

# METHODIST CHILDREN'S HOME BOYS RANCH FARM

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1,858.57± Acres | Waco, Texas | \$5,000,000



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
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# METHODIST CHILDREN'S HOME BOYS RANCH FARM

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**A unique ranch located  
outside of Waco, Texas  
in McLennan County.**

The Methodist Children's Home is offering to sell 1,858.57 acres of land surrounding its 500 acre Boys Ranch. This is the first time offering of a long-term ownership. The property is located approximately 4 miles east of Waco, Texas along the south side of Old Mexia Road, one mile west of Boys Ranch Road. This unique ranch located within the Central Texas Blackland prairie, has a good balance of cultivated farmland, native pasture,

and hardwood bottomland. Tehuacana Creek meanders along the property's west boundary approximately 4 miles above its confluence with the Brazos River. Williams Creek crosses through the central portion of the property and converges with the Tehuacana just beyond this property. There are approximately 660 acres (36%) of cultivated land scattered over the property. The pasture areas cover about 600 acres (32%) of mostly open native

**CONTINUED ON PG 6**

















pasture concentrated on the southern side of the property with about 600 acres (32%) of heavily wooded land concentrated on the northwest side of the property and along the creeks.

There are numerous nice stock ponds scattered throughout the ranch, the largest being approximately 5 acres. These serve as the primary livestock and wildlife water source. The creeks provide a seasonal water source as well. The hardwood trees are huge and included beautiful oaks, hackberry, elm, pecan, and various other hardwoods, which provide excellent wildlife habitat. Whitetail deer and hogs are plentiful with turkey possible. Dove hunting and waterfowl hunting including ducks, geese and some sandhill crane are considered good with all the fields, wetland areas and ponds within their flyways.

The ranch is currently operated with a mix of stocker cattle, cow-calf and hay production. The cultivated areas are primarily used to grow small grains for winter grazing but are noted to be suitable for a wide range of crops grown in the area. The open pasture is in native grasses and includes areas where the mesquite and other undesirable brush have been removed over the past few years. There are some scattered mesquite but the mesquite has been controlled under a brush spraying and clearing schedule with only one small area of larger mesquite remaining.

The terrain ranges from level to gently sloping along the creek bottoms on the northern portion at

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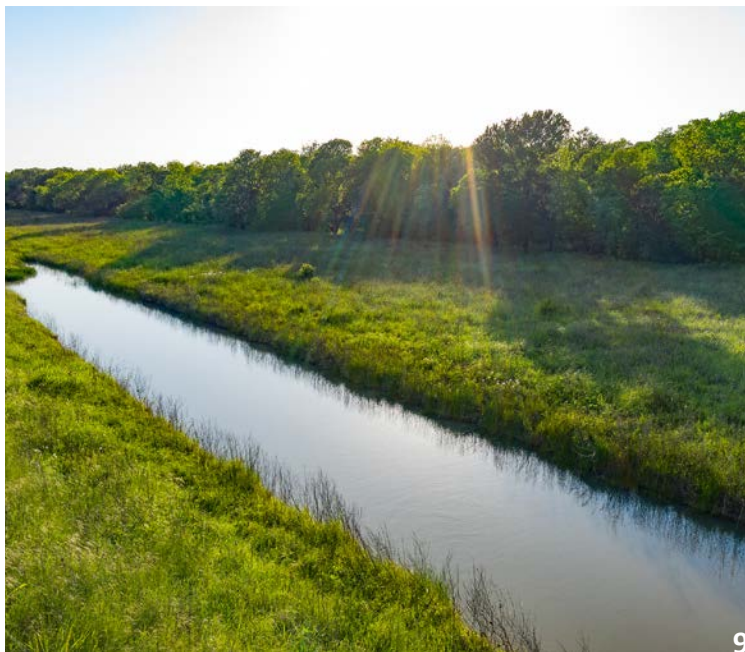












