

Lone Mound Ranch Seller Information Sheet

Lone Mound Ranch is a 460-acre working cattle ranch and a vacation destination for those seeking the peaceful solitude of an authentic high plains Texas ranch. Elevation changes of 154' from the 1/4 mile long Lone Mound mesa that provides amazing 360-degree, 40+ mile views of other mesas and rolling hillsides to an over 3/4's of a mile long deep draw that seasonally runs water through the property. Vegetation ranges from native cover grasses, sage & yucca, with groves of elm, evergreens and scattered mesquite that provide cover for wildlife. Miles of perimeter and cross fences have been recently rebuilt. Just minutes from the iconic Route 66, Shamrock is 11 miles away and has all necessities including museums, the original historical Conoco station of 'Cars' fame, the tallest water tower in Texas, golf course, municipal airport, movie theater and hosts the infamous St. Patrick's Day parade! Shamrock is 90 miles from Amarillo, 166 miles to Oklahoma City and 300 miles from Dallas, TX.

Access: 5.5 miles from Interstate 40, All-weather accessibility via 1 mile of paved road frontage on FM 1547 and 1/2 mile of frontage on County Road 120.

Two wells: 1 with new, grid-tied pump and 1 well piped for off-grid solar capabilities feeding into mainline for cabins and cattle. Extensive water system consisting of over 1 mile of line delivering to 2 concrete bottom troughs and 1 newer fiberglass trough, which will convey. All troughs strategically located ensuring livestock accessibility within 1/8 - 1/2 mile from anywhere on the property.

One dirt, cow tank is filled by 160 acres of run-off and rarely goes dry.

Fuel line easements do not affect any of the workings of the ranch and there is no active mineral production on the property.

There is approximately 50+/- base acres that generate an average of \$3,000 per year for Farm Service Agency program.

Three hunting stands placed across property provide hunting opportunities for deer, hogs, coyote, birds, etc. Hunting stands available for sale under separate bill of sale. The current owner has leased to hunters for additional income for nearly a decade.

Property is currently being used for an authentic ranch vacation experience that is also producing and marketing organic, grass-fed beef, goat dairy products and free-range eggs.

One set of working pens partially covered at barn house ensuring protection from the elements throughout the seasons. There are two stack lots for storing hay.

Wind and water rights convey. 50% of owned mineral rights convey.

Property has the potential for a full-time private residence, weekend retreat or continue as an established, successful Airbnb, Hipcamp & Harvest Host business booked months in advanced.

Infrastructure also includes:

1. Two-story, 950 square foot, 2-bedroom 1.5 bath barn house is centrally located on the property for privacy and awe-inspiring sunset views to the west behind our own Lone Mound mesa. This authentic hay barn was renovated in 2010 to add this living space. The house has upper and lower decks that have expansive views of the landscape. Both decks boast double, full-lite glass patio doors offering amazing sunrise views of Rocking

Chair Mountain Range just 4 miles to the east. The galley style kitchen has stained concrete counter tops with refrigerator and LP gas stove. The interior is accented with live-edge wood trim with rustic staircase leading to both bedrooms and half bath. Heating is provided by a cast-iron wood burning stove and propane wall heater. Window units and ceiling fans keep you cool in the summer. The entire barn is 45 x 72 which provides ample parking or storage. A portion of the barn provide shelter for the cattle pens and a laundry/utility room with washer/dryer hook-ups.

2. Single story, 600 square foot, hillside cabin with vaulted rustic tin and beam ceilings. Live-edge wood trim accent south facing windows and full-lite glass patio doors. Gally style kitchen and mobile breakfast bar for eating in or enjoy outdoor seating on the deck with fantastic sunset views of the mesa. Includes a large full bath with shower and laundry area. A cast iron, wood-burning stove and electric heat keep you cozy on cold winter nights and window a/c unit and ceiling fans keep you cool in the summer. The interior climate is very stable due to the earth-berm construction. Located down near a draw with privacy and views that are breathtaking. Additionally, this cabin has a 14 x 16 3-sided enclosed carport and 10 x 8 storage shed.

3. Single room rustic bunkhouse comes with a/c, mini-fridge, hotplate and microwave in the kitchenette area. The covered deck has an outdoor sink with composting outhouse that is fully self-contained. A stone campfire ring is a favorite of guest for outdoor seating and grilling that face west with spectacular sunset views.

All cabins are a 1/2 mile in from the paved road providing quiet and privacy from occasional highway travelers. Rustic furnishings and western art by local artist Kenneth Wyatt in cabins are negotiable.

Ranch headquarters include a 53' semi body with a lockable, roll-up garage door which will convey. It is ideal for storing ATV's, tools & equipment and has electric service immediately adjacent.

The rustic, wood bar and beds were hand-built from reclaimed wood from an old barn originally built at one of the old homesteads on the property.

Exploring for artifacts is a constant adventure. The current owners have unearthed 100-year-old coins, early, intact, dated Mason & other jars, mule shoes, horse bits, stirrups & keys.

Additionally, RV sites and camping sites are on the property:

1. RV site with electric & water hook-up is located on the southern 120-acre section of the property, a couple hundred feet from the paved road for larger RVs not capable of accessing more remote locations on the ranch.

2. RV site with electric & water hook-up is located at the west end of the centrally located barn & is easily accessible.

3. RV site with privacy, is water only & located down near the draw by a grove of elm & evergreens. It also is accessible immediately off the ranch road.

4. Five tent, car & dry camping sites with stone campfire rings, some with grills are located from the mesa top, to the valley, to the bottom of the draw. Each providing different experiences, views and privacy.

During operational hours the hosting activities include hiking, horseback ranch tours, gun range down in the draw, ATV access to off-property county road riding & educational Jeep tours & observations of regenerative agriculture practices implemented on the ranch.