

# PANTHER CANYON RANCH

*A Premier Texas Hunting and Recreation River Ranch*

Stonewall County, Texas - 2,757 Acres, more or less

or as two tracts: 1,085 +/- acres on the Brazos River and 1,672 +/- acres in the scenic hills



OFFERED EXCLUSIVELY BY:

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# PANTHER CANYON RANCH

*A Premier Texas Hunting and Recreation River Ranch*

Tract #1 - 1,085 +/- acres on the Brazos River and Panther Creek

Tract #2 - 1,672 +/- acres in the scenic hills with several creeks and high peaks



We are proud to offer for sale this very scenic recreation and hunting ranch located in beautiful Northeastern Stonewall County, Texas. The Panther Canyon Ranch is very remote, and access to the ranch is provided by graded county roads. The county road splits the ranch into two adjoining tracts, and the ranch can be purchased as one unit, or as two separate ranches. This area is best described as extremely diverse, ranging from productive creek bottoms and river bottom country to rough slopes and rocky ridges.



Subject to sale, withdrawal, or error.





Tract #1 is comprised of the portion of the ranch that lies east of the county road. This tract contains approximately 1,085 acres, and the eastern border of this tract is made up of the Brazos River. Elevations on this portion of the ranch range from around 1,450' in the river bottoms to approximately 1,625' in the uplands.







The river makes up the boundary for nearly one mile. The terrain on this portion of the property is greatly influenced by two large, scenic canyons and Panther Creek. Principal brush cover is made up of mesquite and scattered cedar with large cottonwood and chinaberry trees in the creek bottom.

This portion of the ranch has been improved by a four bedroom, two bath cabin. This two-story cabin has a metal roof, nice rock fireplace, high ceilings in the living area, complete kitchen and a screened back porch. This cabin is clean inside and overlooks a beautiful pond on the ranch.

This side of the ranch is considered to be well watered by the Brazos River, Panther Creek, four ponds and seasonal water in the canyons and their drainages.

Tract #1 is being offered for sale at \$1,000 per acre.



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Tract #2 is made up of the portion of the ranch west of the county road. This tract contains approximately 1,672 acres. Elevations on this portion of the ranch range from around 1,600' in the bottoms with several peaks around 1,850' to 1,866'. These are some of the highest points in Stonewall County, second only to Double Mountain, which can be seen from these high points.







Several nice seasonal creeks are located on this portion of the ranch, and two of the creeks appear to have some springs. Additionally, there is an electric water well and a pond on this portion of the ranch.

Primary cover on this tract is comprised of mesquite in the flats and bottoms with cedar being more prevalent along the rocky slopes and ridges. Shinnery is also common on top of the ridge.



Fences are in generally good repair on this portion of the ranch, with several miles of new fence.

Tract #2 is being offered for sale at \$950 per acre.







The Panther Canyon Ranch has a lot to offer a recreation buyer. Nearly one mile of Brazos River, scenic creeks and large canyons along with dramatic elevation changes on the western ridges of the property. There has not been any livestock grazing on the ranch in several years, and the grasses and beneficial weeds are in great condition.



Stonewall County has an excellent reputation for growing large whitetail deer, and this ranch is no exception. Quail thrive in this area as well, and numerous flocks of turkey frequent the creek bottoms to roost in the high trees. The ranch is currently leased for hunting, but the lease provides a reimbursement clause in case of sale of the ranch. The hunting will not be tied up for the 2009-2010 season if the ranch is under contract to sell prior to the beginning of the hunting season.

The ranch is priced to sell, and the seller is making no reservations in the sale of the property. The ranch is currently under a wind lease, and the seller is allowing 100% of the wind rights to transfer to a new owner. The two adjoining properties would make a great larger ranch, being 2,757 total acres at a blended price of \$970 per acre overall. It is seldom that a ranch with as much diversity is offered for sale in this area. If you are in the market for a great recreational ranch in this sought after area, the Panther Canyon Ranch deserves your attention.

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