



Kinder Mountain Ranch +/- 315 Acres

CHRISTIE'S
INTERNATIONAL REAL ESTATE
ULTERRE

Kinder Mountain Ranch

An Overview - Location

Jack County | +/- 315 Acres
\$12,500/ Acre

TRAVEL TIMES

Fort Worth - 1 hour, 20 minutes

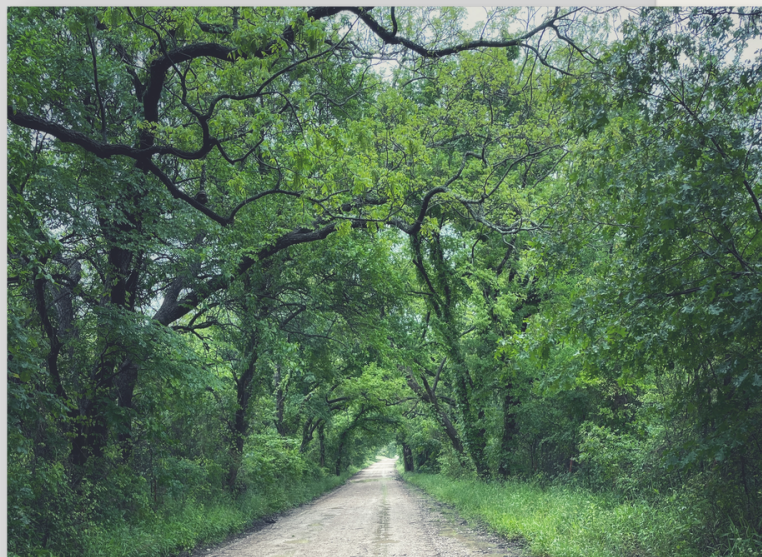
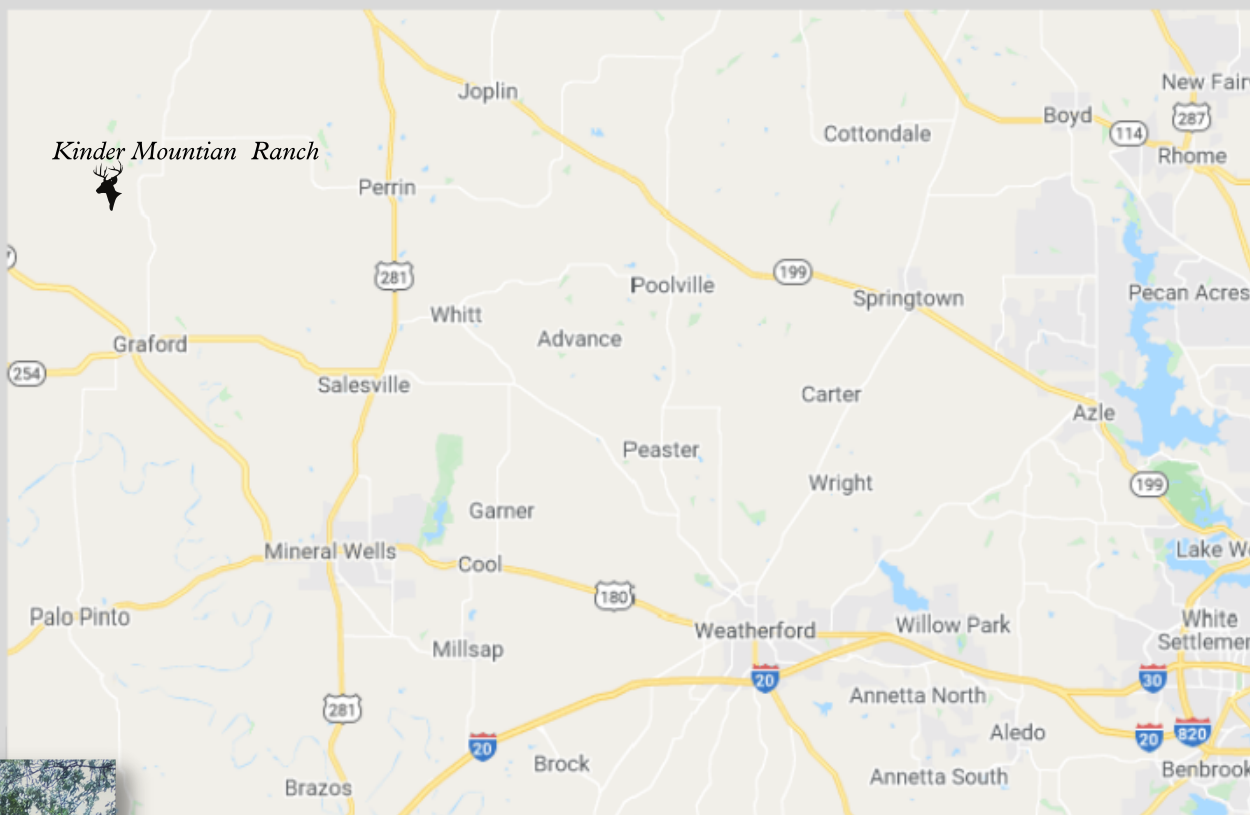
Weatherford - 55 minutes

Mineral Wells - 35 minutes

Graford - 20 minutes

Nearest Fuel - 20 minutes

Nearest Groceries - 25 minutes



Situated in the southwest corner of Jack County sits the smartly improved, 315 acre Kinder Mountain Ranch. Just under four miles of scenic, winding and tree-canopied Barton's Chapel Road leads you west from State Highway 4 to the ranch's tastefully ornate automatic front gate where you enter onto the all weather private interior road leading to ranch headquarters.

