



REAL ESTATE BROKERAGE

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Caleb Matott, Broker/Owner

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FOR SALE

Mitchell County Ranch

2238 HWY 163 | Colorado City, TX 79512



6800 W. County Rd. 48 | Midland, TX 79707 | 432-219-2220 | RanchSpecialist@CMRanchRealEstate.com

Mitchell County Ranch 2238 HWY 163 | Colorado City, TX



Presented By:
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Recreational & Ranch Land

2238 HWY 163 | Colorado City, TX

Property Details:

Approximate Building Sq. Ft.	2455±
Lot Size:	683± Acres
Current Zoning:	No Restrictions
County:	Mitchell

Property Overview:

The charming Mitchell County Ranch is 683± acres located in Mitchell County just 5 miles southwest of the delightful community of Colorado City, TX (coloradocitytexas.org) on HWY 163. The excellent location of this magnificent ranch is also only 5 minutes from Lake Colorado City and 75 miles North of San Angelo, TX (www.cosatx.us) where you will find the Concho River Walk, Lake Parks, Railway Museum of San Angelo, San Angelo Museum of Fine Art, San Angelo State Park, San Angelo Stock Show & Rodeo, the Nature Center, and so much more. The Mitchell County Ranch is conveniently accessed from HWY 163, which is the Northwest corner of the Ranch headquarters. The Ranch Headquarters has several impressive improvements/features including:

- 2,455± sq. ft. Main Home
- 7,694± sq. ft. Barndominium w/1,654± sq. ft. of living space & 6 horse stalls
- 1,500± sq. ft. Shop w/two 12 ft. overhead doors
- 3,275± sq. ft. Office/Barn w/two 16 ft. overhead doors
- 2 Arenas – 1 has 10'x10' announcers box
- 4 Sets of stalls
- Pens
- Equipment Shed
- Tack Room

The main ranch house is a beautiful bricked home that is in excellent condition. The home includes 3 bedrooms, 3 baths, living room, kitchen, utility room, storage room, enclosed porch, carport, and a large fenced yard. The sizeable 7,694± sq. ft. Barndominium has a 1,654± sq. ft. living quarters for a trainer/ranch-hand or for guests. It includes 2 bedrooms, 2 baths, a kitchen/living area, a utility room, and a covered porch that gazes over a good-sized fenced yard. The remaining 6,040± sq. ft. of the Barndominium is storage and 6 horse stalls. Just South of the main Mitchell County Ranch entrance is a 2,270± sq. ft. modular home that has been set-up for a ranch-hand or could be utilized for rental income. The home includes a carport, covered porch, and a 1,440± sq. ft. metal storage building. There are 2 great arenas situated on the Mitchell County Ranch: one with covered boxes and covered stalls, and one with a 10'x10' announcer's box.

The Ranch is comprised of a good mix of terrain, which varies in cultivation. Approximately 80± acres are planted in wheat for grazing, 320± acres are cleared and terraced, which makes for excellent pasture, and 280± acres of native pasture that is rough with canyon draws and bottomland.

There are 3 earthen tanks that are basically wet weather tanks that maintain water levels through most dry conditions. Per owner, one tank appears to be spring-fed as it constantly holds water and one water well located at the Ranch headquarters is also in a co-op Water District.

You will find a huge variety of wildlife on the ranch ranging from Whitetail Deer, Bobwhite, Blue Quail, Turkey, Hogs, Ducks, and predators. This ranch could be an amazing wildlife sanctuary as it borders the Colorado River and some excellent maintained pastures next door. The Mitchell County Ranch is a highly-improved ranch that is currently and ideally set-up for an equine training facility; however, this ranch is easily manageable and is perfect for anyone. Please contact Caleb Matott, Broker, to schedule a private showing/tour of this remarkable ranch.

