

1,150 acres in Comanche County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com



Property Address

CR 286
Hamilton, Texas 76531

Property Highlights

- Price: \$2,869,250.00
- Acres: 1150.00
- County: Comanche
- State: Texas
- Closest City: Hamilton
- Property Type: Farms, Ranches

Property Description

1,150+/- Acres -VICK RANCH West Pasture, Comanche Co.

CR 286, Hamilton, TX 76531

Description: Excellent cattle/recreation country with a Tributary that flows water into Warren Creek plus a 5 acre lake. Rolling terrain offers nice views. Owner currently grazing livestock on the ranch. Improvements: The property has an old headquarters on including a 45 x 80 enclosed barn with concrete floor, 60 x 80 Pole Barn with storage room and a grain silo. The perimeter fence is all net wire and barb wire. There are 3 water wells with electric pumps.

Water: There are 3 water wells on the property all with electric pumps. A Tributary along the south side runs into Warren Creek, flows most of the time unless in drought, lined with large native trees. There is a 5+/- acre lake that offers good bass fishing and seasonal duck hunting, plus there are 5 earthen stock tanks as well.

Terrain/Vegetation: Gently rolling terrain is mainly native grasses, plus meadows for improved grasses or winter grazing. Mesquite trees are scattered throughout with large oak trees lining the Tributary. Most of the ranch has been cleared of cedar. Elevations range from 1,200 feet to 1,342 feet above sea level.

Wildlife: The ranch has an abundance of whitetail deer, turkey, dove and hogs. Hunting has been very light over the past 12 years. Utilities: Comanche County Electric Coop

Minerals: Negotiable

Taxes: Currently under AG Exemption.

Driving Directions

Location: This ranch is located in the center of several major metroplexes of Texas. The ranch is 68 miles west of Waco, 114 miles north of Austin, 123 miles southwest of Dallas, Texas. The ranch is 15 miles northwest of Hamilton, Texas and is accessed off of CR 286. Texas law requires all real estate licensees to give the following Information About Brokerage Services: <http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf> All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.



Robert Dullnig, Director/Broker Assoc.

DullnigRanches@gmail.com

210-213-9700

Toll Free: 866-904-1515

6606 N. New Braunfels

San Antonio, TX 78209

www.DullnigRanches.com

More details at landsoftexas.com/listing/3146650

1,150 acres in Comanche County

Dullnig Ranches/ Kuper Sotheby's | 210-213-9700 | DullnigRanches@gmail.com