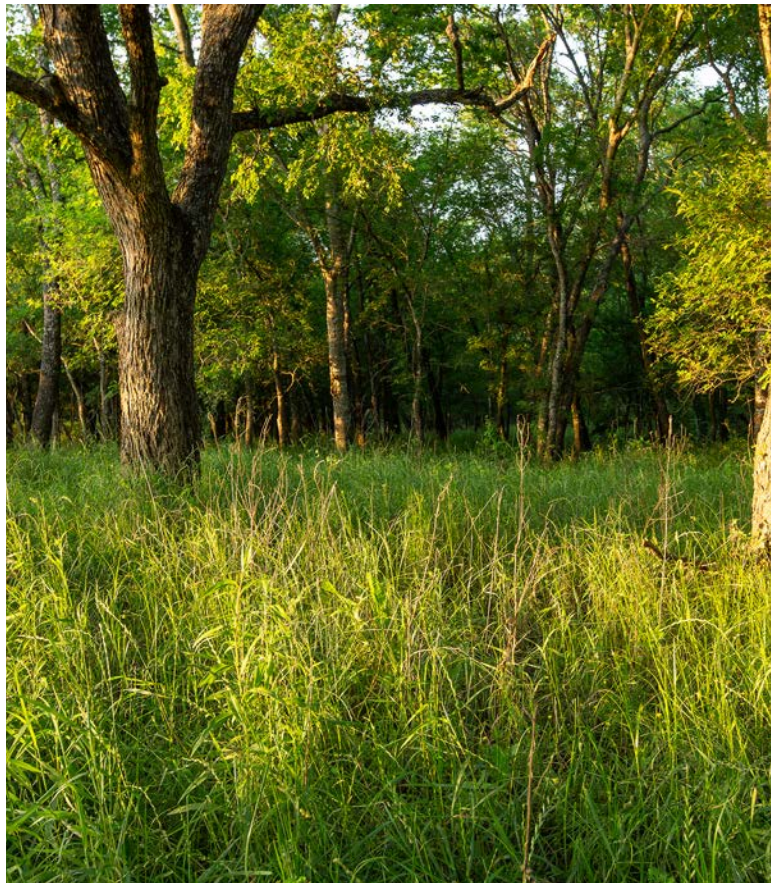
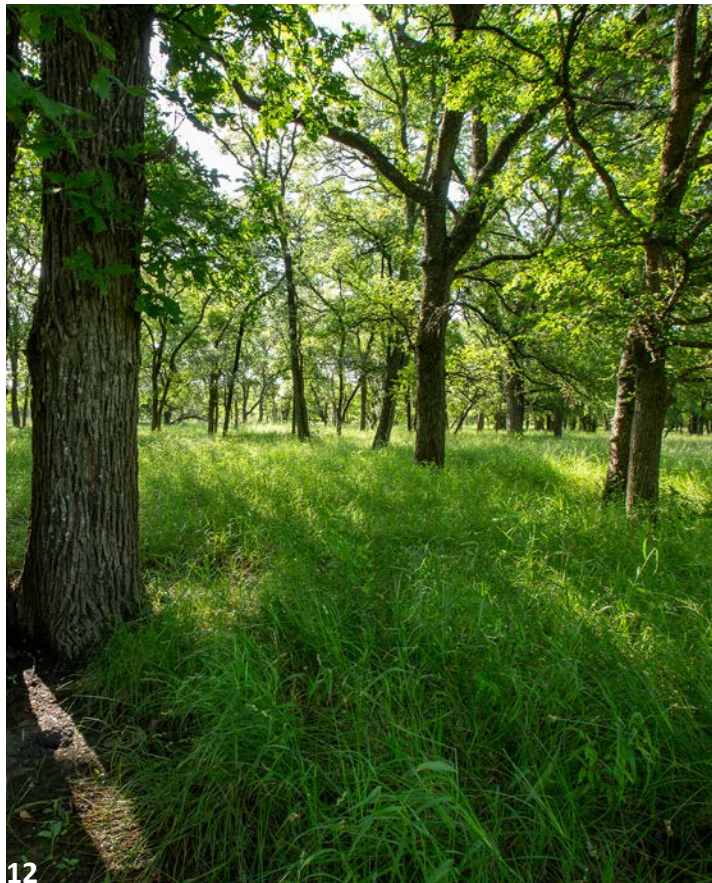
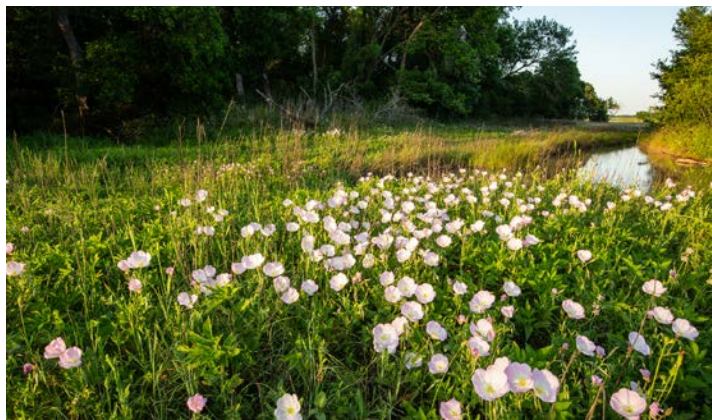




