Property Website

Property Video



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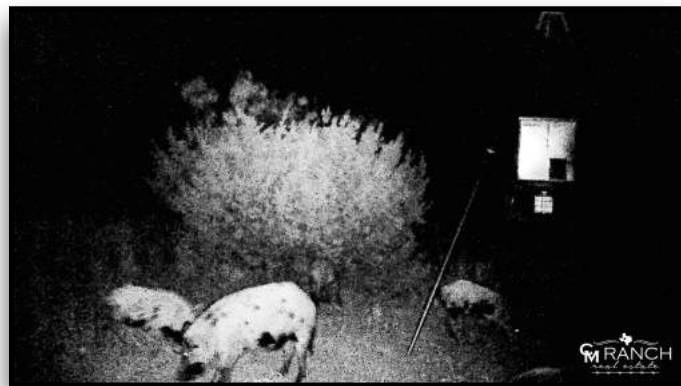
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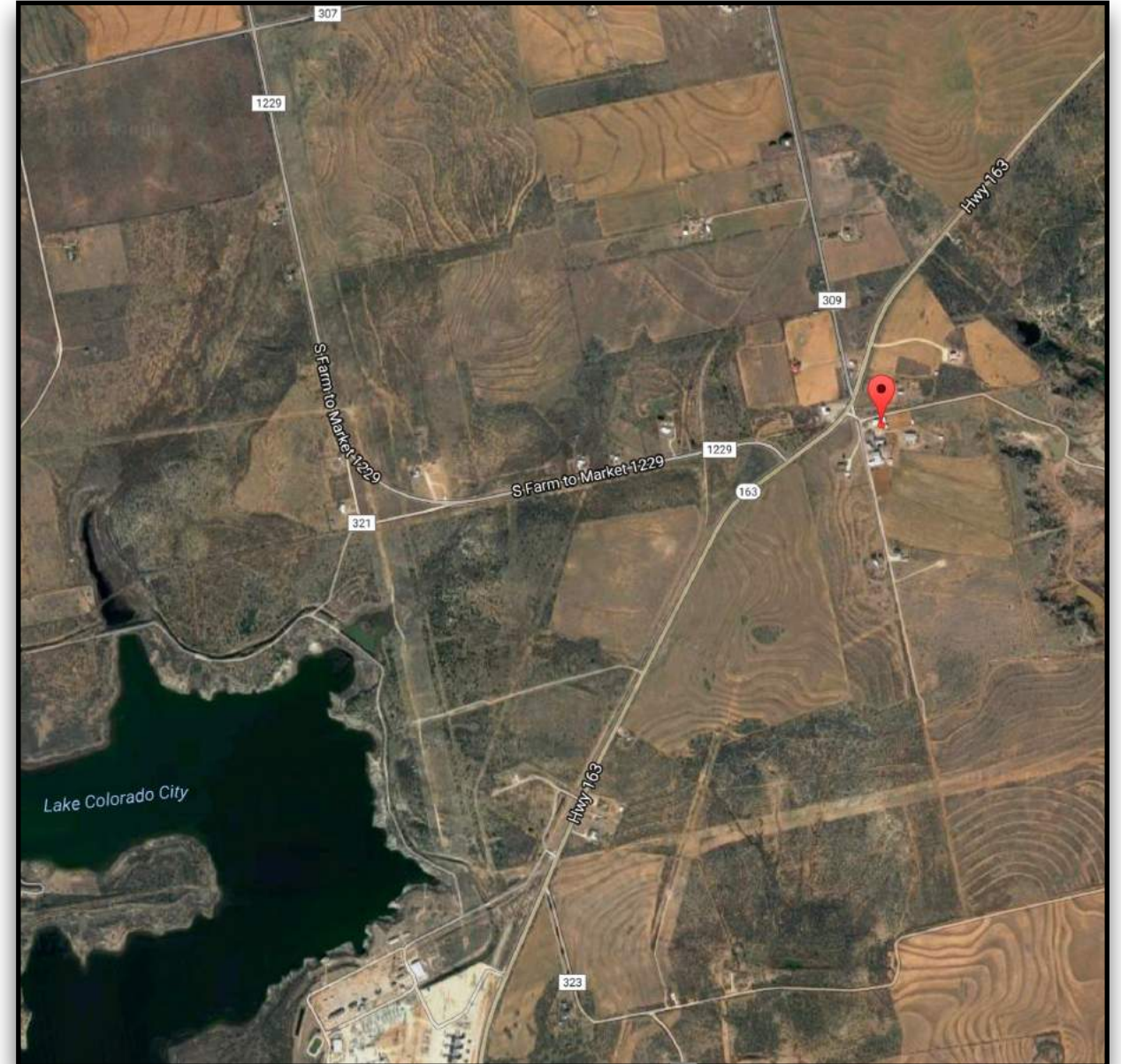
