

Brown Logan Ranch

1,867.28± acres | \$12,604,140 | Gordon, Texas | Palo Pinto and Erath Counties



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Brown Logan Ranch

We are proud to offer for sale this exceptional ranch property, situated in the Deaton Mountains of southern Palo Pinto and northern Erath Counties. Rarely does a ranch of this size come available for purchase in this area.

LOCATION

The Brown Logan is very well located along the south access road of IH-20, approximately 4 miles southeast of Gordon and 70 miles west of Ft. Worth. The ranch is divided by Blue Flat Road, and Elkins Road fronts the southeast portion of the ranch. Blue Flat Road and Elkins Road are county maintained all weather roads.





PROPERTY DESCRIPTION

The Brown Logan Ranch has a very desirable and diverse topography. The terrain ranges from productive coastal pastures and creek bottoms, elevating up the oak covered Deaton Mountains. Elevations range from 925 feet in the northern portion to 1,140 feet in the southeast portion of the ranch.

The tract north of Blue Flat Road contains approximately 660 acres. This tract includes about 0.5 mile of frontage along the south access road of IH-20. The terrain of this tract is mostly rolling and includes two coastal fields totaling approximately 25 acres. The native grass turf is in very good condition given conservative grazing practices and recent rains. This tract has a very desirable mix of native brush. Tree cover is dominated by the highly sought-after live oaks, along with elm, hackberry, juniper and mesquite on the upland flats. This tract is fenced and cross fenced into two main pastures.

The portion of the Brown Logan Ranch south of Blue Flat Road contains approximately 1,265 acres. This tract has tremendous terrain relief. The tract is primarily drained by Little Sunday Creek and Duncan Hollow, both meandering through the central part of the property. The creek bottoms are heavily treed, dominated by native pecan, elm and oaks. Seasonal holes of water are found in the bottoms. This tract includes approximately 30 acres of coastal, centrally located and on Blue Flat Road. To the east of the coastal field are 60 acres of productive Klein grass. This tract is primarily rugged Deaton Mountain country with scenic views of the lower valleys and surrounding countryside. These sandstone hills are heavily covered in a desirable mix of live oaks, post oaks, hackberry, sumac, mesquite, juniper, etc. Native grasses are in good condition given conservative grazing practices and recent rains. This tract is fenced and cross fenced into three main pastures and several smaller traps.









WATER FEATURES

The Brown Logan Ranch is very well watered. Domestic water is provided by two taps on the Barton Creek Water Supply line. One tap is located along the IH-20 frontage and one tap is located at the main entrance along Blue Flat Road. In addition to the domestic water, surface water features are excellent. The ranch includes approximately 33 ponds, with 14 located north of Blue Flat Road and 19 on the tract south of Blue Flat Road. Two of the largest ponds are located in the southeast portion of the ranch. These large ponds are approximately 5 acres and 20 acres, respectively, and offer tremendous fishing and waterfowl hunting opportunities.









HUNTING, WILDLIFE AND RECREATION

The recreational amenities of the Brown Logan Ranch are extensive. The ranch includes a good population of Whitetail deer, along with turkey and feral hogs. The fields offer great dove hunting, and on main lakes the duck hunting is some of the best around. Many of the ponds are stocked with fish including bass and catfish. The mountainous terrain offers endless opportunities for hiking and mountain biking.











IMPROVEMENTS

Two houses are located at the main headquarters, south of Blue Flat Road. The main house is an attractive rustic structure with rock veneer, metal roof and two car garage. The interior features one main bedroom, loft, two baths and utility room. The home has an open concept with attractive cathedral ceiling and large stone fireplace.

The frame house at the headquarters could be utilized as a guest or hand house with improvements. Other structures include two barns and a set of livestock pens.





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PRICE AND REMARKS

The Logan Brown Ranch is priced at \$6,750 per acre. The ranch will convey with 100% of all surface rights.