approximately 400 feet above mean sea level and rises to 492 feet in the mid portion with spectacular views of the Waco skyline. The open pasture on the southern part of the property is gently rolling except along the more steeply sloping transition between the upland and creek bottom land.

### FENCING

A portion of the north boundary of the property's cultivation along Old Mexia Road is not fenced and has been used for hay and silage production. The property's perimeter fencing is in above average overall condition. Tehuacana Creek is fenced from the cultivated areas and pastureland by a barbed wire fence which is in good condition. Cross fencing is in place to allow for rotational grazing practices. The ranch is fenced into 15 pastures and fields.

### SOILS

The predominant soils on the subject property are Tinn clay, frequently flooded, and Wilson clay loam with 0-2% slopes according to the Soil Survey of McLennan County, Texas, published by the U.S.D.A. Soil Conservation Service.

### FLOOD PLAIN

Approximately 1,233 acres or 66% of the property is within the 100-year flood plain. The subject's flood plain area appears to cover all of the property's land between Tehuacana Creek and Williams Creek including the property's frontage along Old Mexia Road. The flood plain maps indicate a wide area along Tehuacana Creek is

classified as floodway.

### ACCESS

The subject property has 5,137.3 feet of frontage along the southern side of Old Mexia Road which is a gravel surfaced all-weather road. In addition, the property includes 44.59 feet of road frontage along the north side of FM 2491 which is a paved state maintained road.

### ZONING

The subject property is outside any city limits and is not zoned. However, the seller will include a deed restriction that there will be no landfills on this property as long as they own and operate the adjoining property.

### UTILITIES

The EOL Water Supply has a water main along FM 2491 on the southern end of the subject property and water has been piped to the barn area but is not currently being used. Electric service is also on the property but not currently being used.

Two electric transmission line easements to Texas Power and Light (now Oncor) cross the southeast part of the property. These easements are 100 feet and 30 feet wide, respectively, and are estimated to encumber  $\pm 38$  acres or two percent of the subject's land area.

### IMPROVEMENTS

A small, wood frame barn with metal siding and a small set of pipe frame pens are located on the high point in the mid portion of the ranch. The barn and pens are in average