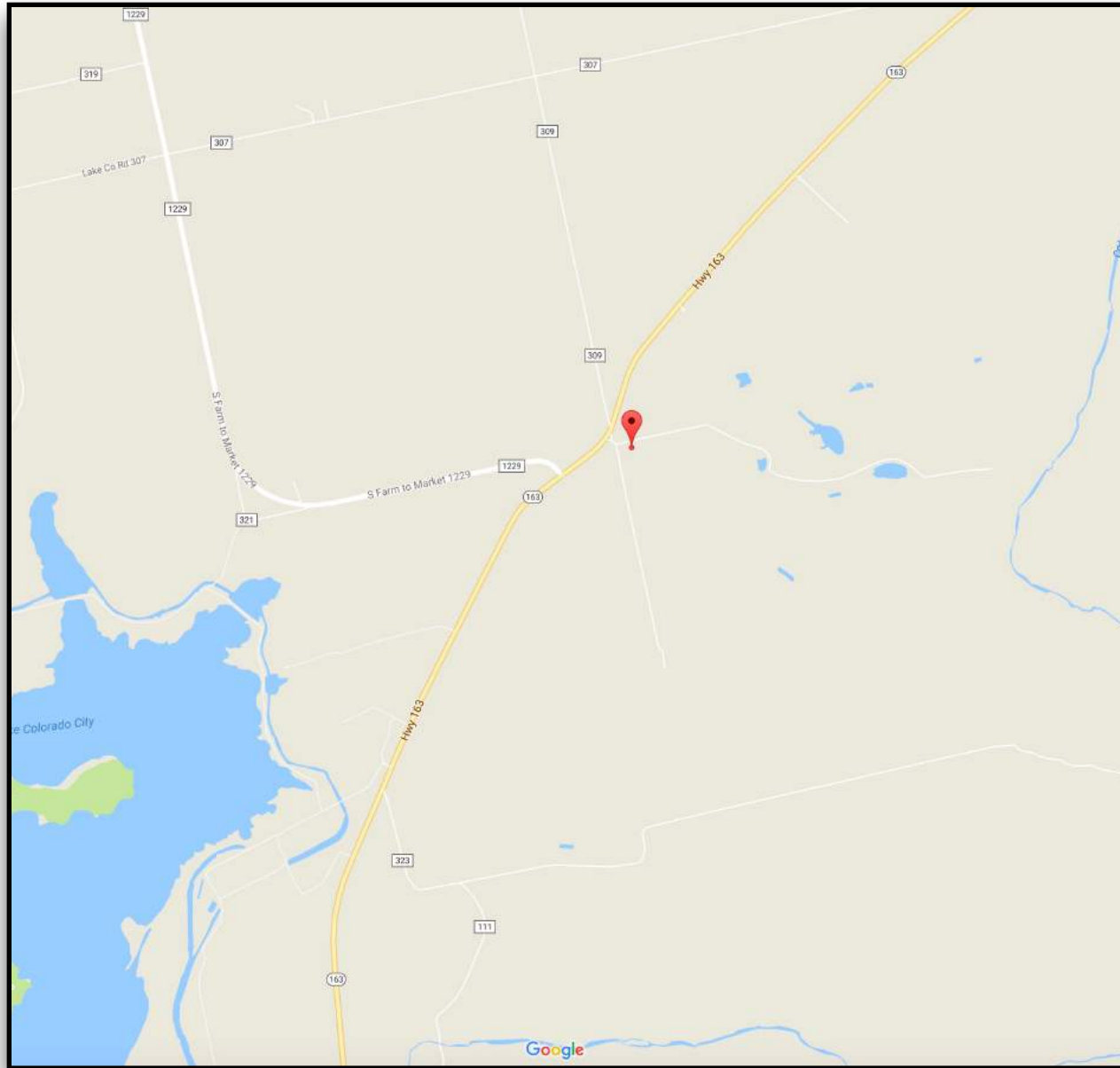
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Click for Property Map

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