

246 RANCH

2,478 ± Acres | Guthrie, Texas | King & Knox Counties



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

246 RANCH

One of the best hunting and fishing ranches in North Texas. It has everything to offer an outdoorsman and is set up and ready to enjoy.

The 246 Ranch is an outdoorsman's paradise with exceptional hunting and fishing! There are not many properties in North Texas that have all the 246 Ranch has to offer. It was once a part of the famous 6666's Ranch and has a tremendous amount of Texas history. The highlight of the ranch is Snake Den Lake which is approximately 30 acres in size. The lake offers great fishing for bass and crappie and is a home to

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numerous species of ducks and geese that migrate through this area throughout the year. The main ranch home, the lodge, manager's home and the Ranger cabin sit on the lake and have excellent views of the lake, Buzzard Peak and the beautiful Texas sunrises and sunsets. Croton Creek runs through the ranch and is excellent habitat for the wildlife that is native to this area, and is also a great water source for the cattle and wildlife. The creek meanders through the ranch and has several low water crossings built on it to ensure accessibility to all areas of the ranch. The property has 15 hunting blinds, 13 bulk protein feeders, 21 corn feeders, 8 food plots (3-5 acres) scattered throughout the ranch that are set up and ready to hunt this upcoming season. The ranch has the blinds, feeders and food plots strategically placed to maximize the hunting possibilities and also to aid all the different species of wildlife on the ranch. The property has been lightly grazed over the past several years and has excellent grass turf in place for cover for the quail, turkeys and fawns being born this spring. With the recent rainfall and good cover we are expecting a good quail crop this year.

The 246 Ranch is a perfect place to entertain guests, clients or a large family with the center attraction being the Lodge. It has a gourmet kitchen, large dining area able to meet every need. There is also an outdoor kitchen, dining area, fireplace and waterfalls to entertain guests and to enjoy the Texas night sky. The ranch is surrounded by other large ranches such as the Spike Box Ranch (90,000 acres), the Moorhouse Ranch and other large neighbors that ensure

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your privacy while enjoying your time on the ranch. There is so much Texas history attached to this part of north Texas and surrounding ranches. The Texas Rangers came and camped on the ranch to practice shooting and other skills, so the Rangers cabin was built on Snake Den Lake by the 6666's to help accommodate them. Buzzard Peak is also on the 246 Ranch and is one of the highest points in this area. The Indians used it for a place to put their lookouts when they camped in the area.

Location

The 246 Ranch is located approximately 20 miles east of Guthrie, Texas on FM 222 in King & Knox Counties.

Improvements

The 246 Ranch has a main ranch home built on Snake Den Lake that was built in 2002 and is 2320 sq.ft. It is a 4 Br- 3 Bth with a fireplace and has a 962 sq.ft. back porch that overlooks the lake. The lodge was built in 2006 and is a 1 Br- 2 Bth and is 2160 sq.ft. with front and back porches that are covered and are 600 sq.ft. each. The lodge has an open floor plan with a gourmet kitchen, fireplace and is perfect for entertaining. Also attached to the lodge is an outdoor kitchen and dining area with fireplace and a waterfall. The manager's home was also built in 2006 and is a 2 Br- 2 1/2 Bth and is 2010 sq.ft. with a fireplace and back porch overlooking the lake. The Rangers Cabin was built in 2002 and has an outdoor entertaining area that overlooks Snake Den Lake.

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There is also a 2400 sq.ft. shop that has two 1200 sq.ft. sheds attached to park equipment, tractors and vehicles under. The shop also has a processing area , with a walk in cooler and kitchenette to process the game taken on the ranch. On the south side of the lake sits a set of corrals and horse barn with stalls and tack room. There are 15 Blinds, 13 Outback 2000 lb protein feeders, 21 corn feeders and 8 food plots (3-5 acres) in place and ready for the upcoming season. There are numerous well maintained roads throughout the ranch. The property is accessed off of FM 222 through an electric gate to insure your privacy.

Water Features

The main water feature is Snake Den Lake that is truly unique to this part of north Texas. Croton Creek runs through the ranch which adds beauty and a water source for wildlife and cattle. The water source for the ranch is provided by King - Cottle water authority and it supplies all the homes, shop, barns, corrals with good water. There are also 4 tanks and 3 water wells to help provide water for the ranch.

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The 246 Ranch is considered well watered with all the sources of water that are available to it.

Hunting and Recreation

The 246 Ranch offers some of the best hunting and fishing that is available in this part of Texas. The most unique thing the ranch has to offer is the diverse hunting with great deer, quail, turkey, ducks, geese, wild hogs, and some of the best dove hunting in this area. Snake Den Lake provides exceptional fishing and offers the water fowl hunter plenty of opportunities with the ducks and geese that migrate through this area. This property is set up with feeders, food plots, good grass cover and is one of the premiere hunting ranches in north Texas. It has everything the wildlife desire and is perfect habitat for them to flourish.

