



Protecting Clients. Conserving the Land.

Ford Ranch

19,990 acres, McCulloch, Menard, and Concho Counties
Brady, Texas



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Location

The Ford Ranch located 11 miles west of Brady, the geographical “Heart of Texas”, is one of the largest contiguous cattle and hunting ranches in Central Texas. Spanning three counties and covering more than 19,990 acres of rolling live oak covered grasslands, this was famous Texas A&M 1895 graduate G. Rollie White’s home ranch, who came “crawling into” McCulloch County at age 1 with his parents in a covered wagon in 1875, leased the Ford Ranch and later purchased it in 1902. Today the Ford Ranch not only has a rich historical legacy, it’s the textbook example of rotational planned grazing and the epitome of excellence in rangeland health!

The 19,990 ac Ford Ranch fronts on paved FM 2028 and County Roads 120, 122, 124, 126, and 128 which was the old Fort Worth and Rio Grande Railway grade and where the abandoned townsite of Lightner is located. The Ranch is just a few miles south of Melvin, Texas famed as home to Jacoby’s Feed and Seed and their great café/ranch store. The ranch is 115 miles from Austin, 122 miles to San Antonio and 175 miles to the Dallas/Ft Worth Metroplex.

Acreage

19,990 acres in McCulloch, Menard, and Concho Counties

Description

Ford Ranch is the magazine cover photo for Hill Country beauty with rolling grasslands painted in blue bonnets, huge century oaks and mesquites, abundant wildlife and healthy livestock. The ranch is a combination of Edwards Plateau limestone hills and valleys and Central Rolling Plains fields with numerous drainages of mesquite and oak lined wooded banks and grassy draws. Elevations range from 1,875 feet to 2,100 feet with a variety of excellent long views from the hills looking over the fields, pastures, and woodlands on the ranch.

Ford Ranch has over 100 years of excellent land management practices and today its rangeland is the beneficiary of decades of rotation grazing and wise land stewardship. This is a famous working cattle and hunting ranch with an average grazing capacity of around 900 AU year-round. Pastures are designed to accommodate three herds of livestock all rotating within a well managed system using forage quality, availability and rainfall as criteria for duration. Ford Ranch not only is a working ranch but has been a 2,000-foot-deep Hickory Aquifer well field since the 70’s for the City of San Angelo, who has an excellent track record of working carefully with the ranch management to support the ranch’s successful grazing and wildlife operations.

Habitat and Wildlife

The ranch is predominantly native rangeland and supports mixed grass communities with oak, mesquite, and mixed brush savannah. It has a good diversity of palatable native grasses, with the predominate grasses being Texas winter grass, mesquite grass, several varieties of grama, bluestem and a favorable mix of forbs, filaree, wild rye and winter weeds. There are several improved fields and meadows some of which have historically been in cultivation which are now seeded to established stands of improved grasses. The Ford Ranch has a scattered to dense canopy of brush and trees, principally being live oak, shin oak, mesquite along with agarita, persimmon, plum, pear, ephedra and lotebush. Little bluestem is found in abundance throughout the rolling limestone hills, a testament to its historic excellent grazing practices. Winter and spring rains bring an explosion of wildflowers unmatched in Texas.

The ranch is known for its tremendous Whitetail deer and Rio Grande turkey population as well as its upland and migrating game bird habitat for bobwhite quail, morning dove and waterfowl. The ranch is currently enrolled in Texas Parks and Wildlife Managed Land Deer Program where last year the recommendation was removing over 200 bucks and 380 does. Axis deer and fallow deer are also present as well as several other game and non-game animals including bobcat, javelina, hog, coyote, badger, and armadillo. The ranch has an active Wildlife Management Plan and is censused annually for harvest recommendation by a Wildlife Consultant. Ford Ranch was home to the legendary Brady Buck shot in 1890 with 78 non-typical points scoring 284 3/8ths B&C.

Ford Ranch also has tremendous non-game wildlife values with resident and migrating birds such as neotropical songbirds, hummingbirds, hawks and shorebirds. Combine this with the incredible wildflower diversity and you have a photographer's dream!

