

Los Compañeros Ranch

14,523.91 ± Acres | \$16,339,398.75 | Aspermont, Texas | Stonewall County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Los Compañeros Ranch

We are extremely proud to offer for sale the Los Compañeros Ranch, an exceptional “turn-key” ranch property in sought after Stonewall County. This ranch offers great accommodations, attractive terrain features, live water, quality livestock grazing, and game fenced pastures stocked with trophy quality white-tail deer.

LOCATION

Los Compañeros Ranch is conveniently located approximately 17 miles northwest of Aspermont, Texas, on the north side of CR 350. The ranch is situated in northwest Stonewall County, approximately 80 miles southeast of Lubbock, 70 miles northwest of Abilene and about a 3 hours drive from the DFW Metroplex.





LAND DESCRIPTION

Los Compañeros is situated in the Texas Rolling Plains offering a variety of terrain features ranging from open fields, rolling prairie, rugged breaks, and attractive bottoms. The ranch is drained by the Salt Fork of the Brazos River and Salt Croton Creek, which provide scenic live water features. The Salt Fork meanders through areas of the east boundary of the ranch. Salt Croton Creek bisects the northeast portion of the ranch, where the ranch is characterized by rugged breaks where mule deer are spotted. Two good crossings along the creek provide access to those areas north of the creek. Numerous other seasonal draws and drainages cut through the property offering good cover for native wildlife and giving the ranch its scenic, broken and rolling appearance.

Soil types on the ranch are primarily fine sandy loams, with silt loams in the bottoms. Typical vegetation includes a variety of native grasses including buffalo grass, grama, bluestem, vine-mesquite, etc. Mesquite is scattered throughout the ranch in various concentrations. Cedar is found scattered along the side slopes of the many draws and more heavily concentrated in the northeast part of the ranch. Other forbes and woody species include hackberry, lotebush, sumac, ephedra and yucca. The turf of native grasses is in excellent condition. There have been no livestock grazing on the ranch for nearly a year. This period of rest, coupled with recent significant rainfall, has proven very beneficial for the grass turf. For the cattleman, the ranch is fenced and cross fenced into 9 main pastures with three sets of livestock pens. The estimated carrying capacity of the ranch is 450 animal units.

The ranch enjoys the benefit of two large areas of open fields that could easily be utilized for increased grazing capacity, dove fields and game food plots. The fields in the southeast part of the ranch total approximately 490 acres. The fields in the western part of the ranch total approximately 300 acres.











WATER FEATURES

The Los Compañeros Ranch is very well watered. The ranch has the benefit of a water system fueled by four wells equipped with electric submersible pumps. These wells provide water to a network of buried water line throughout the majority of the ranch to livestock drinking troughs.

Surface water features include the Salt Fork, Salt Croton Creek, seasonal holes of water in numerous other draws and drainages and approximately 15 earthen tanks.







HUNTING, WILDLIFE AND RECREATION

The Los Compañeros was once owned by infamous quail hunter Boone Pickens and offers a very desirable habitat for wild bobwhite quail.

The Stonewall County area has a good reputation for producing quality native whitetail deer. The numerous earthen tanks offer waterfowl hunting opportunities and migratory dove hunting.

The ranch includes approximately 20 quality hunting blinds with protein feeders. For the quail hunter, the ranch includes many quail feeders scattered throughout the ranch. The recreational amenities of the ranch are enhanced by the 1,800 acre± game park, located in the central portion of the ranch. This high-fenced area is divided into three game fenced pastures loaded with trophy white-tail genetics.













IMPROVEMENTS

The Los Compañeros Ranch is well improved and maintained. The lodge includes 5 bedrooms, 5.5 baths, a greatroom, kitchen, utility room, and gun room. The rustic finish includes wood trimmed ceiling and large rock fireplace. The lodge is equipped with a reverse osmosis water system. The outdoor rock patio with fire pit offers excellent views from atop the elevated ridge from which the lodge sits. Other housing includes a brick ranch manager's home and small frame hand house.

The ranch is currently in the process of constructing a large shop with recreation room, game cleaning shed, and dog kennel. These structures are expected be completed by Fall 2021.







