



KING LAND & WATER

Protecting Clients. Conserving the Land.

Ford Ranch Farm

324 +/- acres,
McCulloch County



James King, Agent

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King Land & Water LLC
600 N. State Street, Fort Davis, TX 79734
www.KingLandWater.com

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Brady, Texas

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Location

The Ford Ranch just 11 miles west of Brady, the geographical “Heart of Texas”, is one of the largest contiguous hunting and cattle ranches in Central Texas spanning three counties and covers more than 32,000 acres of live oak covered grasslands. This was famous Texas A&M 1895 graduate G. Rollie White’s home ranch who came “crawling into” McCulloch County at age 1 with his parents in a covered wagon in 1875, leased the Ford Ranch and later purchased it in 1902. The 324 ac Ford Ranch Farm is the northern agricultural portion of the famous ranch fronting on paved FM 2028 to the north and County Roads 122 on the east and County Road 124 on the west. Ford Ranch Farm is just a few miles south of Melvin, Texas famed as home to Jacoby’s Feed and Seed and their great café/ranch store.

Acreage

324 acres in McCulloch County

Description

Ford Ranch Farm was historically a cotton farm at the turn of the Century as evidenced by the abandoned historical headquarters with old barns, houses, and outbuildings and over time was converted into improved grasses and operated as a hay meadow and bull/steer trap for the larger Ford Ranch nearby. This is the southern beginning of the vast Rolling Plains just north of the Edwards Plateau. The Farm has two tree lined creeks meandering through the property, Saddle Creek and Needle Creek. These draws run in wet months and have a few pools that persist in the dry months creating excellent livestock and wildlife waters.

There is a 95 acre Tiff 44 hay meadow and field that is well establish and has historically been used to produce round bails for the larger Ford Ranch to the south. A 40 acre Klein Field is located on the west portion of the Farm and has also been used as a hay meadow as well. The rest of the Farm is a mix of improved and native grasslands with the riparian areas along both creeks remaining in woodlands and cover. There is a nice hillside roll and the neighborhood is active farming and ranching creating a beautiful pastoral setting.

There is an excellent caliche road to the middle of the ranch where the old Headquarters is located which is central to the property and would make for a very interesting homesite. Old barns and outbuildings provide for the perfect backdrop of a new future remodeled headquarters.



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Habitat and Wildlife

Ford Ranch Farm is all low fenced and has a tremendous whitetail deer population as well as upland and migrating game bird habitat. The fields are covered with deer in the early mornings and late evenings and the ponds and creeks hold migratory waterfowl and is the perfect place for an afternoon fall dove hunt. There are numerous areas on the Farm where one could enhance wildlife by planning food plots. Bob white quail are abundant, and their melody can be heard from all over the Farm. The creeks are lined with large bull mesquite, willow, and large oaks providing excellent cover for game.

Water

The property has one old 100 foot well which has been abandoned. Creeks provide wildlife and livestock water and the farm immediate to the north just drilled a 200 foot well with potable water. The Deep Hickory water rights have been severed from the property.

Minerals

Seller will retain 50% of minerals owned. Seller believes they own 25% of the mineral on the Farm. There are active shallow oil wells adjacent to this Farm.