Improvements

There are several sets of pens and traps with a central shipping pens that are all part of a well-designed rest rotation grazing system. The ranch has a network of highly improved crush rock internal roads creating all weather road infrastructure to a broad portion of the ranch. This road system is complemented by a series of two tract roads making this a highly accessible ranch.

The ranch is divided into several pastures using a combination of wire fences and electric fences with waters strategically positioned to allow for easy movement of livestock within a series of short duration grazing cells. Wayne Hanselka a famed Texas range science consultant provides annual range condition assessments that drive the grazing plans.

Water

The City of San Angelo has owned and managed the Hickory Aquifer underlying the ranch since the White family sold the rights to the city in the 1970s. During that time, San Angelo and the Ranch manager have maintained a close working relationship over the ranch's water resources. The ranch will convey with access to water that will support the continued successful grazing and wildlife operations. In addition to groundwater, there are six Soil Conservation District reservoirs creating a diversity of water features some of which are year-round and are excellent for ducks and wildlife. There are also several other dirt tanks designed around the ranch providing additional surface water resources along with several year-round water holes along Saddle Creek, Needle Creek, Reubes Creek and others.

Minerals

Seller will retain 50% of minerals owned. Seller believes they own 25% of the mineral on the Ranch. There are active producing shallow oil wells on north portion of the ranch. Most recent well was dilled in 2018.

Property Covenants

The City of San Angelo owns the Ford Ranch and intends to protect its reserved groundwater resources by placing subdivision Deed Restrictions to no more than 3-4 tracts on the southern portion of the ranch where the existing well field is located which includes the new wells currently being planned. This area represents approximately 20,000 acres. Additionally, the 22 fenced well sites will be reserved by the City along with access and pipeline easements. The City will also retain a small 30-acre area on the north end where the existing pumping facilities are located out to the FM Road. A survey with these reservations will be provided to the new Buyer.