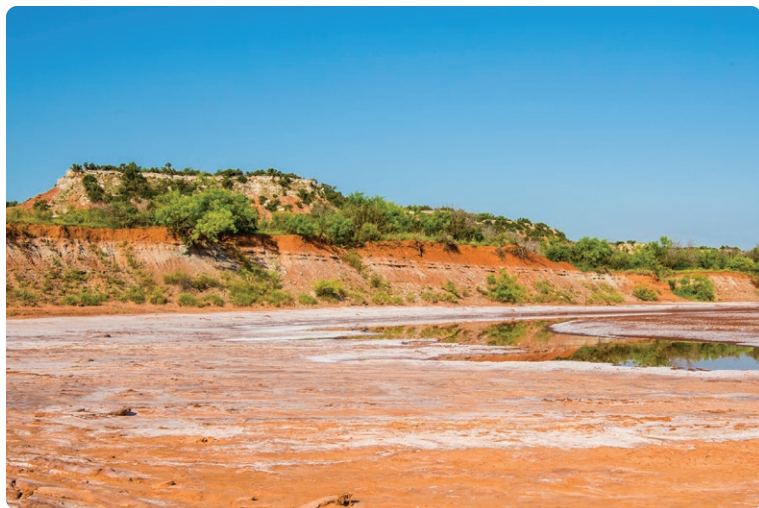












RESOURCES

The ranch will convey with all of the seller's owned minerals, along with 100% of all surface rights and alternative energy rights.

PRICING AND REMARKS

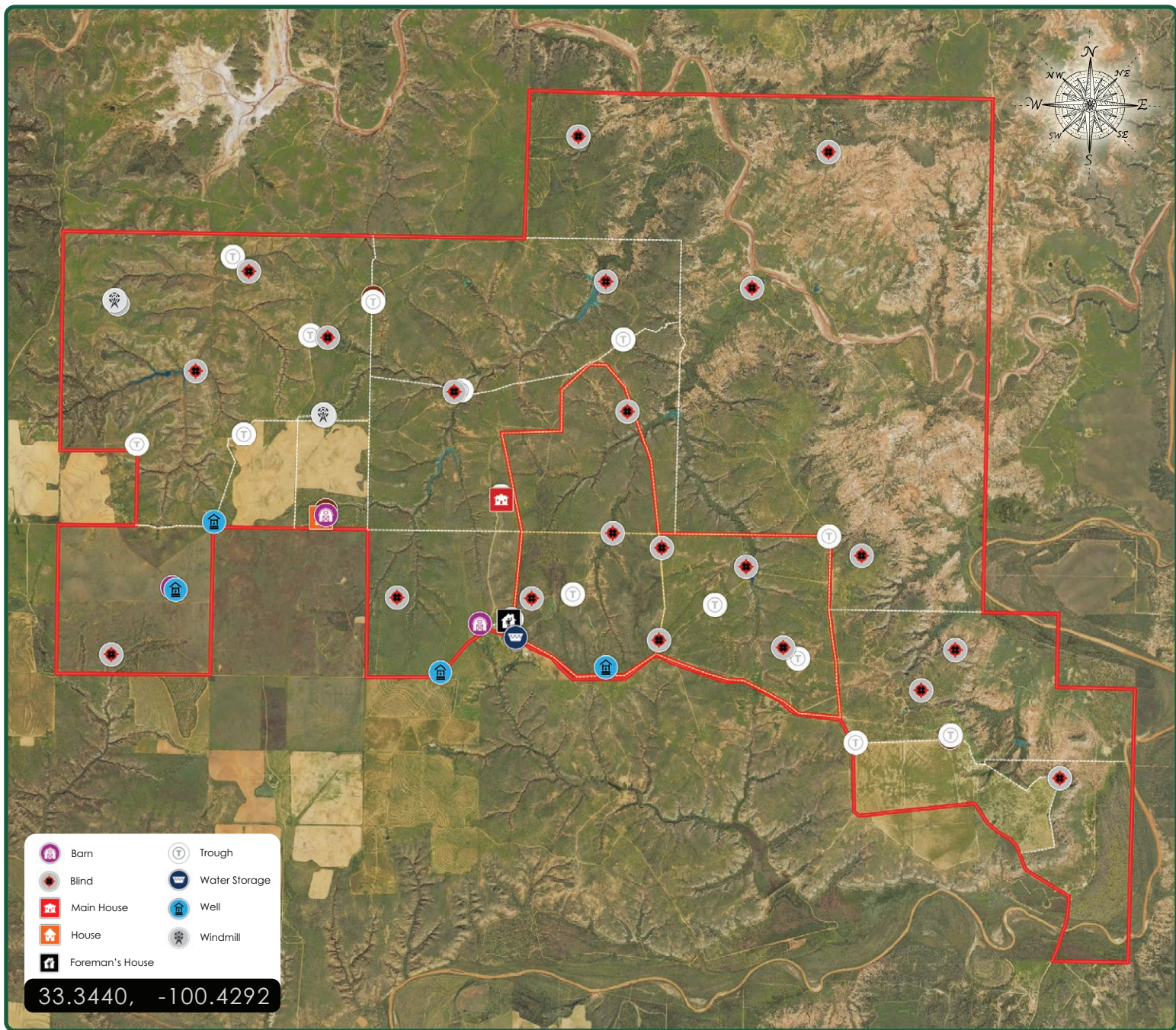
The Los Compañeros Ranch is an exceptional recreational property in a size range that is not often offered in the area. This offering is realistically priced at \$16,339,398.75, or \$1,125 per acre. The ranch is priced with all interior furnishings and an extensive list of equipment. (Some miscellaneous personal items will be removed.)

