

Warren Creek Ranch - East Portion

460± acres | \$2,875,000 | Comanche, Texas | Comanche and Hamilton Counties



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

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We are proud to offer for sale the 460± acre east portion of the Warren Creek Ranch. This exceptional ranch offers over one full mile of Warren Creek. The ranch has a blend of strong native grasses, improved pasture and approximately 105 acres of coastal bermuda pasture. This exemplary property is productive, scenic and has a solid income stream from coastal hay sales.

The property has a diverse terrain with several nice hills offering topographic relief. Pastures are in excellent condition with much of the smaller mesquite being removed. Grass turf is exceptional.

LOCATION

The Warren Creek Ranch is located in Comanche and Hamilton Counties, just south of Hwy 36. Well maintained all weather county roads provide access to the property.









WATER FEATURES

The ranch offers over one full mile of Warren Creek. This extremely scenic creek winds through the property offering an oftentimes dense canopy of large pecans, massive oaks and other hardwoods. Although not always flowing, this creek has many deep holes that hold water throughout the year.

There are two water wells on the ranch, piped to drinking troughs throughout the property. It is reported that underground water is relatively easy to find in this general area. Overall, we feel the ranch is very well watered for livestock.













HUNTING, WILDLIFE, AND RECREATION

Whitetail deer and turkey frequent the creek bottoms as well as the hillsides. There has been very little hunting allowed on the ranch in several years.

Warren Creek offers recreation opportunities all year round! Whether you float the creek, fish for wild largemouth bass or just enjoy the shade on a sunny day.





IMPROVEMENTS

Two cabins are located on the ranch, one currently being utilized full time and one that would require a fairly substantial remodel to become livable or usable.

The ranch is fenced and cross-fenced into three main pastures with traps. There is a set of working pens on the property as well as an older set of pens with horse stalls.

The fences and water gaps are in exceptional new to near new condition. Fences are typically all steel net wire with two strands of barbed wire. The water gaps on Warren Creek are substantial.







PRICE AND REMARKS

The eastern portion of the Warren Creek Ranch is priced at \$6,250 per acre including one-half of the seller's minerals. The ranch will convey with 100% of all surface rights and alternative energy rights.