Price

\$1,500 per ac or \$29,985,000

Contact

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



Ford Ranch

Ford Ranch Property Line
32,841 Acres

County Line

Water Infrastructure

Municipal Pipeline

Hickory Aquifer Subcrop

Hickory Aquifer Outcrop

1" = 2 Miles
0 2 MI 4 MI 8 MI

SAN ANGELO

10 MILES

20 MILES

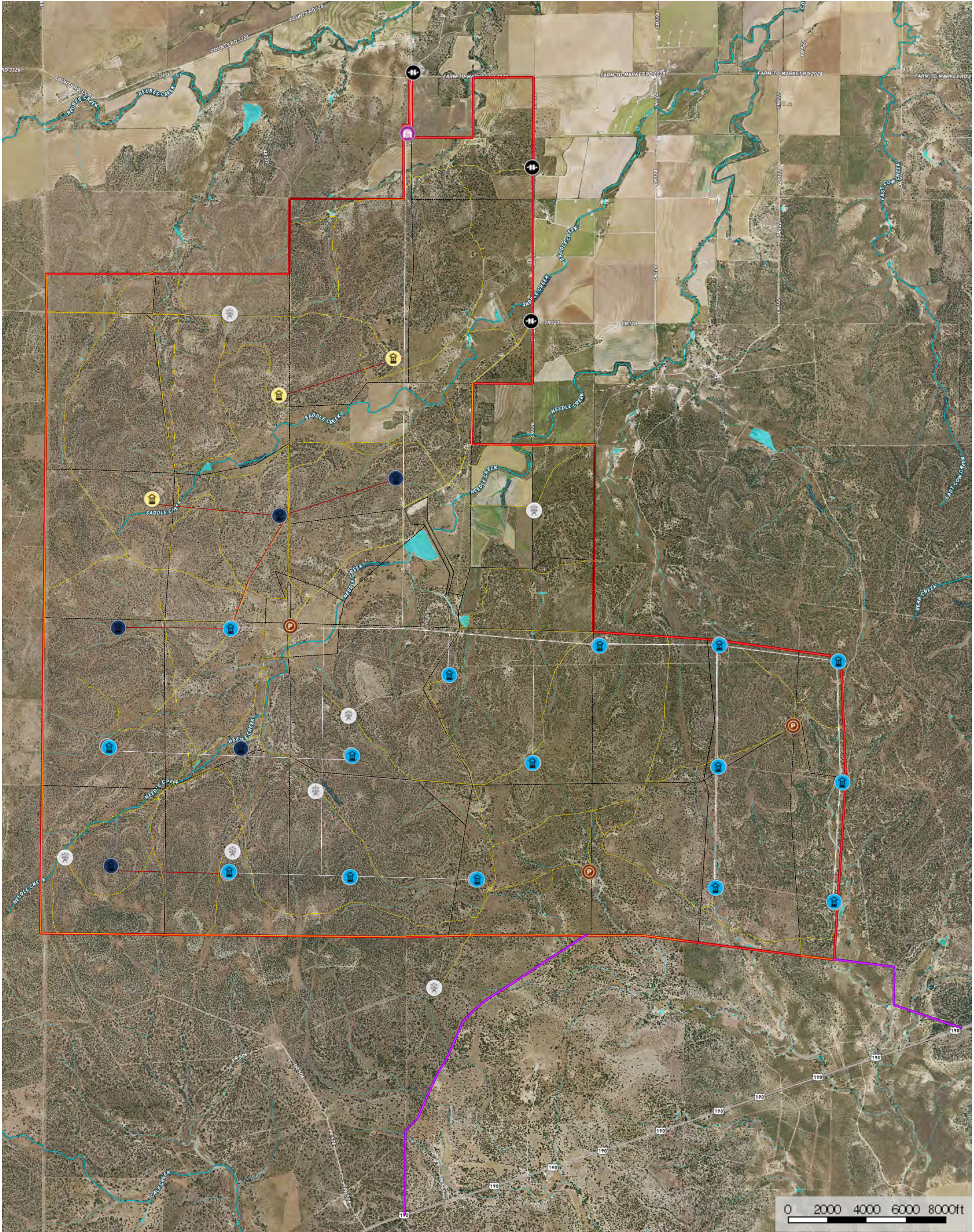
40 MILES

190

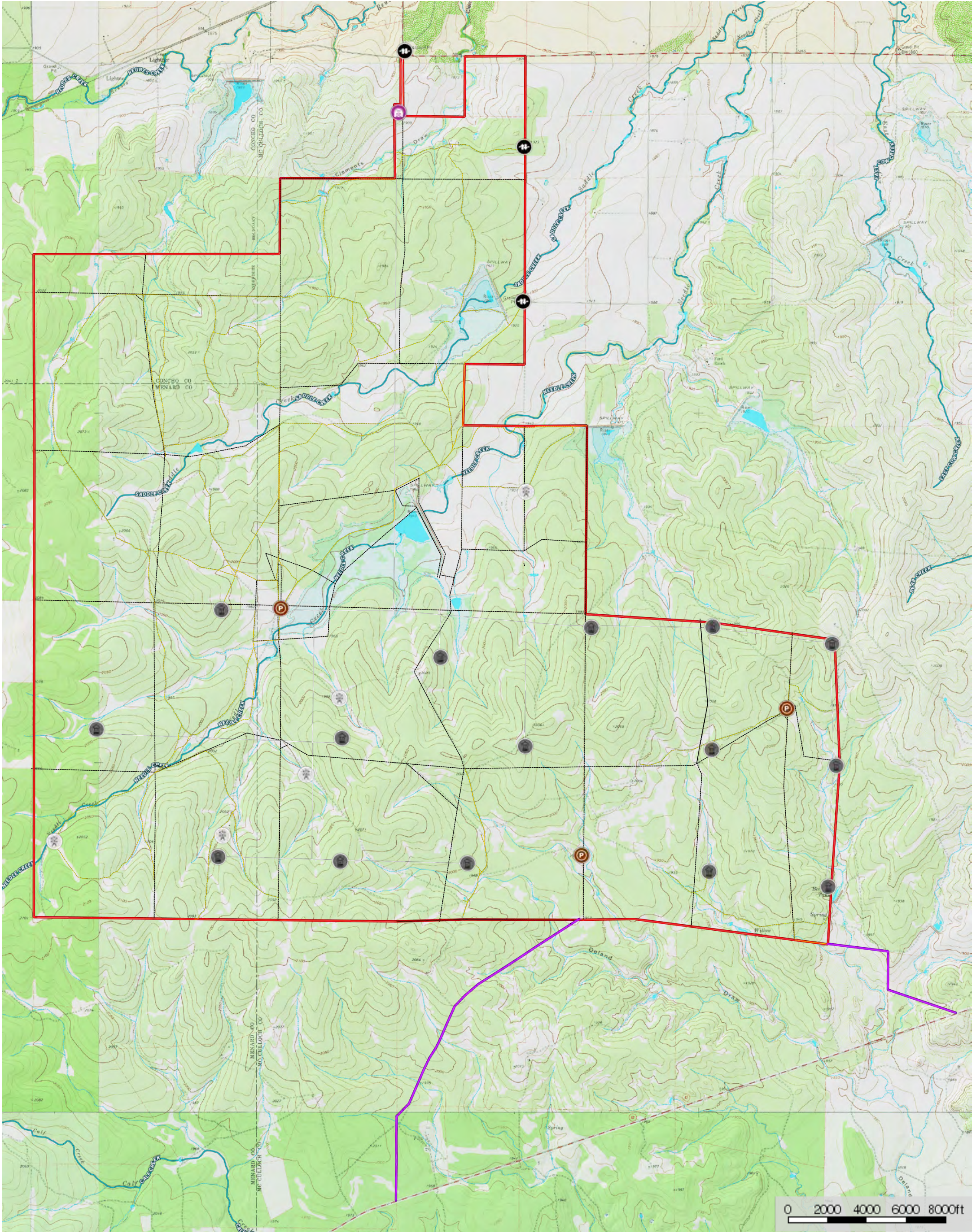
60 MILES

FORD RANCH
Location Map



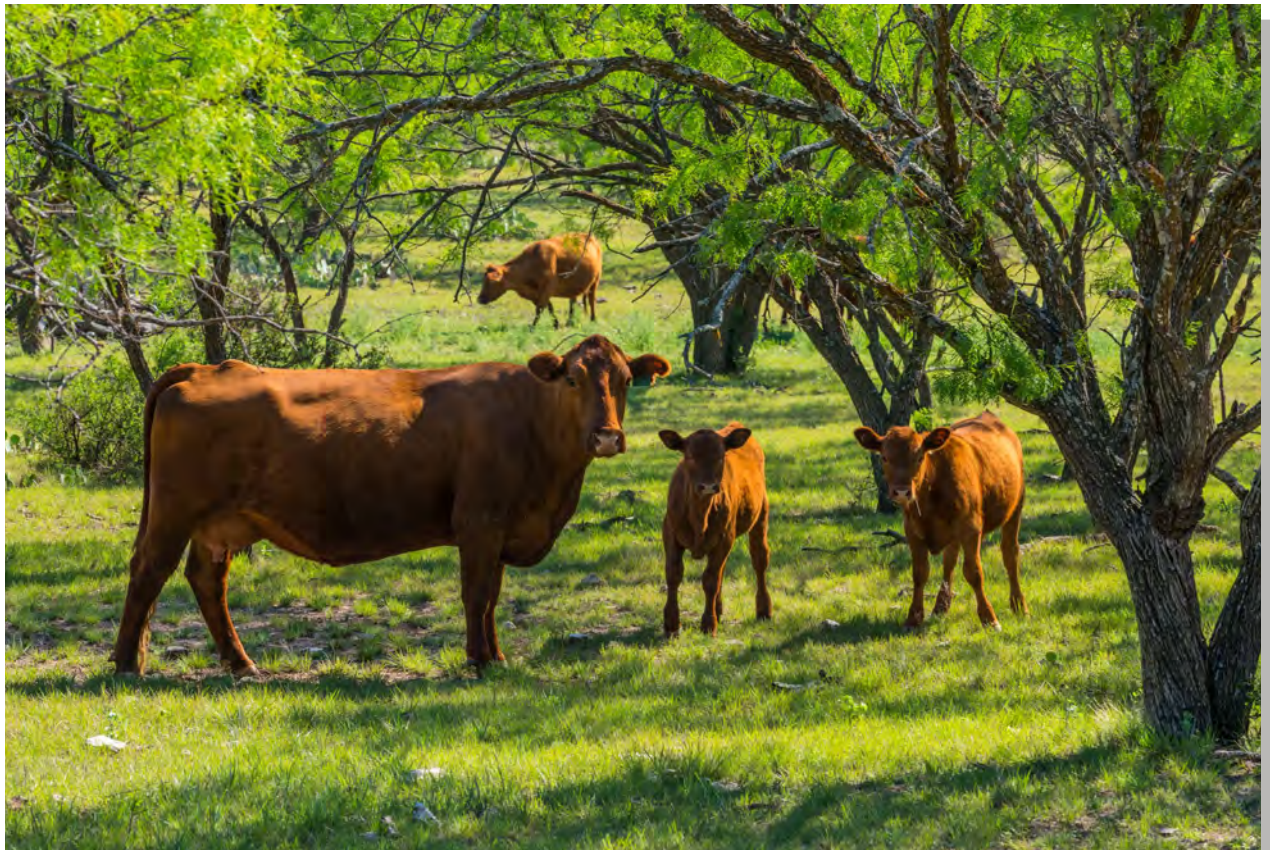


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|--------------|-----------|------------|----------------------|-------------|------------|----------|------------------|----------|-----------------|-------|--------------|
| Well | City Well | Barn | Pens | Windmill | Gate | New Well | Future Well site | New Road | Access Easement | Fence | Road / Trail |
| Primary Road | City Road | Boundary 1 | Stream, Intermittent | River/Creek | Water Body | | | | | | |