SUBDIVISION

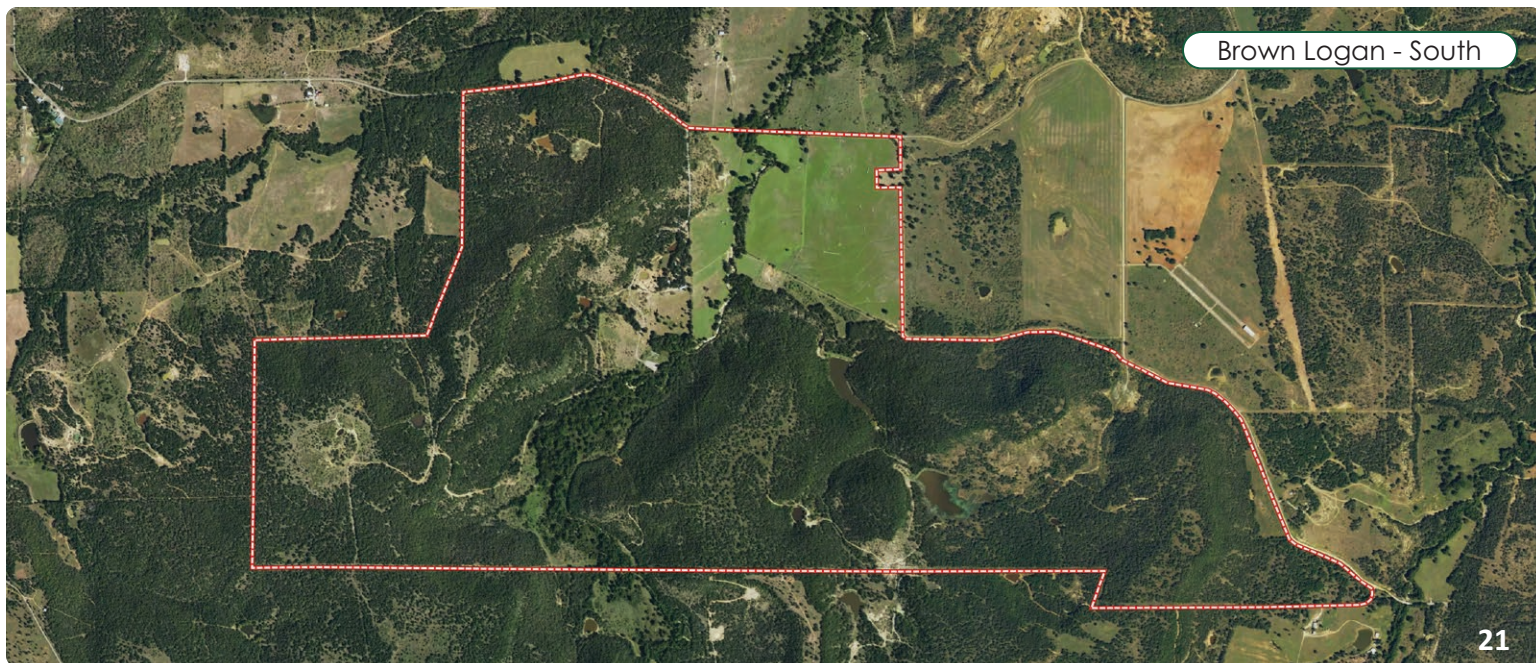
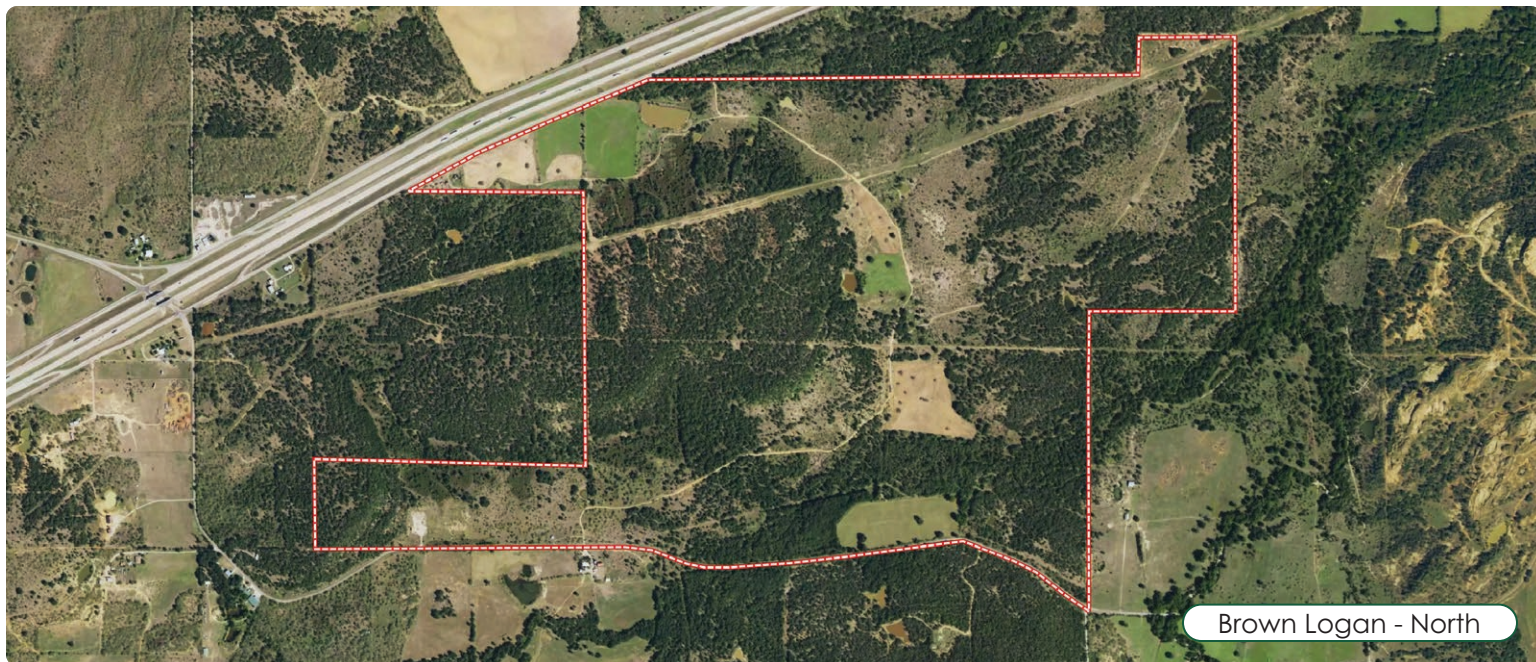
The seller will divide the property if desired. The ranch is easily divided into two tracts, those being north and south of Blue Flat Road. Each tract will have good access, a domestic water tap, coastal Bermuda fields and good surface water features.