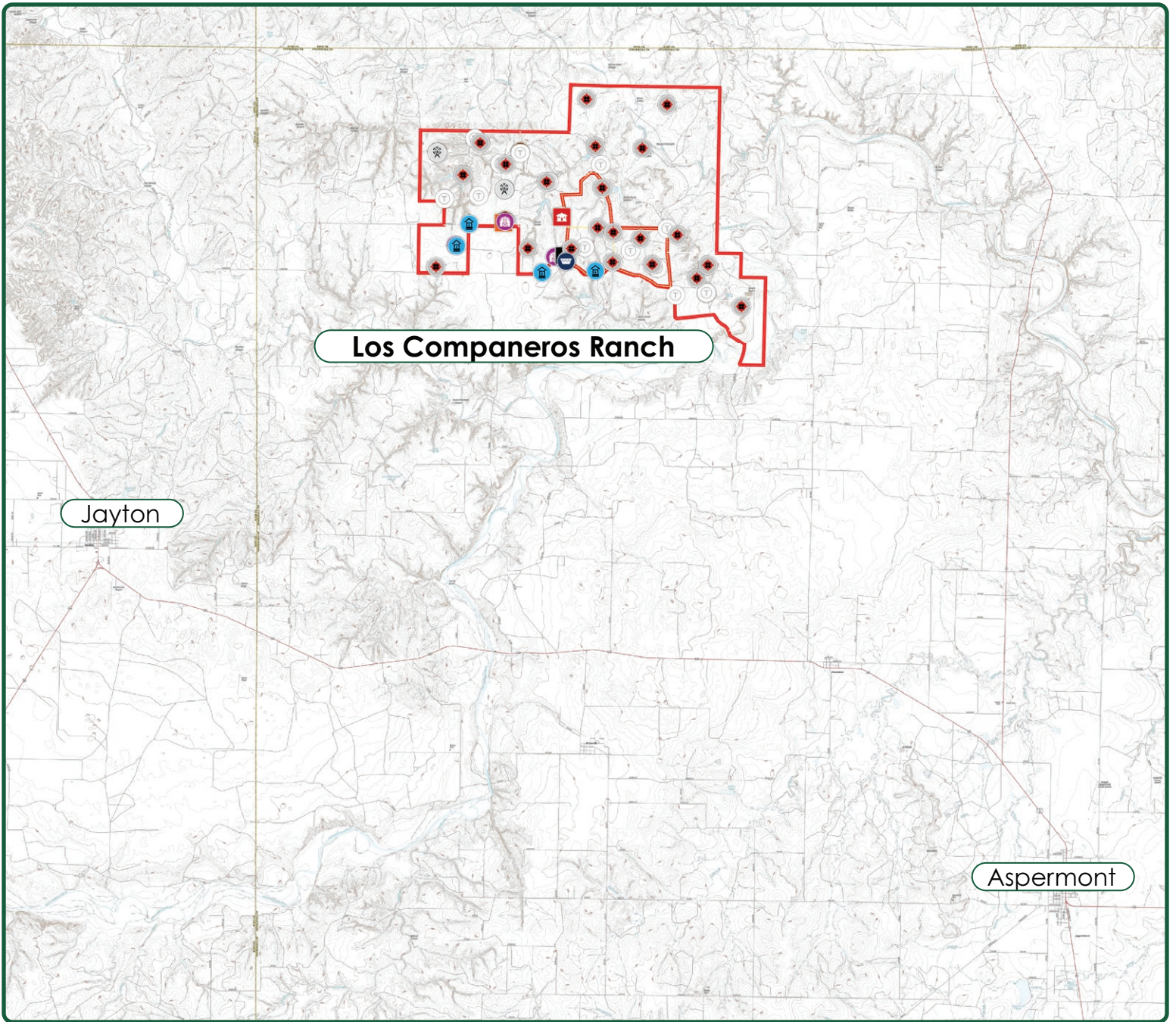
For more information or to schedule a showing, please contact Charlie Middleton at (806) 786-0313 or Chad Dugger at (806) 773-4749.











Los Compañeros Ranch

Jayton

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FARM - RANCH SALES AND APPRAISALS

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