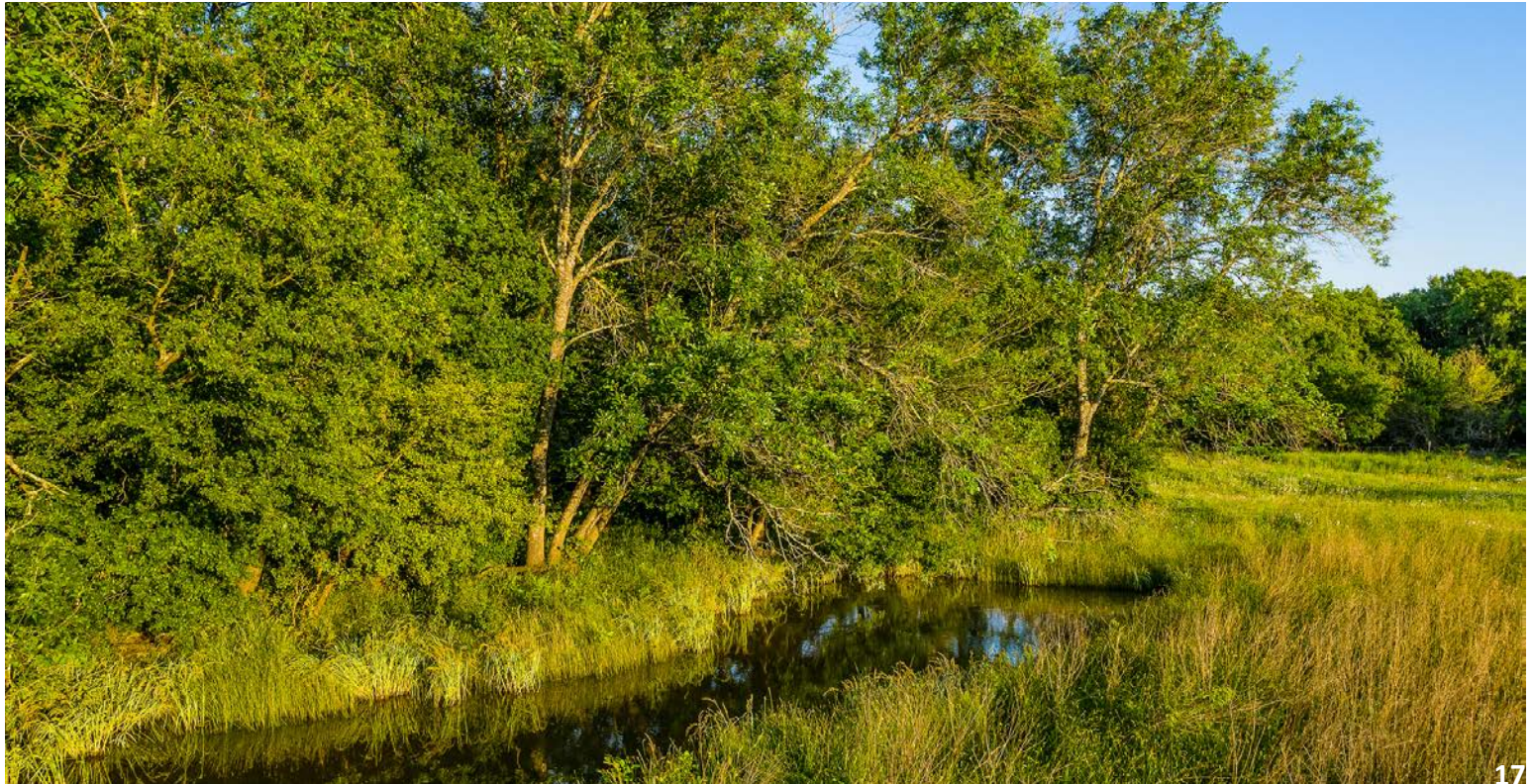
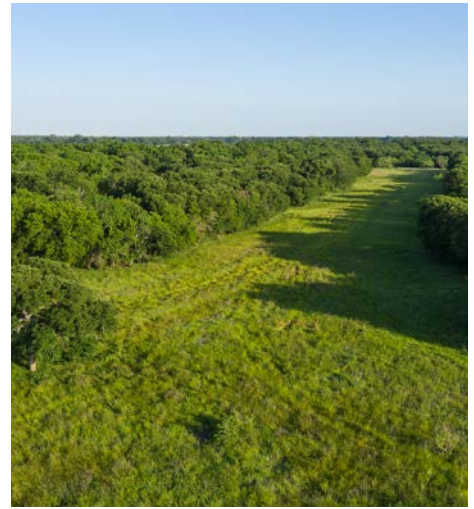


condition.

Annual precipitation is approximately 34-38 inches. The annual property taxes, with the Ag Use exemption, are estimated to be approximately \$5.00 per acre. The Methodist Children's Home is a nonprofit and therefore exempt from property tax. The property has been in continuous agricultural production and therefore should qualify for the Ag Use exemption. The ranch is within the Axtell Independent School District.

