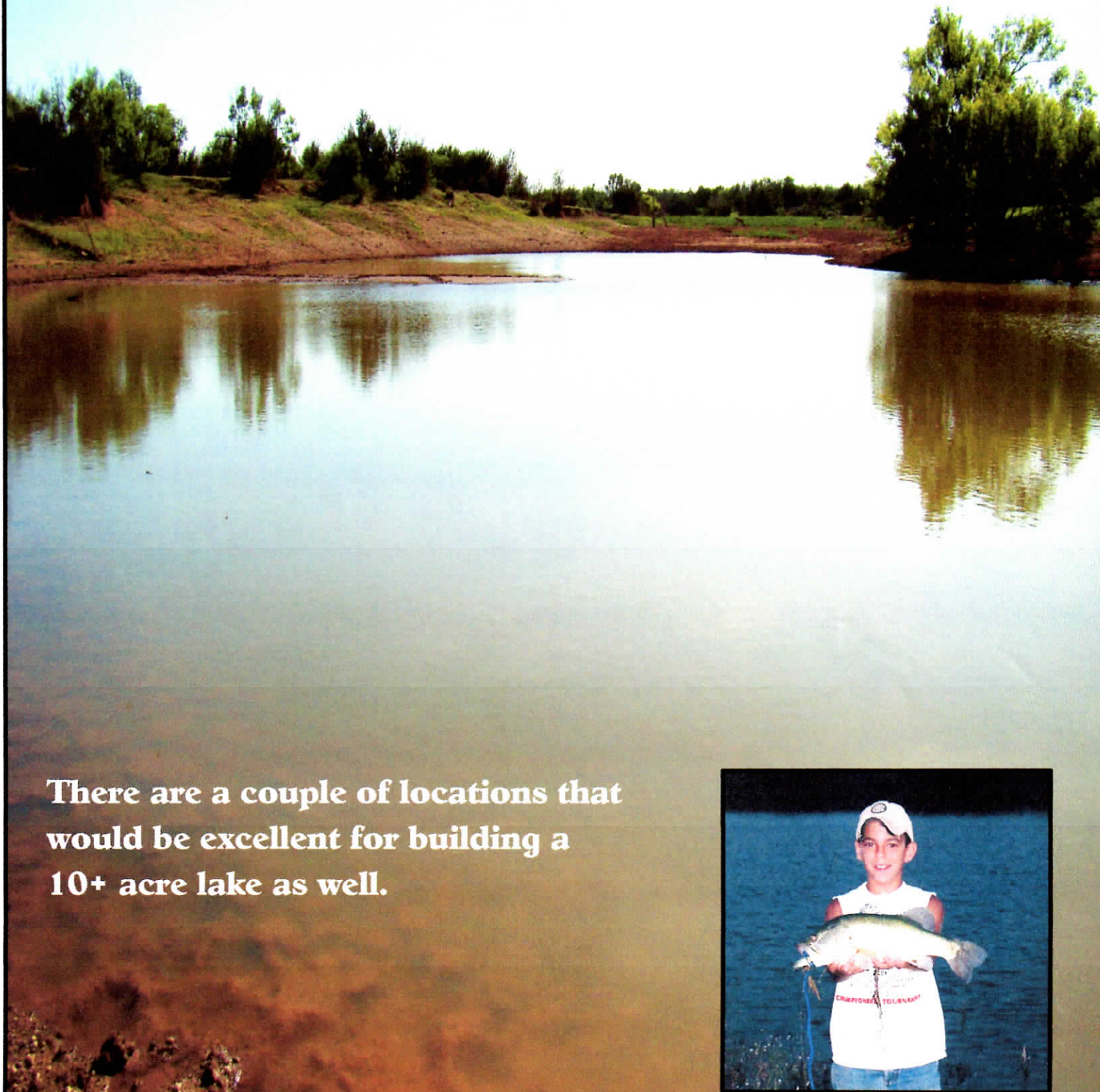
The ranch has approximately 2.5 miles of frontage on the Brazos River. A livewater stream, the Brazos flows water all year long.



The many ravines and gulleys running through the ranch channel rainfall and runoff to the Brazos and ensure the ranch is well watered.



Of the eight water tanks on the property, at least three are springfed and hold water year around. Several are a few acres in size and have been stocked with bass and catfish in years past.



There are a couple of locations that would be excellent for building a 10+ acre lake as well.





THE RANCH IS LOADED WITH WILDLIFE.

**Trophy whitetail, feral hog, turkey, quail, duck, bobcat,
and coyote all make their home here.**





The property is also a fine cattle ranch and can support a 150 cow/calf operation year around. The ranch is crossfenced into six different pastures, some of which have been grubbed and improved. There are 710 acres of crop land, capable of growing winter wheat, oats, and/or sudan haygrazer, and a set of pipe corrals as well.



This scenic ranch has been under the same family ownership for over 60 years and is now being offered for sale again.

ASKING PRICE: \$1050/acre



Offered exclusively by:

RIVER CREEK LAND SALES

a Texas Ranch Brokerage Company



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