Resources

The ranch is offered as “Surface Only “. All wind energy generation rights convey with the sale of the property.

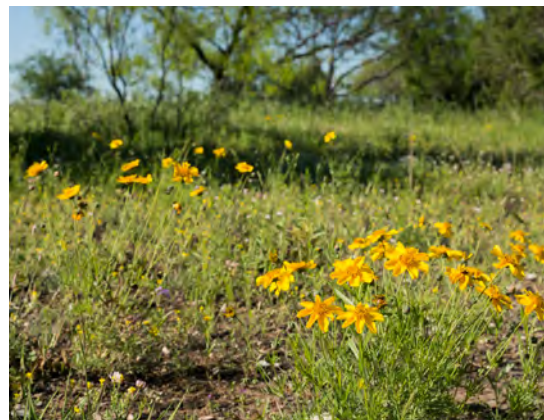
Broker Comments

The 246 Ranch is one of the best hunting and fishing ranches in North Texas. This ranch truly has everything to offer the outdoorsman and is set up and ready to enjoy right now. It will be hard to find a piece of property that has everything like this one does. It is a perfect place to entertain guests , clients or your family and has a lot of Texas history attached to it. The ranch is approximately 3 hrs from Ft. Worth and Amarillo, 2.5 hrs

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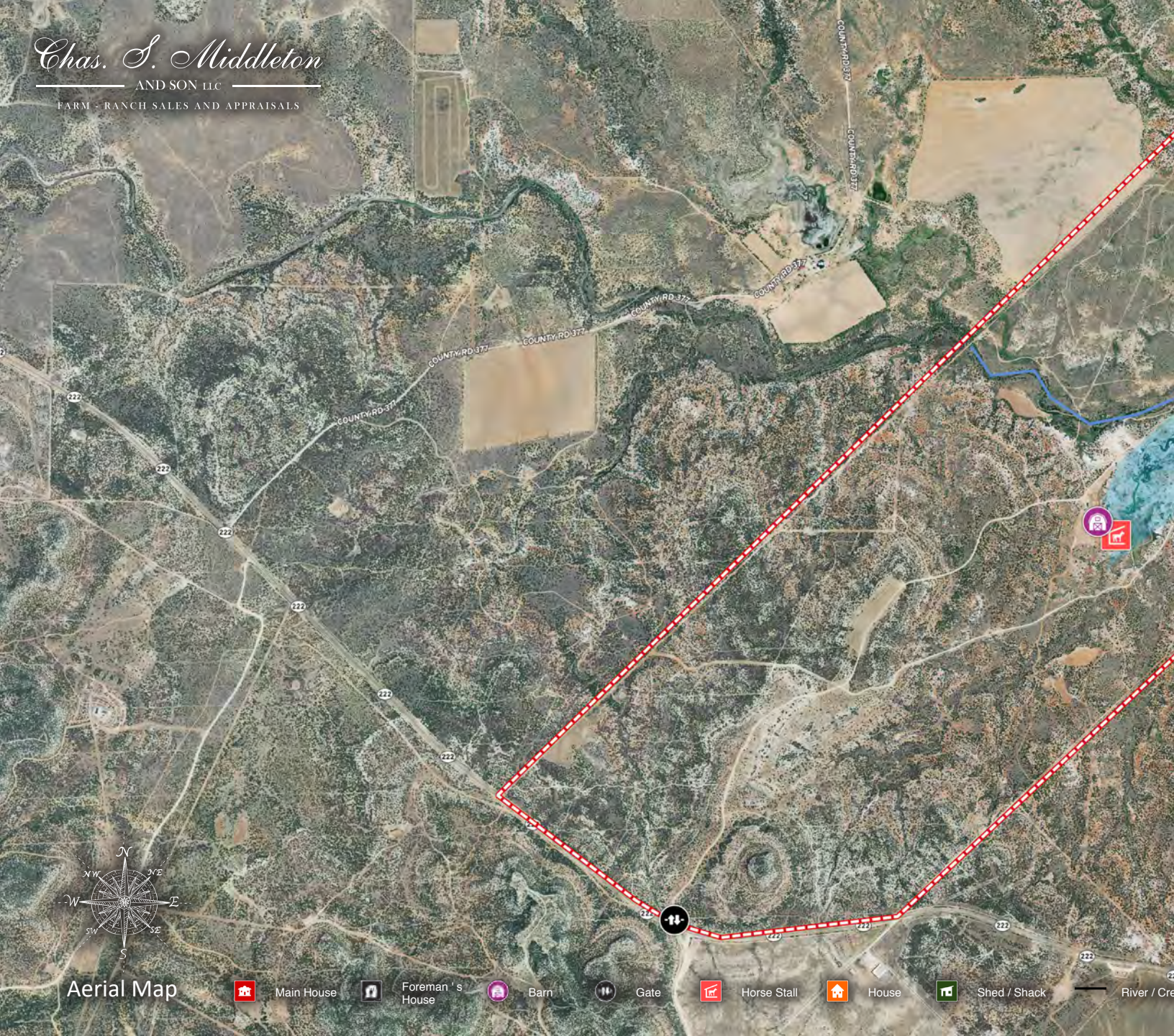