Price

\$2,500 per ac or \$810,000.00

Contact

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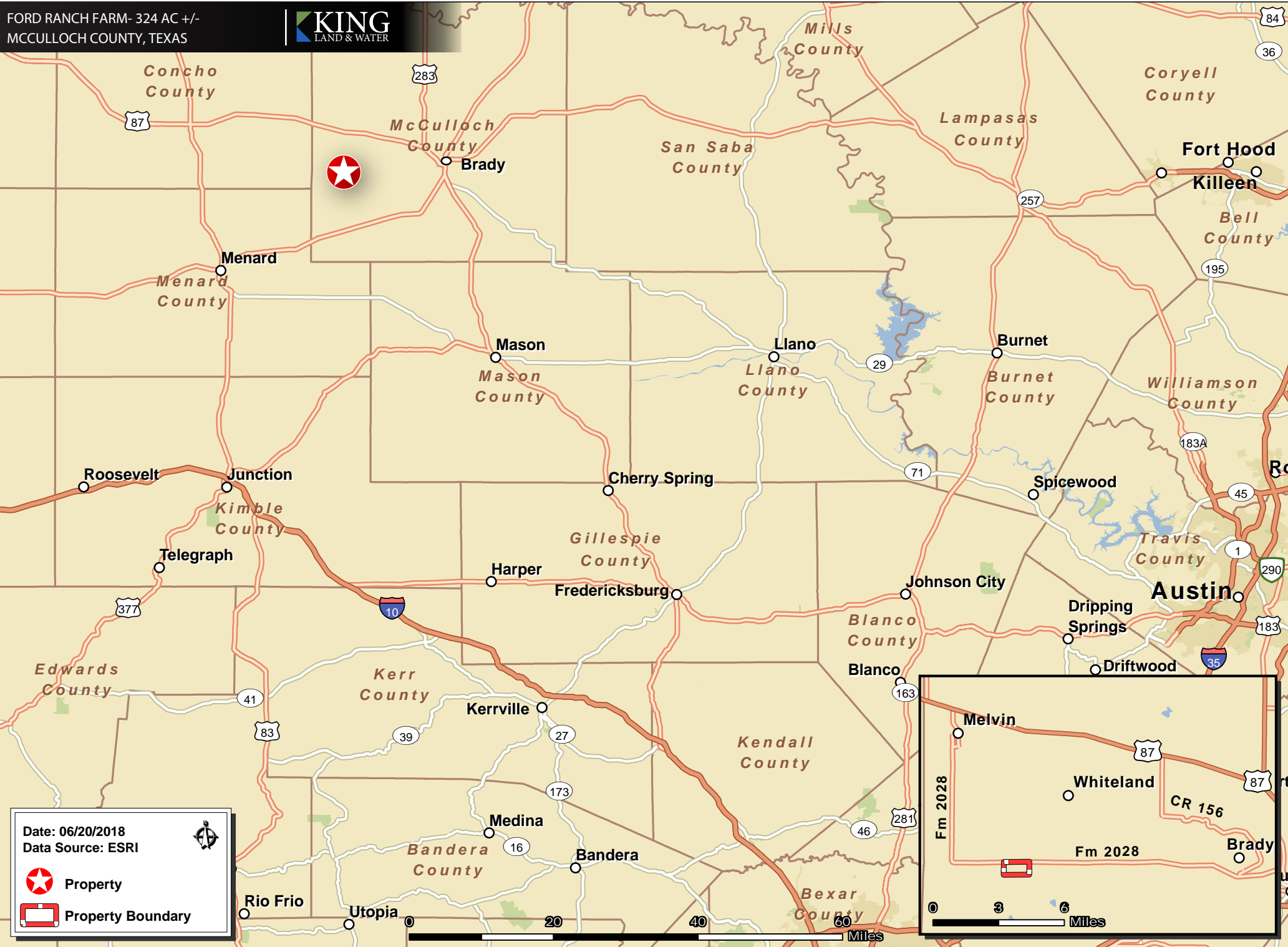
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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



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Date: 06/20/2018
Data Source: ESRI



