

RIMROCK RIVER RANCH



4644± Acres King County
Guthrie, Texas 79236

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DR
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RANCH SALES



DESCRIPTION

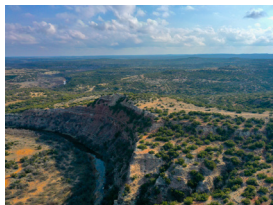
4644± Acre Rimrock River Ranch is located in an area that is one of the state's best kept secrets for its scenery and seclusion, with a uniqueness and captivating beauty and all its own. Hilltops, canyons and topographical relief, provide massive 30+ mile views without sacrificing accessibility, as RRR has an elaborate and well-maintained road system that provides access throughout. Fully high fenced, wildlife is plentiful and flourishing, and the South Wichita River winds through the ranch, providing unbelievable frontage of both sides of the river. Adjoining ranches include 160K Acre JY Masterson Ranch to the North, 97K Acre Spikebox Ranch to the East, and one ranch in between the massive 6666 Ranch to the West. There are not many places left where you can truly get seclusion, peace and quiet, world class wildlife, and end of the road privacy, but this is one of the best there is in all respects.





IMPROVEMENTS

The structural improvements on RRR are first-class as well as functional, including a beautiful 3 Bed/2.5 Bath Square Timber Cabin built in 2016 (2003± SF) sitting just above the River, with a detached garage. Next is a Fredericksburg style Bunkhouse with 2 full bathrooms, a kitchenette, Satellite TV, and 8 beds(1,050± SF) and a Fredericksburg style Cabin with 1 Bed, 1 Bath, laundry room, full kitchen, Satellite TV (1,200± SF), and lastly, a well-built 30X60 Barn/Shop sits just back from the Cabin and Bunk House. There are 10 Feeder locations consisting of 8 box blinds & 2 tripods, 20.27± miles of interior roads, and almost 11.5± miles of exterior tight-lock game fence with pipe posts. 2 staging pens of 4.5± acres each are used for soft release of Elk, Mule Deer, and Whitetail.



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WATER

The highlight is an amazing $4.7\pm$ miles of both sides of the clear water South Wichita River running through the ranch, providing a great combination of deeper holes and shallow faster moving water. There are 4 stock ponds (3 that hold water year-round), which provide additional water features as well as water for wildlife and the improvements are set up on Paducah Rural Municipal Water. One live spring on the property also flows year-round and there are numerous seasonal springs.

HABITAT & TERRAIN

Twelve large canyons (with 20+ smaller canyons) provide dramatic elevation changes of several hundred feet, resulting in incredible, grandiose views. There are numerous overlook points that have been made easily accessible due to the impressive road system. Approximately $250\pm$ acres of brush has been cleared to create food plots, resulting in an outstanding mix of native browse with substantial attractant plots to hunt over as well.

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WILDLIFE

Rimrock River Ranch is undoubtedly one of the most diverse and impressive ranches in the state with regard to wildlife. Big Game hunting is incredible with Elk, Whitetail, Mule Deer and Aoudad populations thriving. All Bull and Cow Elk introduced were from 400+ inch genetics, Mule Deer are a mix of native and improved introduced genetics, and Whitetail are a mix of South Texas and Native genetics with bucks having been taken from 130-273 inches. There are estimated to be over 150 Aoudad as well. Waterfowl hunting on the South Wichita can be world class, with hundreds of ducks (Mallards, Gadwalls, Widgeon, and Teal primarily) typically along the river in the late Fall and Winter Months. Both Scaled and Bobwhite Quail are prolific with populations varying depending on the season, but average is 15 coveys/day hunting per owner. Additionally, there is a sizable Turkey population along the river bottom, and dove hunting can be exceptional as well depending on the year.



4644± ACRES KING COUNTY, TEXAS

Approximately 10± Miles East of Guthrie, Texas. 3± hours from Fort Worth, 2 hours 45 min.± from Midland, 1 hour 20± min from Lubbock, 1 hour 20± min from Abilene.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf
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TAXES

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