from Lubbock and only 1.5 hrs from Abilene.

This is one of the only ranches that I have ever worked on that truly has everything to make it a premiere hunting and fishing property and it has a ton of history. It is an area that has several historical old ranches that have been operating in Texas for decades. It would be truly hard to find a property that has what the 246 Ranch has to offer. It is priced at \$1,875 per acre or \$4,646,250. Please contact Dane Mount at 940-839-6247 to schedule your private showing of this amazing part of Texas.







Aerial Map



Main House



Foreman's House



Barn



Gate



Horse Stall



House



Shed / Shack



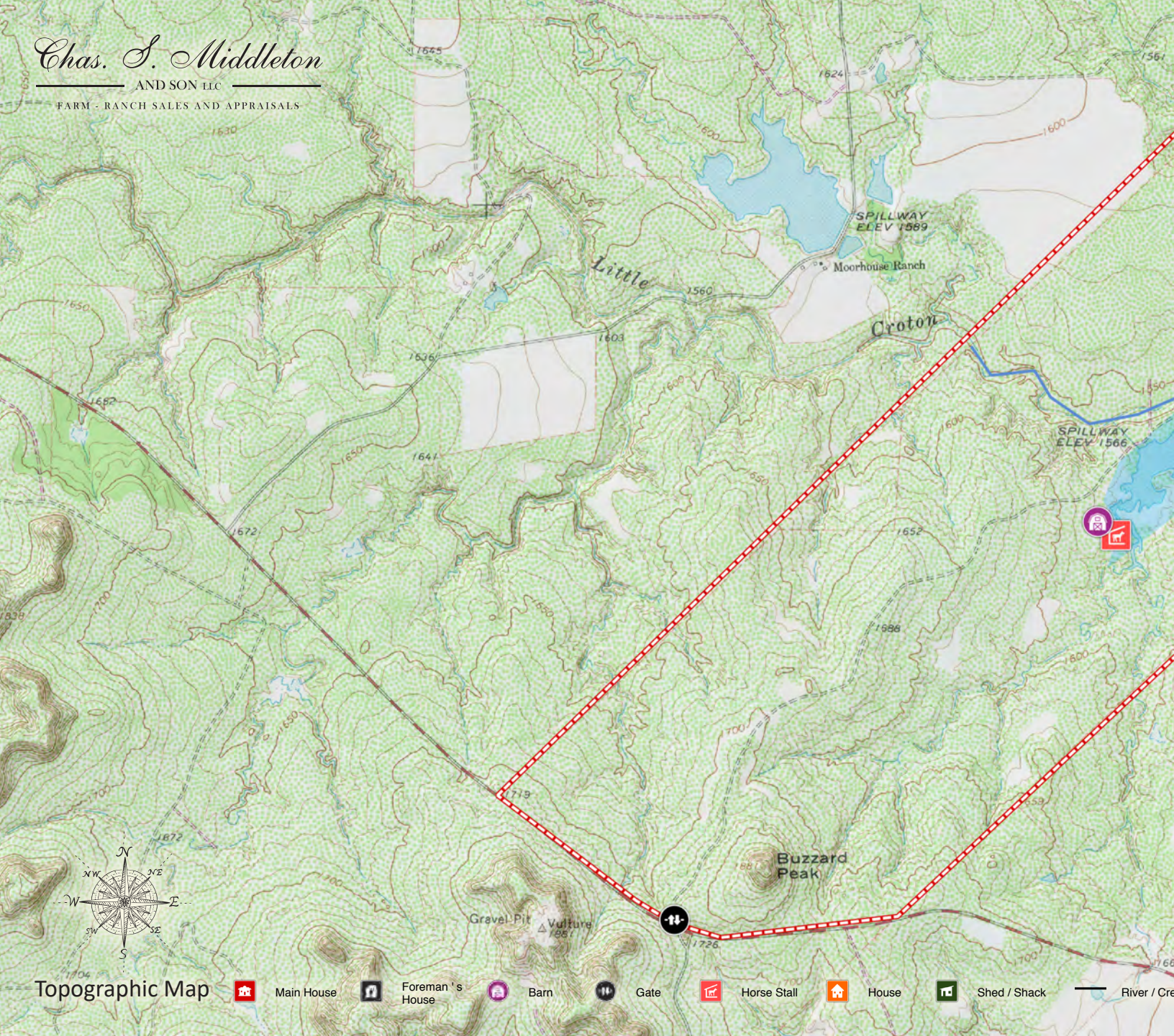
River / Creek



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Topographic Map



Main House



Foreman's House



Barn



Gate



Horse Stall



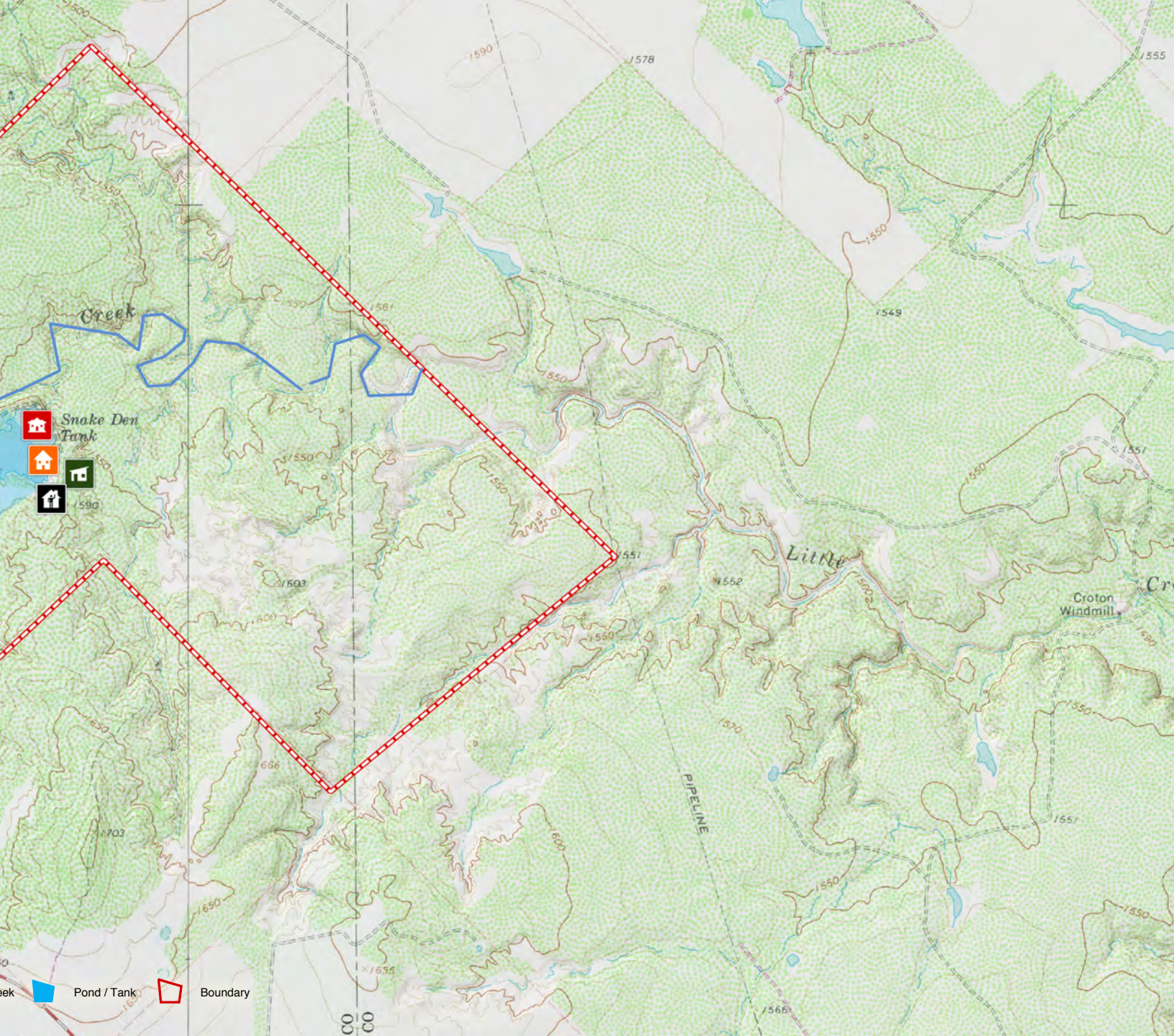
House



Shed / Shack



River / Creek



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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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