

MOORE CREEK RANCH

A Premier Texas Hunting and Recreation Ranch

Stonewall and Fisher Counties, Texas - 2,200 Acres, more or less



OFFERED EXCLUSIVELY BY:

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We are very proud to announce that we have just obtained an exclusive listing on the Moore Creek Ranch located between Aspermont and Hamlin. The ranch is divided by the county line, with approximately one-third of the ranch being in Stonewall County and the remainder being in Fisher County. These two counties have long had the reputation for outstanding whitetail deer and quail hunting, and Fisher County is known as the 'Quail Hunting Capital of Texas'. Access to the ranch is provided by graded county road. A good caliche road is in place from the front gate to the central portion of the property, allowing all weather access into the ranch.



Subject to sale, withdrawal, or error.

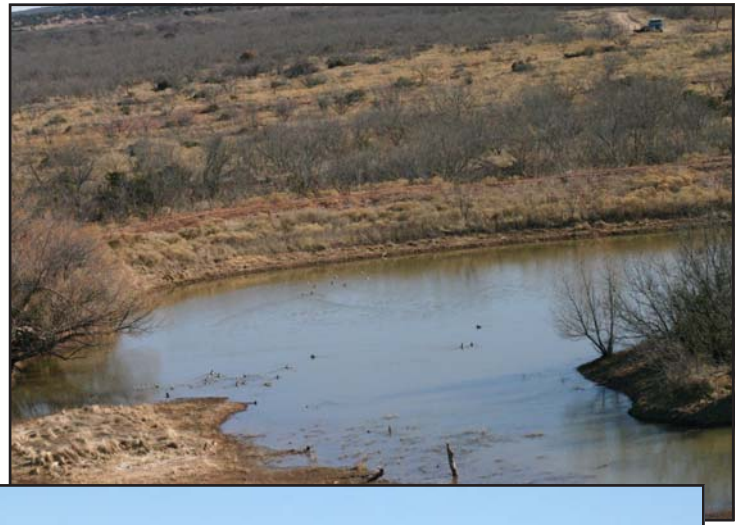


Extensive brush work has been completed on the Moore Creek Ranch at considerable expense. All of the cedar has been removed, several large foodplots have been established, and an extensive six mile waterline network exists on the ranch feeding ponds and water troughs from three water wells. To further enhance the recreation aspects of the property, there are 35 strips (senderos) cut through the brush to create excellent hunting lanes. These lanes range in length from 1/2 mile to 2 miles and all are cleared 250' wide. There is a special blend of improved/native grasses, weeds and other beneficial perennials that has been planted through the middle of all of these hunting lanes. This blend of perennial plants and grasses was developed to specifically benefit quail.



Twenty-one ponds are located on the property, and some cover several surface acres. Many of the ponds have been cleaned out in recent months. The ranch is also watered seasonally by Moore Creek, Gyp Creek and their respective tributaries and draws. These drainages will have holes of water throughout much of the year. Overall, the ranch is considered to be very well watered. Additionally, from a convenience standpoint, two freeze-proof faucets have been installed along the waterline away from the headquarters for access to clean water and watering bird dogs in the field.





The ranch is comprised of a desirable blend of rolling to nearly level country coupled with a smaller portion of more rugged mesas and steep hills. Six foodplots have been strategically developed and placed in areas with deep and fertile soils. These foodplots are generally planted to wheat and have become a magnet for native deer, turkey and other wildlife. These foodplots range in size from approximately two acres to fifty-five acres. Several nice Atascosa hunting blinds with ten foot towers are located along the edges of these foodplots. Spin feeders are in place near all hunting blinds. Feeders and hunting blinds are included.

There has been no commercial hunting on the property, and with all of the enhancements made to this ranch, it would be hard to locate a better hunting property in this area. Another great benefit from a hunting standpoint is that the property joins a 25,000+ acre ranch.

The Moore Creek Ranch is a truly exceptional recreation ranch property offering tremendous quail hunting. All of the work that has been done on the ranch to improve the quail habitat has also benefitted other native wildlife. Whitetail deer thrive in this environment and have plenty of cover to feel secure, and the foodplots offer a steady food source. Turkey are common in large flocks and other migratory birds frequent this area.