### PRICE

This ranch is priced at \$5,000,000. For more information, please contact Robby Vann at 512-423-8112.









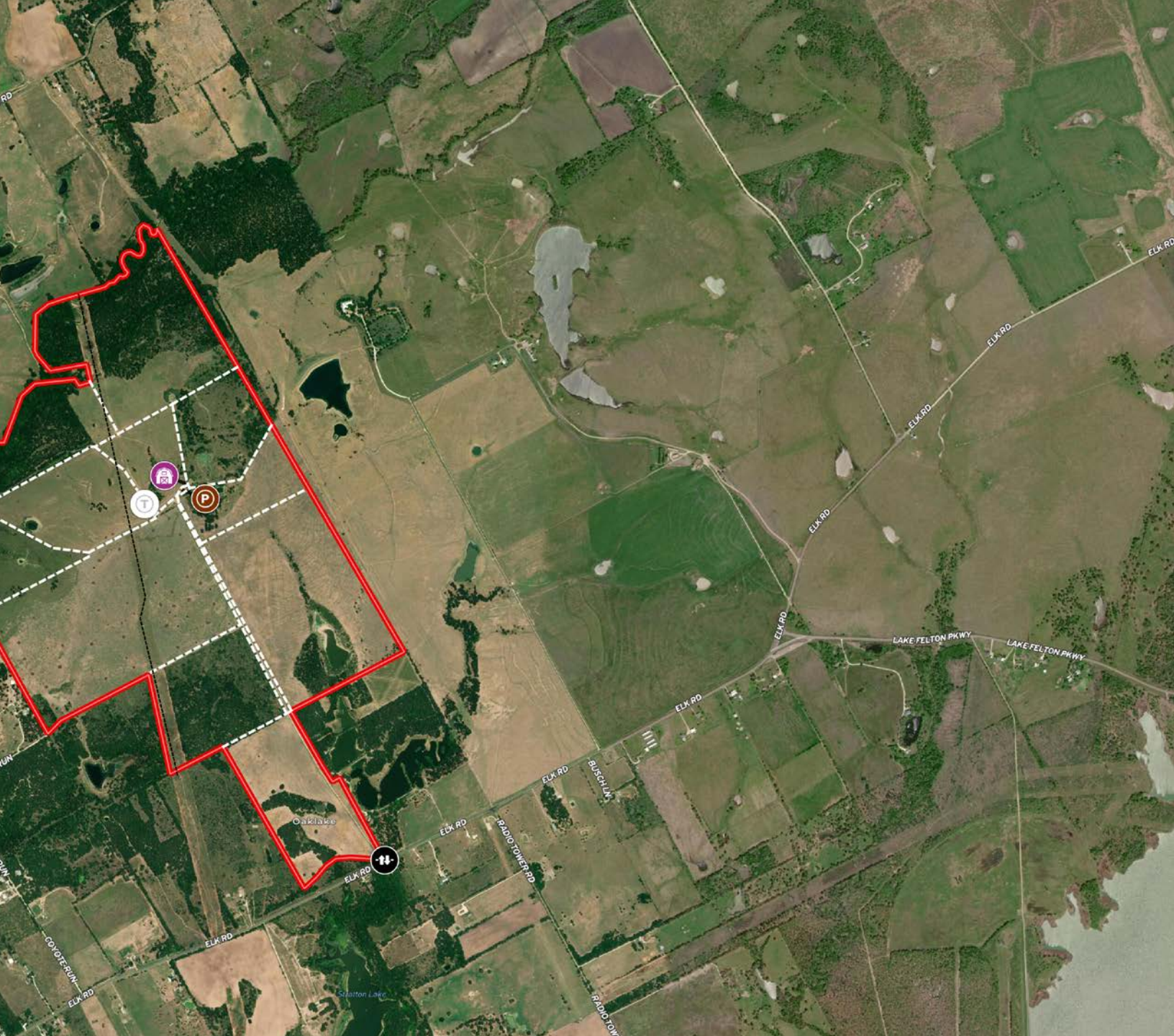