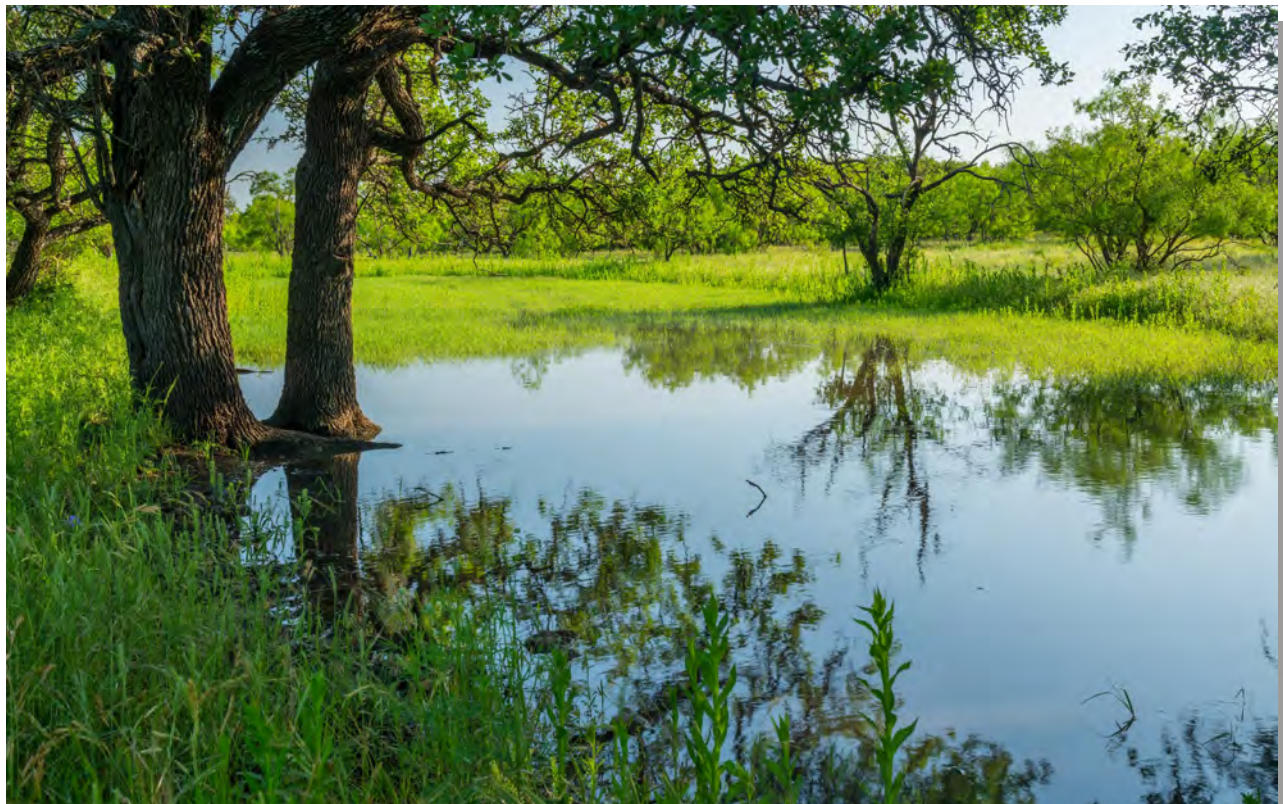


- City Well
- Barn
- Pens
- Windmill
- Gate
- Access Easement