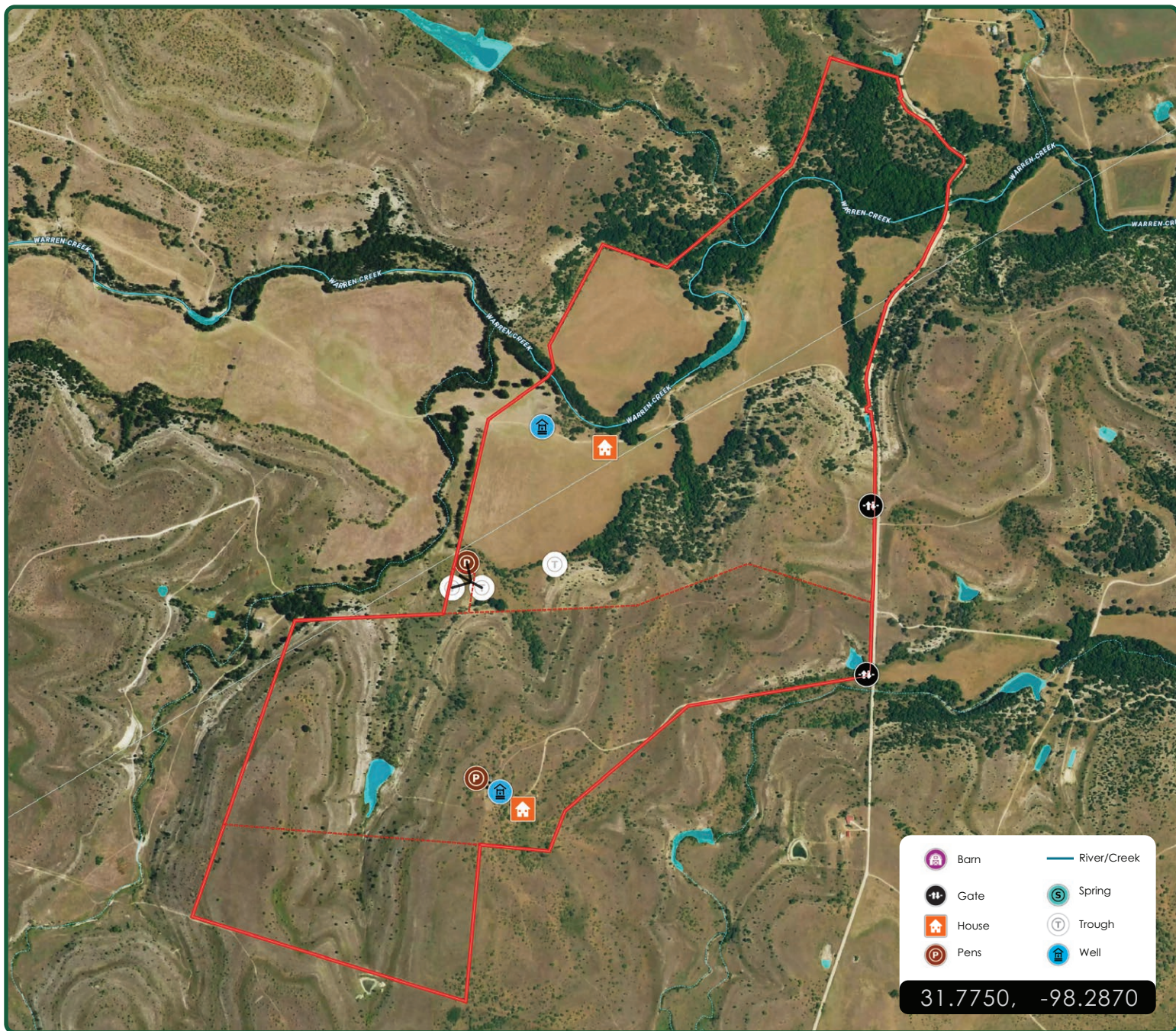
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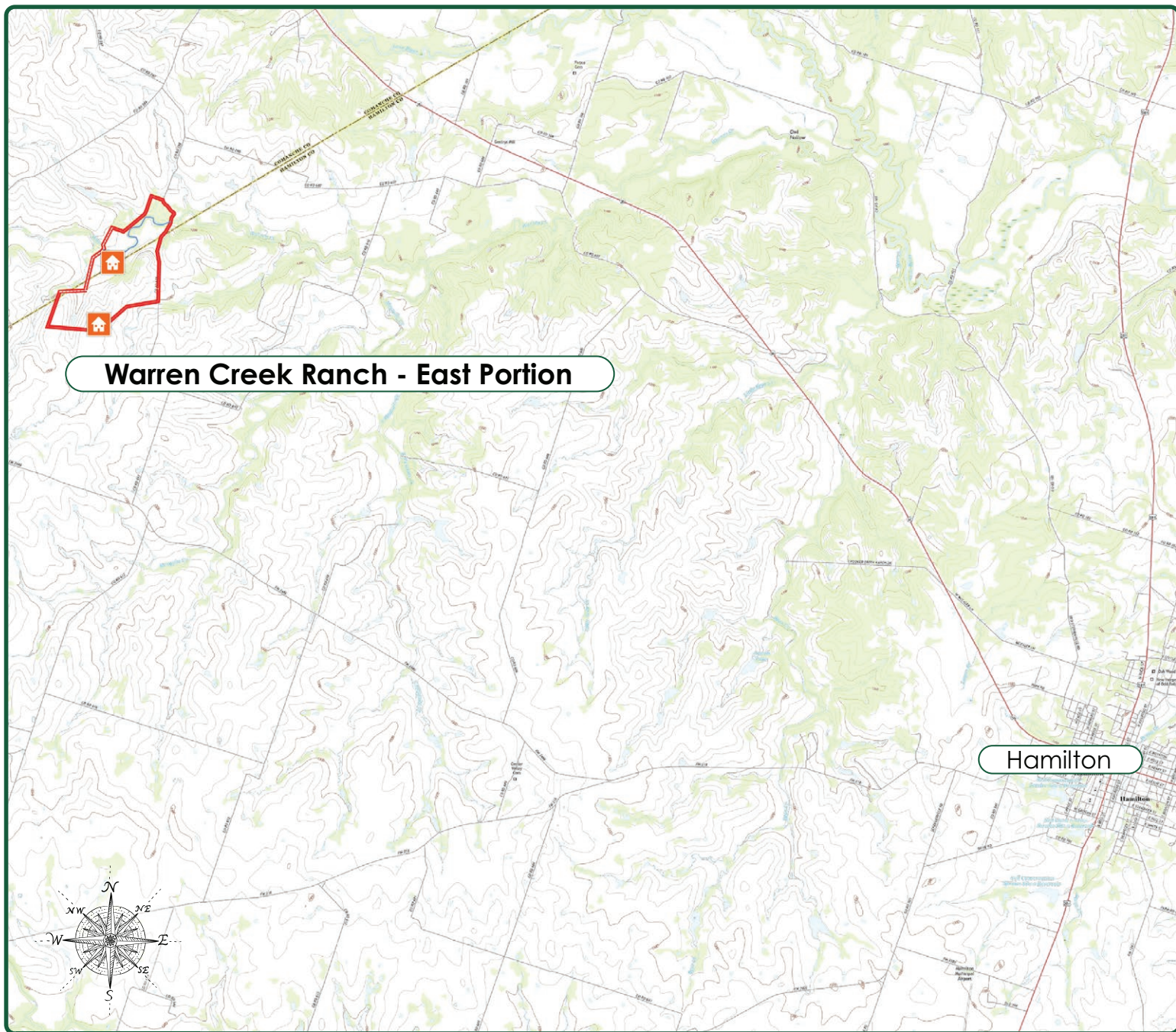
This ranch represents the best of the best in this area. Miles of live water offers spectacular scenery as well as year-round recreation opportunities and wildlife habitat coupled with rolling pastures that are in excellent condition make this a top notch offering.

It would be difficult to replicate what has been done on this ranch and very time consuming. If you are in the market for an exceptional ranch in this area this exceptional property definitely deserves your immediate attention.

For more information please contact **Charlie Middleton at (806) 786-0313 or Chad Dugger at (806) 773-4749.**







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Hamilton

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— AND SON LLC —

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