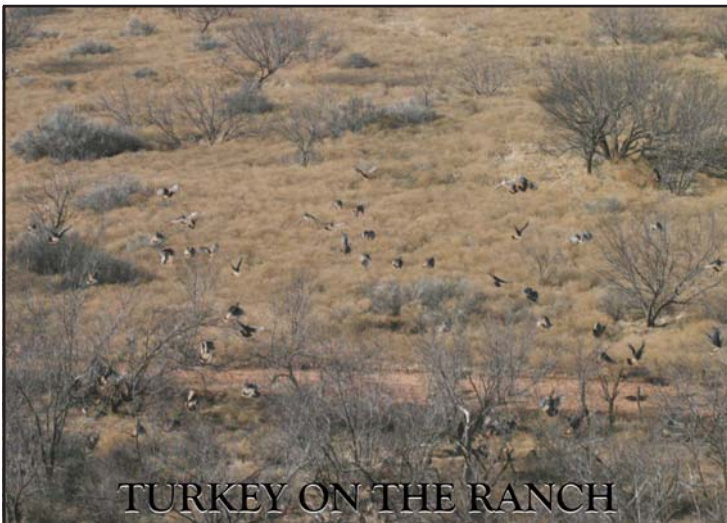




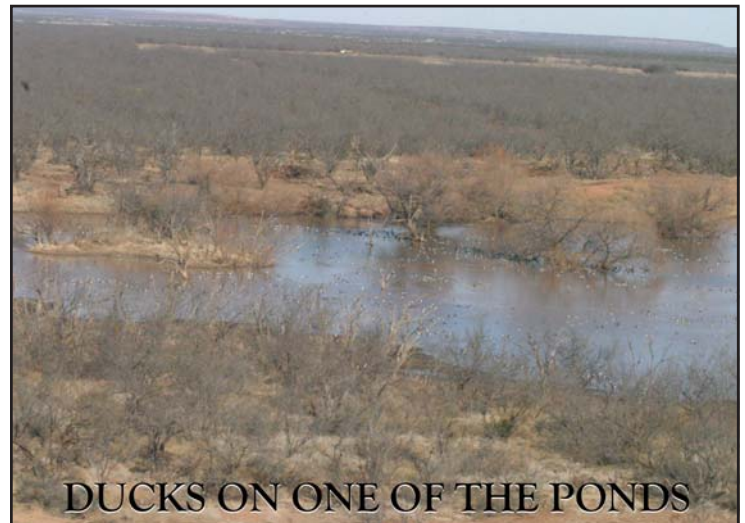
The habitat improvements on the ranch intended to benefit quail and whitetail deer have also brought in large flocks of sandhill crane, geese and ducks. The large ponds offer exceptional waterfowl hunting and dove hunting in some of the shredded foodplots is rumored to be as good as anywhere in the state. This is a hunting ranch designed to be enjoyed in all seasons.



The current owner of the Moore Creek Ranch has had aerial game surveys done on the property in 2008 and again in 2009. These surveys can be viewed in detail on our website (www.chassmiddleton.com), along with several deer pictures.



TURKEY ON THE RANCH



DUCKS ON ONE OF THE PONDS



Improvements on the property include a one bedroom, one bath cabin, barn, sheds and outbuildings. The cabin is of recent construction and is nicely furnished to provide a weekend retreat. Near the cabin is a covered garage that is used to house hunting vehicles and other equipment. The ranch is also improved with a well built equipment storage shed used to store grain and house equipment for preparation of the foodplots.



The seller owns some minerals with the property, and has offered these minerals with the sale of the ranch. The seller is of the opinion he owns a fractional interest over much of the property with 100% of the executive leasing rights on one portion and 50% of the executive leasing rights on another portion. This 50% ownership on the executive leasing rights reverts to a 100% ownership in five to seven years. One small portion of the property has no minerals and no executive leasing rights.

It is seldom we find a ranch that offers outstanding habitat and hunting on every acre, and that makes the Moore Creek Ranch very special. Every bit of work has been well thought out in an effort to create a premier Texas hunting property. The ranch has been strictly managed and needs nothing to be thoroughly enjoyed. Quail populations for this region have been considered by many to be fair to average this year, but it is not uncommon to see ten to fifteen coveys of birds on a short tour of this ranch. The same is true for the deer populations on this property, as they have gone from one deer to 61 acres in 2008 to one deer to 31 acres just one year later. With this in mind, the deer hunting should continue to improve with continued proper management practices.