Property



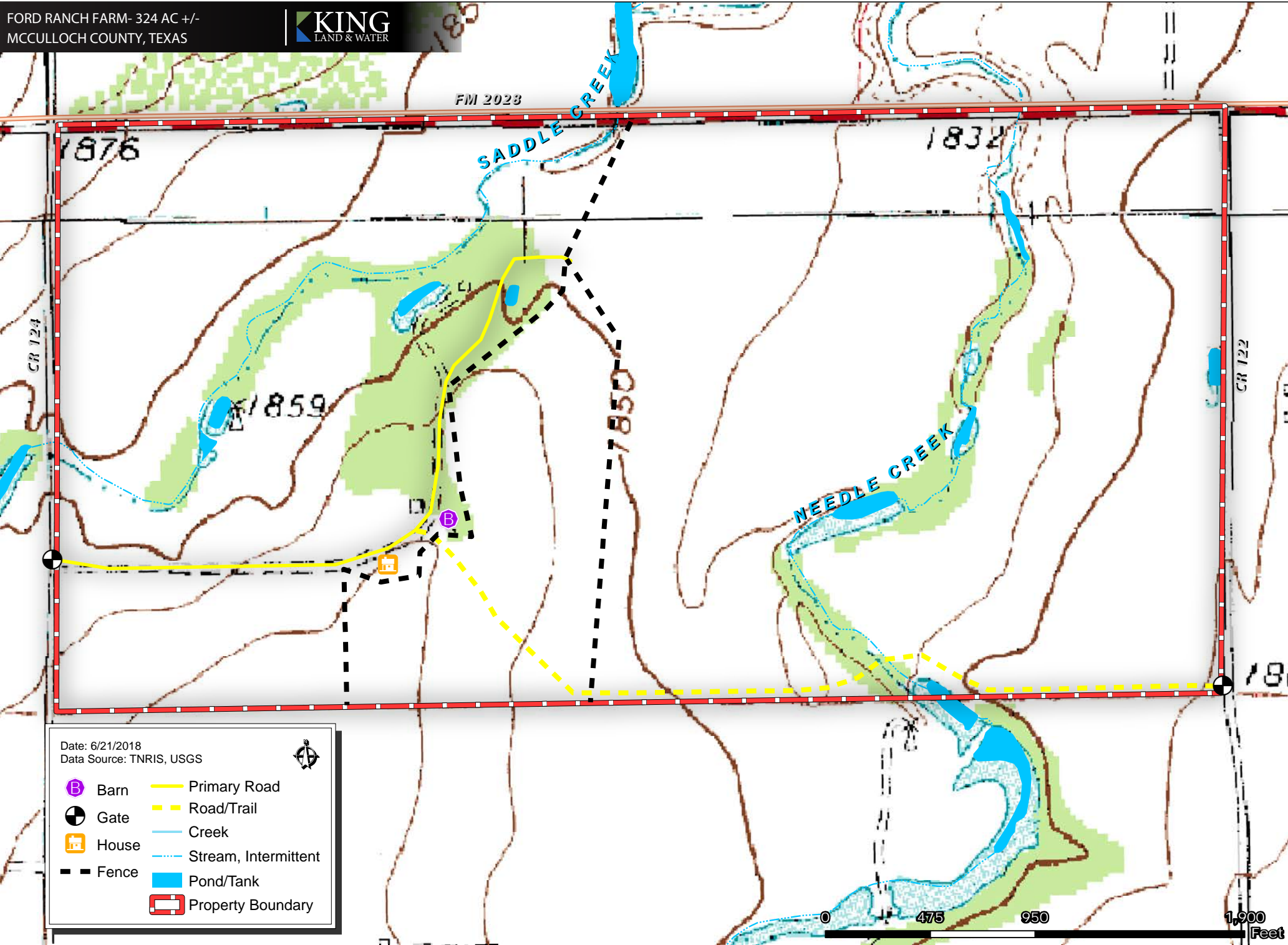
Property Boundary



Date: 6/21/2018
Data Source: TNRIS, USGS



- Barn
- Gate
- House
- Fence
- Primary Road
- Road/Trail
- Creek
- Stream, Intermittent
- Pond/Tank
- Property Boundary



Date: 6/21/2018
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC	576133	office@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	531506	Tammy@kinglandwater.com	(432)426-2024
Designated Broker of Firm	License No.	Email	Phone
Tammy King	531506	tammy@kinglandwater.com	(432)386-3622
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date