BROKER COMMENTS

This ranch represents one of the most attractive large ranch properties available. Spectacular scenery, recreation opportunities and wildlife habitat coupled with productive coastal pastures that are in excellent condition make this a top notch offering. This ranch is realistically priced at \$6,750 per acre.

For more information or to schedule a showing, please contact Chad Dugger at (806) 773-4749 or Layne Walker at (214) 244-6484.



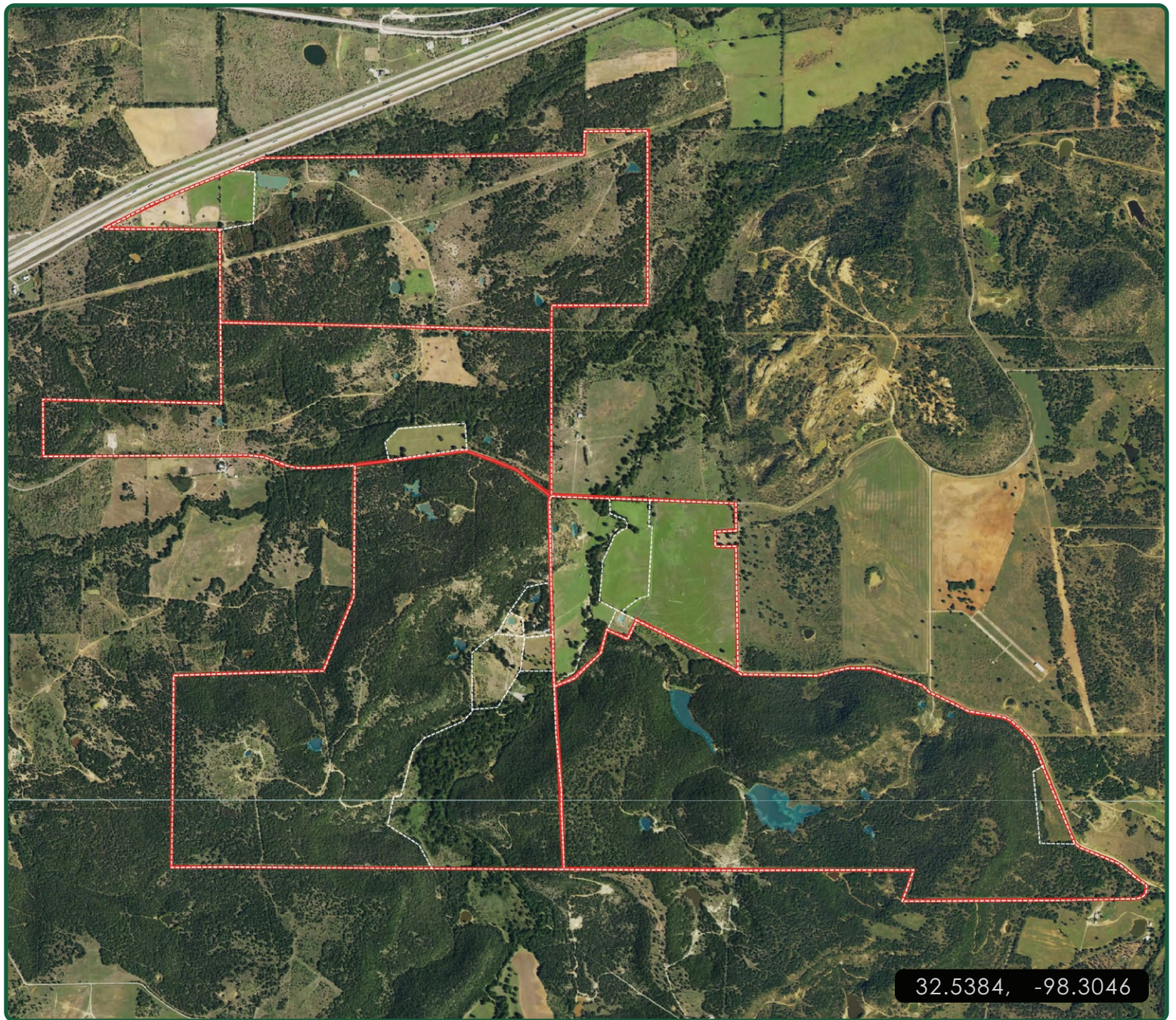












32.5384, -98.3046

Gordon, Texas

I-20

Brown Logan Ranch



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— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

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