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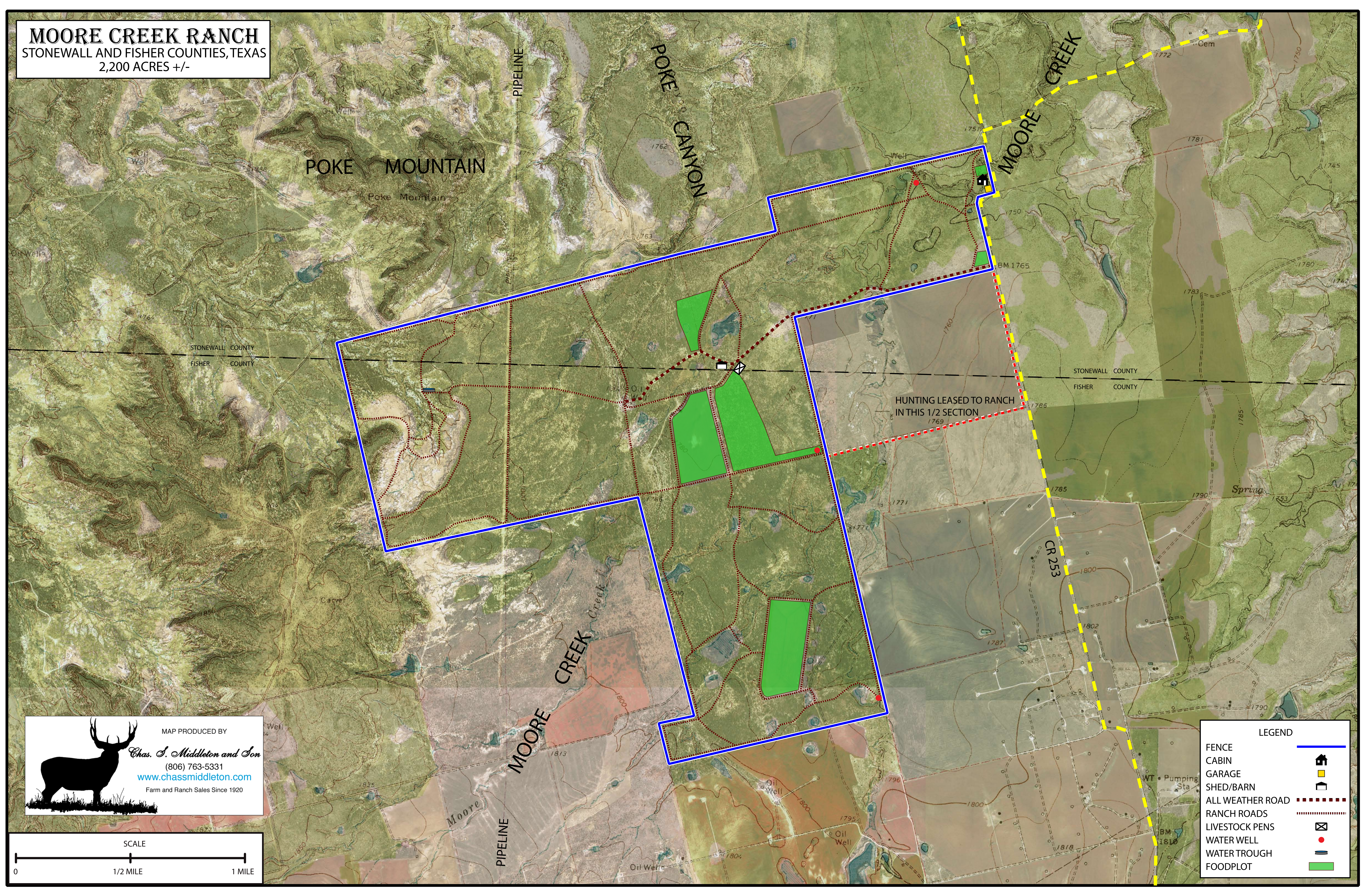
The Moore Creek Ranch is very reasonably priced at \$1,275.00 per acre. This includes all of the seller's mineral interest, along with the hunting blinds and feeders. It would be difficult to find another property to match the outstanding work that has been done on this ranch. Located just three hours from Fort Worth, this ranch offers exceptional recreational appeal and desirable location. If you have been searching for a truly unique sportsman's paradise, the Moore Creek Ranch deserves your immediate attention.



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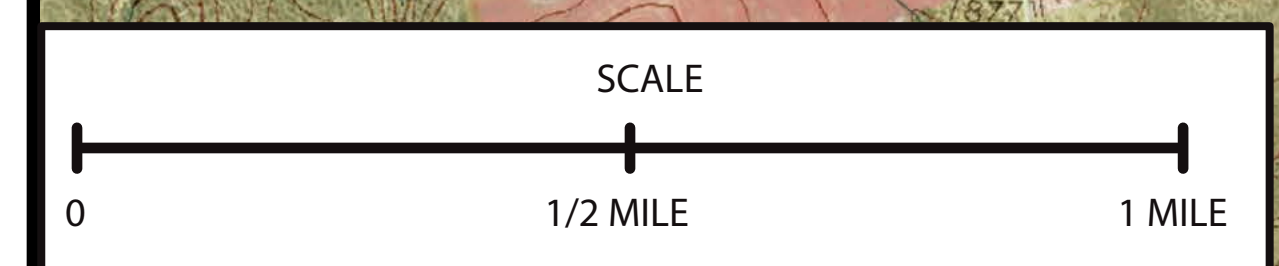


MOORE CREEK RANCH
STONEWALL AND FISHER COUNTIES, TEXAS
2,200 ACRES +/-





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Chas. J. Middleton and Son
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