PARADISE RANCH

FM 266 Weinert, TX; Haskell County

+/- 658.39 Acres

$1,580,136

$2400/Acre

**All-Inclusive Package Sale**

Surface Estate Only (Seller owns no minerals)

LAND DESCRIPTION

* MILLER CREEK AND BRUSHY CREEK – both live water creeks provide an abundance of water throughout the property; Brushy Creek runs through the property and intersects Miller Creek
* 3 TANKS
* #1 – Front Tank - WINDMILL at Front Tank by Front Cabin- stays filled from Windmill
* #2 – Middle Tank – has never run dry
* #3 – Back Tank – Large; connects to Middle Tank by Brushy Creek
* FOOD PLOT AREAS – 1 larger; 1 smaller
* YAWNING TREE POND and various smaller watering holes throughout the property
* WATER, WATER, WATER plentiful throughout the property
* HEAVY COVER - Native Pasture- diverse mix of grass and trees, including mesquite, elm, hackberry, and gum trees
* No hunting for 15 years
* Fences good to excellent condition; completely fenced
* FM 266 HWY frontage west side
* Extensive road system throughout
* Historical Lipan Point – see attachment HISTORICAL

AMENITIES

* LONGHORN HERD – appx 40
* #1 – Front Cabin- 16x20 with loft on both ends; electricity; wood burning stove; fully furnished; no septic or indoor water system
* 1 CARPORT FOR PARKING Front Cabin
* 1 CARPORT FOR COVERED PORCH AREA Front Cabin
* SMALL SHEDS by Front Cabin
* #2 – Back Cabin – 12x20 with loft on one end; wired for either generator or solar panels; fully furnished; no septic or indoor water system
* CARPORT AND STORAGE AREA by Back Cabin
* CARPORT by Back Tank containing:
* CASE 855 D Dozer – Crawler/Loader
* FARMTRAC 35 – with various implements
* Both were running when last parked about 2 years ago. Dozer has recently been serviced.
* LARGE SHIPPING CONTAINER toward front of property
* S175 BOBCAT is in container – functions well – recently used
* BOATS – 1 paddle boat; 1 older canoe; 2 aluminum boats – 1 at middle tank, 1 at back tank
* DEER STANDS AND FEEDERS throughout property – haven’t been used in several years
* LARGE ABOVE GROUND METAL STAND
* PICNIC TABLES; CHAIRS; BENCHES throughout property
* HAY RING – New
* LARGE SQUEEZE CHUTE
* PANELS
* FUEL TRAILER – needs tires
* SMALL TRAILER – by container
* CABIN FURNISHINGS each cabin:
* Wood Burning Stove
* Refrigerator
* Microwave
* Chairs
* TV
* Tables
* All miscellaneous as seen
* YARD FURNITURE south side of Big Back Tank

EXCLUSIONS

* Utility Task Vehicle - Mule

PROLIFIC WILDLIFE POPULATION described as seen

* Deer
* Hogs
* Turkey
* Dove
* Quail
* Coyotes
* Bobcats
* Ducks and Geese
* Egrets
* Mountain Lion
* Coons
* Possums
* Armadillos
* Skunks
* Badgers
* Porcupines
* Squirrels
* Rabbits
* Fox
* Turtles
* Horned Toads
* Cardinals
* Painted Buntings
* Bullfrogs
* Hawks, various species
* Owls
* Fish in Tanks and Creeks
* Various Snakes