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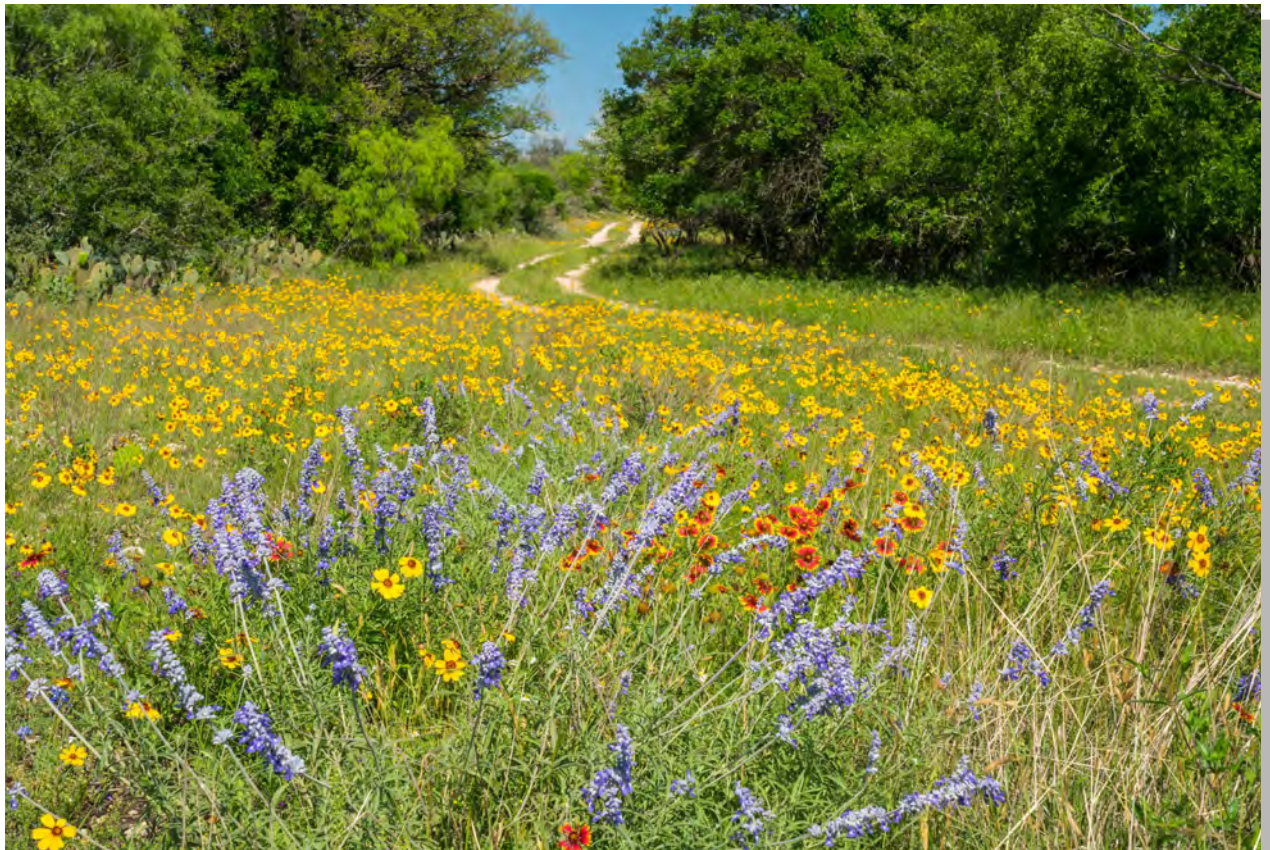




