

Nolan County Wind Farm & Game Ranch



Property Highlights

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|-----------------------|--------------------------|
| -1,080 Acres | -Trophy Elk & Deer |
| -Nolan County | -Multiple income streams |
| -Sweetwater, Tx | -\$2,100/Acre |
| -Surface/Mineral/Wind | -\$2,268,000 |

The Real Estate Ranch
Lance White
432-894-2193

Income Opportunities



Conveying Interests

- Surface Estate
- 50% Wind Rights
- Wind Lease
- 12.5% Mineral Interest
- 100% Executory Rights
- SWD Royalty

This ranch has no shortage of income opportunities. The ranch has a wind lease in place with significant income potential. The ranch is currently generating income through Elk and Deer hunts, wind lease option payments, SWD royalty, grazing, and surface damages. The wind lease has pre-set terms if/when the operator decides to start installing turbines.

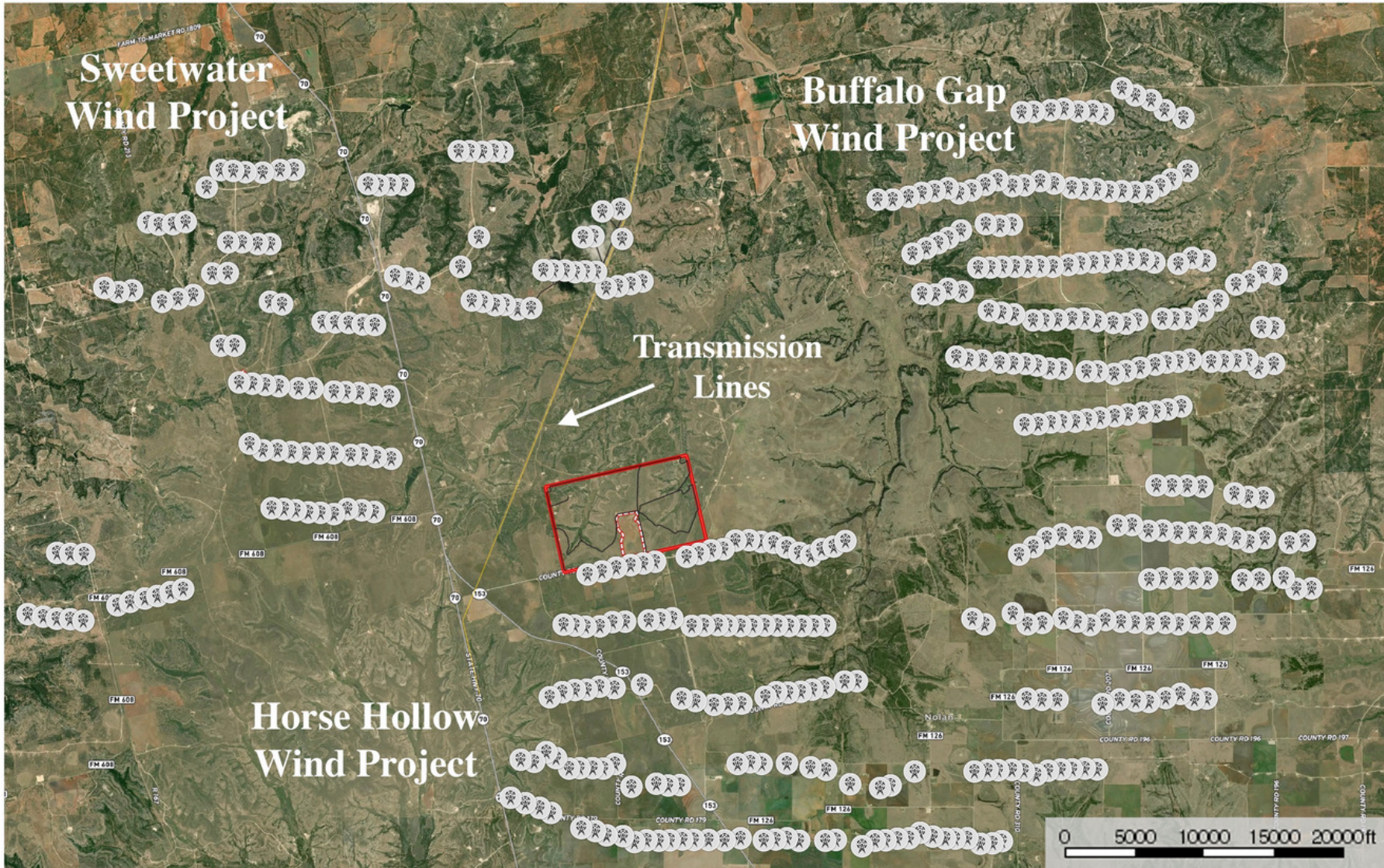
Habitat Improvements



The current ownership has done extensive habitat improvements through a cedar removal program which can be seen in the aerial photos from 2008 to 2016. They did an excellent job of selectively harvesting the hillsides while leaving plenty of cover for the wildlife in the deep canyon cuts. In result the hillsides are filled with a wide variety of vegetation that can sustain a healthy ecosystem for Deer, Elk, Quail, and Cattle. This ranch has some beautiful veiws and great hiking and wildlife veiwing opportunities.

Aerial Map

Lain Ranch
Nolan County, Texas, 1080 AC +/-



Windmill Transmission Line Primary Road Boundary Boundary

Wildlife



Habitat



Improvements