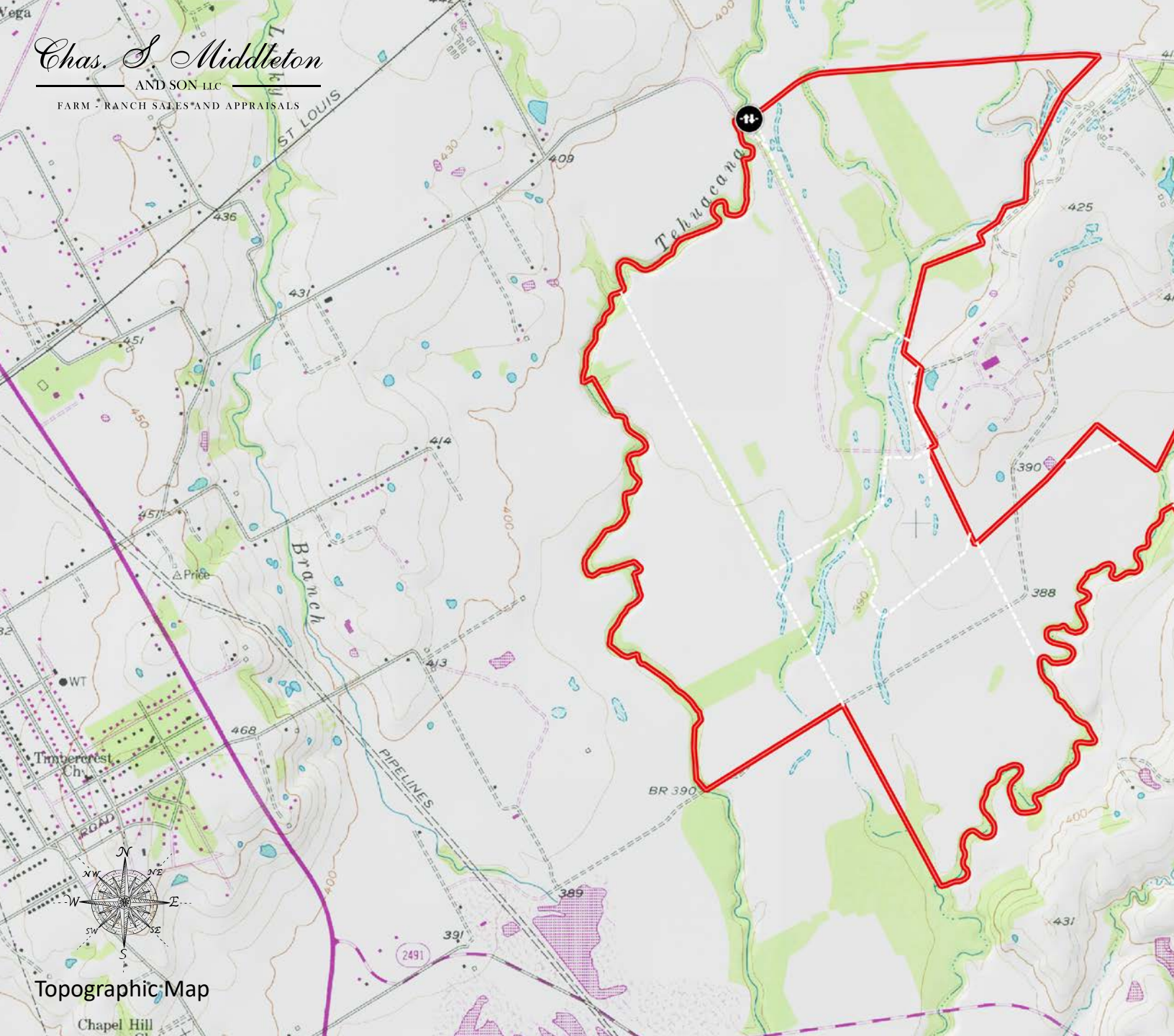


Aerial Map

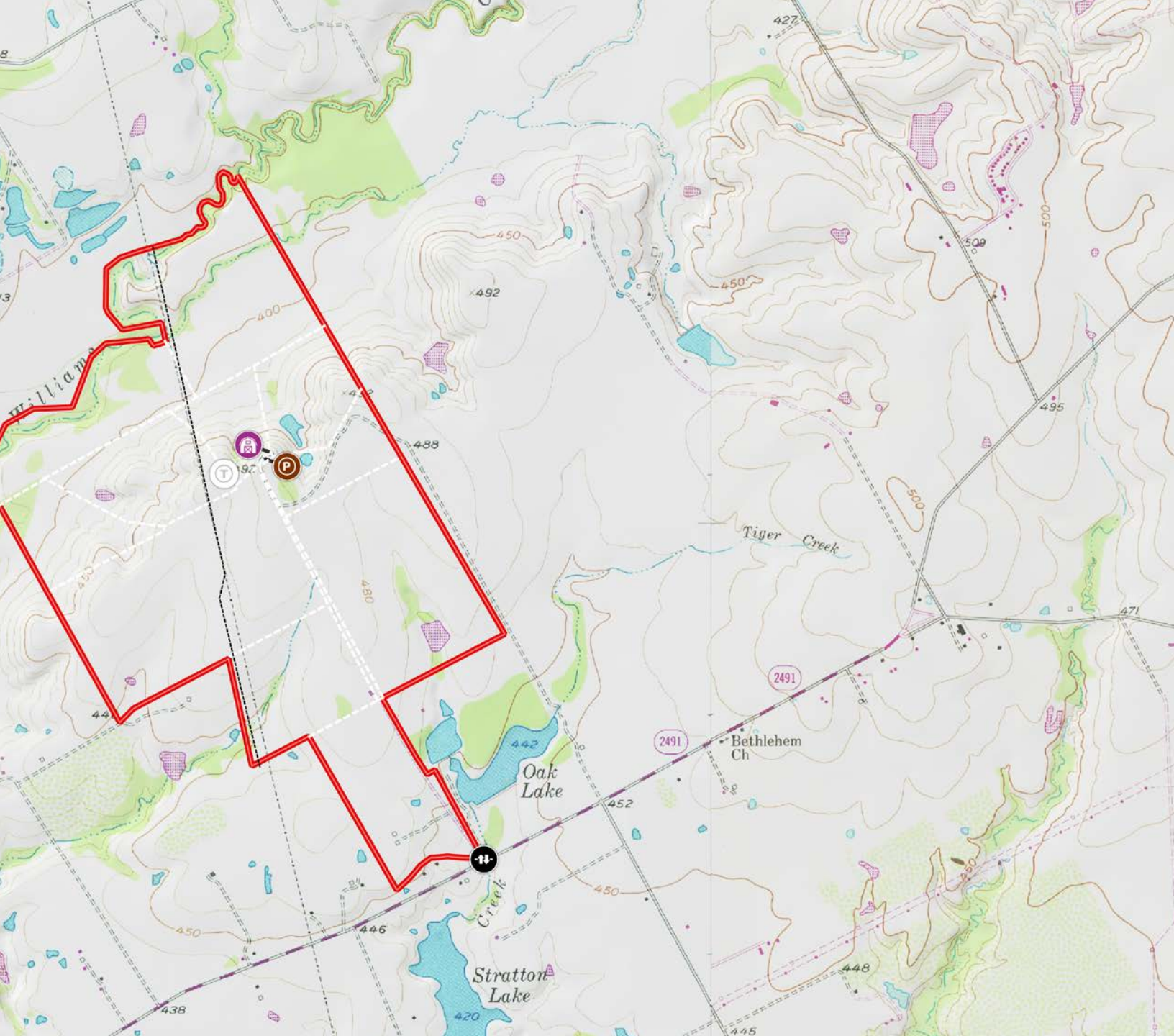














# ROBBY VANN, ARA

Real Estate Sales Agent | TX



General Certified Appraiser | TX



m 512.423.8112



robby@csmandson.com

# *Chas. S. Middleton*

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AND SON LLC

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