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KELLER WILLIAMS REALTY



JOHNSON RANCH – +/-1,982.862 ACRES IN COKE COUNTY, TX
ASKING PRICE: \$4,957,050 (\$2,500/AC)

Each office is independently owned and operated.



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OFFERING SUMMARY

LAND SIZE

The property consists of approximately 1,982.862 acres (plus or minus) based on information provided by the seller. The Coke County Appraisal District Property ID numbers are including, but not limited to: 3386, 3387, 4490, 4491, 4492, 4505, 4506

LOCATION/ACCESS

The ranch is located approximately 4.8 miles south of Bronte, TX and 22.5 miles north of San Angelo, TX. Take US Highway 277 north from San Angelo, take a right on Ratliff Road. Follow the road for 1.7 miles to the main gate. The ranch is accessible from both Ratliff Road and Juniper Road.

ROADS

Always an important component of any ranch or hunting operation are its roads. The owner has taken great care of the roads. There are multiple caliche pits on the property that produce excellent base for the roads. Most all interior roads are in good shape which provide easy access throughout the entire property. The entire perimeter is accessible via truck, Ranger, Jeep, horse, etc.

SITE CHARACTERISTICS

The ranch has both rolling to level topography with excellent elevation changes, which are conducive to a well-managed hunting and grazing operation. The property has standard perimeter fencing and cross fencing that is in good condition. The fence program is part of a "Hundred Year" program. All internal and most perimeter fences have steel cemented posts that have been added in years past. The program is to add high grade heavy duty panels to the fences which will last for at least one hundred years. This program has been started and is found throughout the ranch but is not yet complete. There is a combination of 5-strand barbed wire, net wire, and metal panels. The Colorado River is the northeast boundary of the subject property, with approximately 1.7 miles of river frontage, mostly low-bank. There are some owned water rights that will convey with the sale. There is a very large aquifer that extends throughout the middle to western side of this ranch. The water quality is excellent and only about 100' deep.

There is a total of six water wells on the property. They are said to produce over 150 gpm each. There is a system of water troughs throughout the property to allow for a sustained ranching operation. Vegetation includes improved and native grasses, wildflowers, bluebonnets, oak, cedar, mesquite, and other plants that are typically native to the subject's area. The ranch retains its agriculture exemptions. The stocking rate for the ranch has been estimated by the owner at 1 animal unit per 35 acres.

NATURAL RESOURCES

As well as abundant grass the ranch has several other natural resource possibilities. First and foremost is water. With the Colorado River running along the north side and the 225 million year old "Choza aged" fresh water aquifer running through the west central part of the ranch, water should never be an issue for this property. Considerable sand and gravel deposits are found along the river with an additional unique and high value road material consisting of a natural mixture of river gravel and caliche. Standard caliche formations are also readily available. Naturally rectangular lime and dolomite building stone are abundant on the ranch and have been used for rock siding at the ranch headquarters. With part of the ranch being on a ridge and relatively close to a major power grid both wind and solar electric generation are possible future income streams.



OFFERING SUMMARY

WILDLIFE & HUNTING

The ranch has low perimeter fencing, divided into multiple traps and pastures. There are abundant dove, turkey, hogs, whitetail, as well as varmints typical for the area.

GRAZING MANAGEMENT AND ROTATION PLAN

In the 1990's Mr. Johnson used his experience growing up on this ranch, degree in geology and developing knowledge as a Soil and Water Conservation District Director to develop a new and unique grazing management and rotation plan. Although it is a cow-calf cattle operation, the plan is based on his idea of the coevolution of bison and grasses. This plan was implemented January 1, 2000 and has been run consistently and uniformly since that time. Immediately it cut operations costs by 80%. It is mostly sustainable with very little supplemental feed added. It is also conservation oriented for grasses, wildlife, livestock and naturally migratory for the cattle, they are content with less stress and excellent gains. The system has improved both grass quantity and quality and has proven to be a drought resistant management plan and system.

The cattle on the ranch date back to a group of heifers purchased by the owner's father in 1980. Since that time the herd has been alternately bred with Brangus and non-brangus bulls (Charolais, Beefmaster, Brahman etc) to provide for a genetically varied base. The herd has been principally culled for longevity, size and disposition. A large calm animal is far more efficient than a small hyperactive cow. Longevity increases the efficiency of the herd as a whole. The cattle can be purchased separately from the ranch.

IMPROVEMENTS

The Johnson Ranch has multiple improvements throughout the property. There are two residences on the property with one being the main headquarters house and also a second smaller second house. The owner has done an exceptional job maintaining and updating each and they are both in good condition. There are also two large barns, working pens, horse stalls, etc. None of the furniture will convey with the sale of the property. Any items that are included will be specifically named in a non-realty item addendum with the contract.

LEASES & EASEMENTS

The ranch is currently leased for hunting; however, the owner has indicated that it is on a year-to-year basis. The hunters pay \$20,000/year for the south half of the ranch. This lease expires January 2021.

There is one oil pipeline easement that extends east to west in the southern part of the ranch. The owner says the oil company comes in once a year to check the line and no other traffic for the rest of the year.

MINERALS

On the north end of the ranch was an old producing oil and gas well. In 2014 this well was offset with additional oil and gas shows discovered but was not commercial due to a mechanical failure - a bad cement job. The south half of the ranch has not been adequately explored for commercial oil and gas reserves. A 3D seismic survey would be in order for the ranch. The owner presently owns 50% Mineral and Royalty over the majority of the ranch with the other 50% belonging to a significant oil and gas company based in Dallas.

FINANCING

This ranch is being offered for sale via cash or conventional.



PROPERTY LOCATION





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MAIN HEADQUARTERS HOUSE



MAIN HEADQUARTERS HOUSE - INTERIOR



SECOND HOUSE



SECOND HOUSE - INTERIOR





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BARN & PENS



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Johnson Ranch
Ratliff Road & Juniper Road
Bronte, TX



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DISCLAIMER

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Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Buyers Agent must be identified and present at first and all showings to participate in commission agreement(s). If this condition is not met, it will be the sole discretion of the listing broker.