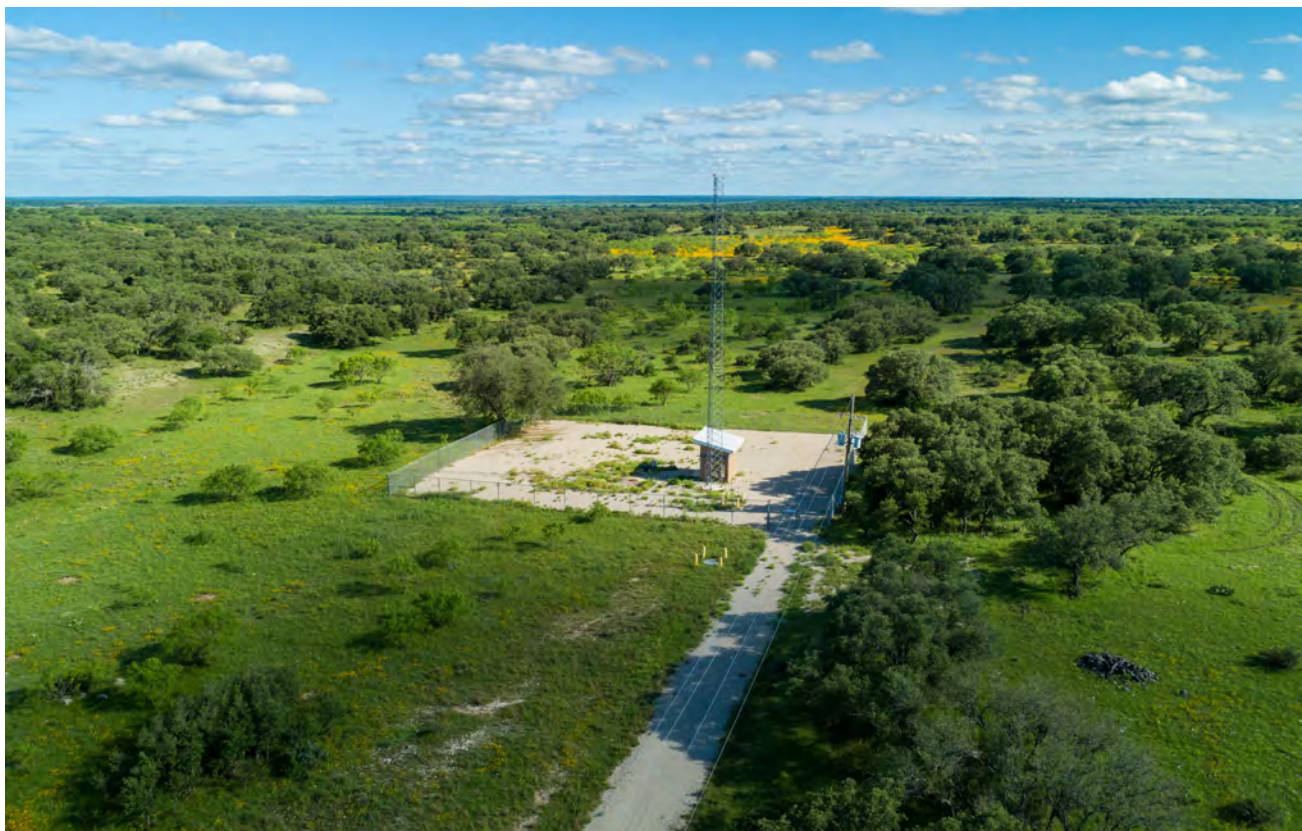


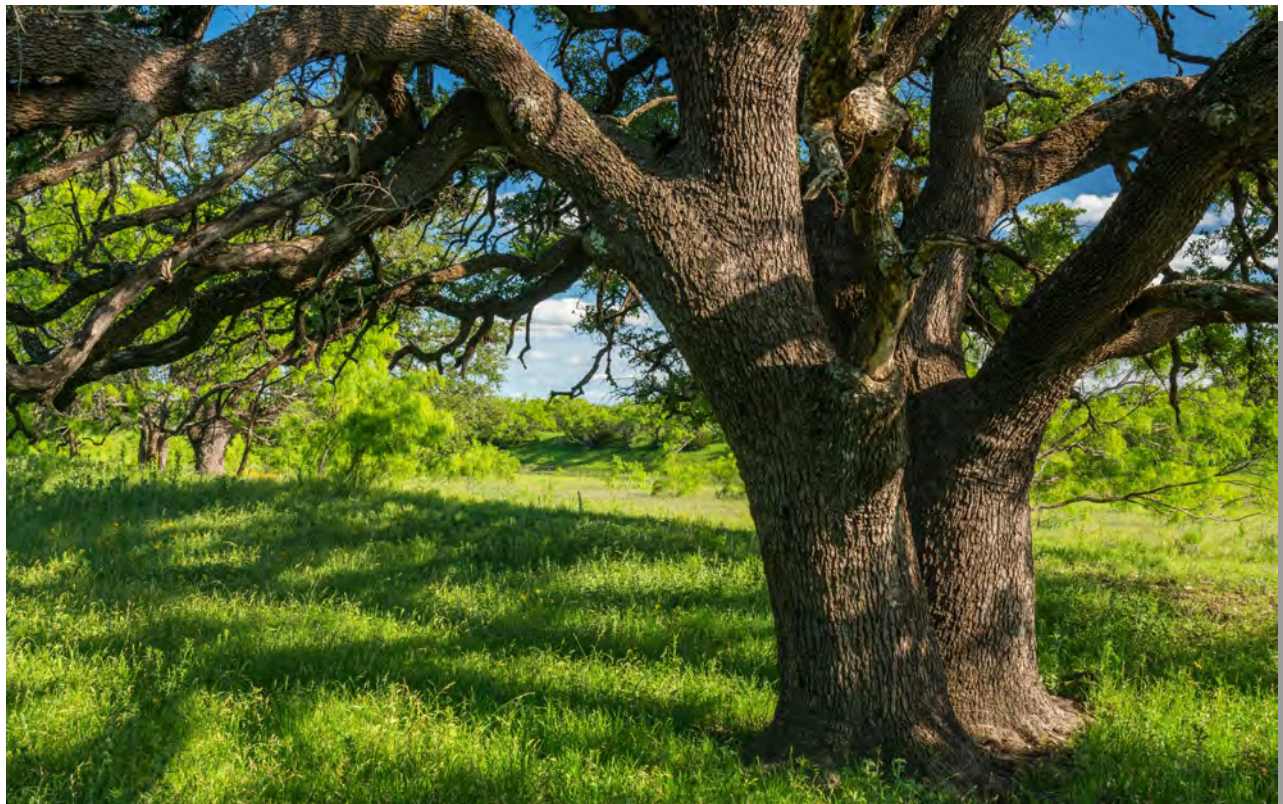




















Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date