Kinder Mountain Ranch

An Overview - Terrain

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Consisting almost exclusively of native pasture, the ranch holds ideal habitat and forage for indigenous game and wildlife species. Densely wooded areas offer protection from the elements and predation while smartly positioned food plots and supplemental feeders break up the landscape providing consistent sources of nutrition.

With approximately 210 feet of elevation change across the ranch the topography is never boring. High vistas afford visitors opportunity to enjoy striking views over valleys and hills which Native Americans once considered sacred. Fertile bottom lands with sandy soils hold potential for additional agricultural opportunities while preserving the more aggressive terrain for recreational functions such as hiking, climbing hunting, fishing and riding ATVs.

The ranch's trail system is intentionally limited yet sufficiently complete to allow vehicular access to nearly everywhere on the ranch and certainly to its seven enclosed deer blinds, four ponds rifle range and more.



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Land Stewardship and Wildlife

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Soils

The ranch is comprised predominantly of sandy soils ranging from fine sandy loam in the bottomlands through the range of Bonti-Exray complex soils making up approximately 53% of the surface. Finer Darnell series of soils making up 24% and a blend of other minor component soils together comprising the remaining 23%, or so. [Click here for a full soils report.](#)

Plants and Vegetation

A mix of trees and bushes typical to the Cross Timbers Region of Texas exists on the property including Live Oak, Post Oak, Cedar Elm, Juniper, Mesquite, Sumac, yaupon and others. Predominant grasses include Side Oats gramma, Meadow Dropseed, Switchgrass and Three Awn.

Wildlife

Fauna typical to the Cross Timbers Ecoregion is also found on Kinder Mountain ranch including a robust populations of white-tailed deer, Rio Grande Turkey, feral hogs, migrating mourning and white-winged dove, and various waterfowl species, bobcat, coyotes and more.



Kinder Mountain Ranch

An Overview - The perfect turn key operation

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The Ultimate Hunters Getaway

First quality improvements make this property ideal for entertaining friends, family, clients and co-workers. The best equipment and finest accommodations set the stage for memorable escapes to the Texas countryside all with convenient driving distances from Dallas-Fort Worth.



Strategically positioned, premium quality hunting blinds can be found through out the ranch. All hunting locations are dually equipped with spin-cast and gravity-style feeders inside pens to discourage interference by cattle or untargeted animals. Blinds, feeders and pens will convey in the sale.

The property boasts a first class 100-yard rifle and pistol range built inside an earthen berm and positioned for safety.

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Improvements - Residence

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Designed and constructed with an eye toward efficiency and minimal maintenance the ranch Headquarters is a marvel to behold. The all steel exterior structure of the residence is completely spray foamed then trimmed inside using rich, rustic materials and high end finishes. Roll-down doors create an ideal lock-and-leave scenario for the non-resident rancher offering security and protection against the elements. Creature comforts are not overlooked either with premium audio/video at every turn, inside and outside. Tasteful and useful exterior lighting accents the grounds including the fire pit area under a canopied live oak mott. Outdoor fans equipped with a misting system makes for optimum conditions during those warm Texas afternoons. Oversized climate control units keep the indoor environment as comfortable as the outdoor environment is beautiful.

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Improvements - Entertainment

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If ever a space was created to foster comradery, fellowship and entertainment this is it. Approximately 80% of the indoors space is dedicated to games, entertainment and fun times with friends; poker, craps and televisions galore set the tone for a great time with great people. Multiple seating areas afford visitors and guests to relax in comfort and style.



Kinder Mountain Ranch

Commercial Kitchen

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Keeping with the theme of entertaining begets the oversized, full commercial kitchen. The kitchen is flanked on two sides with bar seating and open to the great room allowing for mealtime and prep to be an activity enjoyed by all. All stainless steel counters and appliances will bring out your inner chef. All appliances are commercial grade including a six burner stove, 24 inch griddle and dual ovens offering capacity to cook for large groups.



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Improvements - Wine Cellar

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Set behind a butted-glass wall is the temperature and moisture controlled wine room. Carefully racked bottles of your finest can be on display and ready for enjoyment by you and your guests. Just outside the wine room is a small seating area facing a TV to allow enjoyment of the space or to take in the game.



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Improvements - Shop

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Ranch operations are simplified with organization and the 60' by 30' shop adjacent to the house allows plenty of room for equipment tools and toys. Plenty of good lighting and ample electrical outlets make work simple. A washer and dryer, gun safe, air compressor with retractable hoses keep the place useful and tidy. Shop features include three 12x14' roll top doors, 120/220v electric outlets and propane heat. Electric outlets are situated on 15' centers with two hanging retractable power wells to ensure you always have power where you need it. Additional secure storage is offered with two large shipping containers near the shop. Pictured rolling stock will not convey in the sale.



Kinder Mountain Ranch

Photo Album

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[Click here to see full photo album](#)

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Representation

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