

➤➤➤ The North Concho Ridge Ranch ➤



1,044+/- Acres | \$2,000/Acre | \$2,088,000 | Big Spring, Tx | Glasscock County

The North Concho Ridge Ranch



Description

The North Concho Ridge Ranch is located on the eastern ridge of the North Concho Valley along Highway 87, approximately halfway between Sterling City and Big Spring in northeast Glasscock County. This is a premier West Texas Ranch that is quite simple by nature yet strikingly impressive with its top-tier wildlife, terrain, and ranching attributes.

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Wildlife & Habitat

As previously mentioned, the wildlife on this ranch is first-class. The ranch has not been hunted in recent years and borders some of the largest ranches in the area. Although the ranch is not on the North Concho River itself, it is just across the highway and is on the eastern ridge of the North Concho Valley with some of the best genetics in the region. This area is also well known for its abundant Quail numbers. Despite Quail populations being down across west Texas as a whole, it is not uncommon to see several large coveys while touring the ranch. The terrain features and mixed cover make for great Quail hunting opportunities. This ranch feels and will hunt much larger than 1,044 acres for both deer and quail due to the density of vegetation, gently rolling topography, and large neighboring ranches. Other wildlife includes a few Rio Grande Turkey, Javelina, Coyotes, Bobcats, and many other non-game species.

The habitat on the ranch consists of thick draws with large mesquites, mature cedars along the upper ridges, and some pockets of open hillsides. The ranch has been conservatively grazed in recent years and has exceptional grass and ground cover throughout. There is some rock on the open hillsides, but the bottoms have good soil that would make for great food plot locations. Several pipeline right of ways on the ranch act as sendero's and would be perfect for rifle hunting locations.

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Terrian

The terrain is uniquely diverse throughout the ranch with a mixture of open hillsides, thick bottoms, and intermittent cover along the ridgelines creating some scenic views and great habitat. The elevation of the ranch ranges from 2,710' at the north boundary to 2,570' on the southern boundary with many draws and ridgelines in between. The average rainfall is 20.1 inches per year.



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Improvements

The ranch is modestly improved with all the essentials for a turn-key cattle and hunting operation. It is very clean and well-kept with endless possibilities for additional improvements under new ownership.

- 7.5 miles of well maintained net wire fence
- Two Waterings,
 - Windmill in the north pasture
 - Solar well in the south pasture
- Good road system throughout the ranch
- 15-acre limestone quarry

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Access

The ranch is easily accessible with over a mile of frontage along Highway 87 with two gated entrances. It is also accessible off McDonald Road which runs east from Highway 87. The ranch is split into two pastures, a 450-acre pasture on the north side of McDonald Road, and a 600-acre pasture on the south side. In addition to being easily accessible, it is also within 2 hours of most west Texas metropolitan areas.

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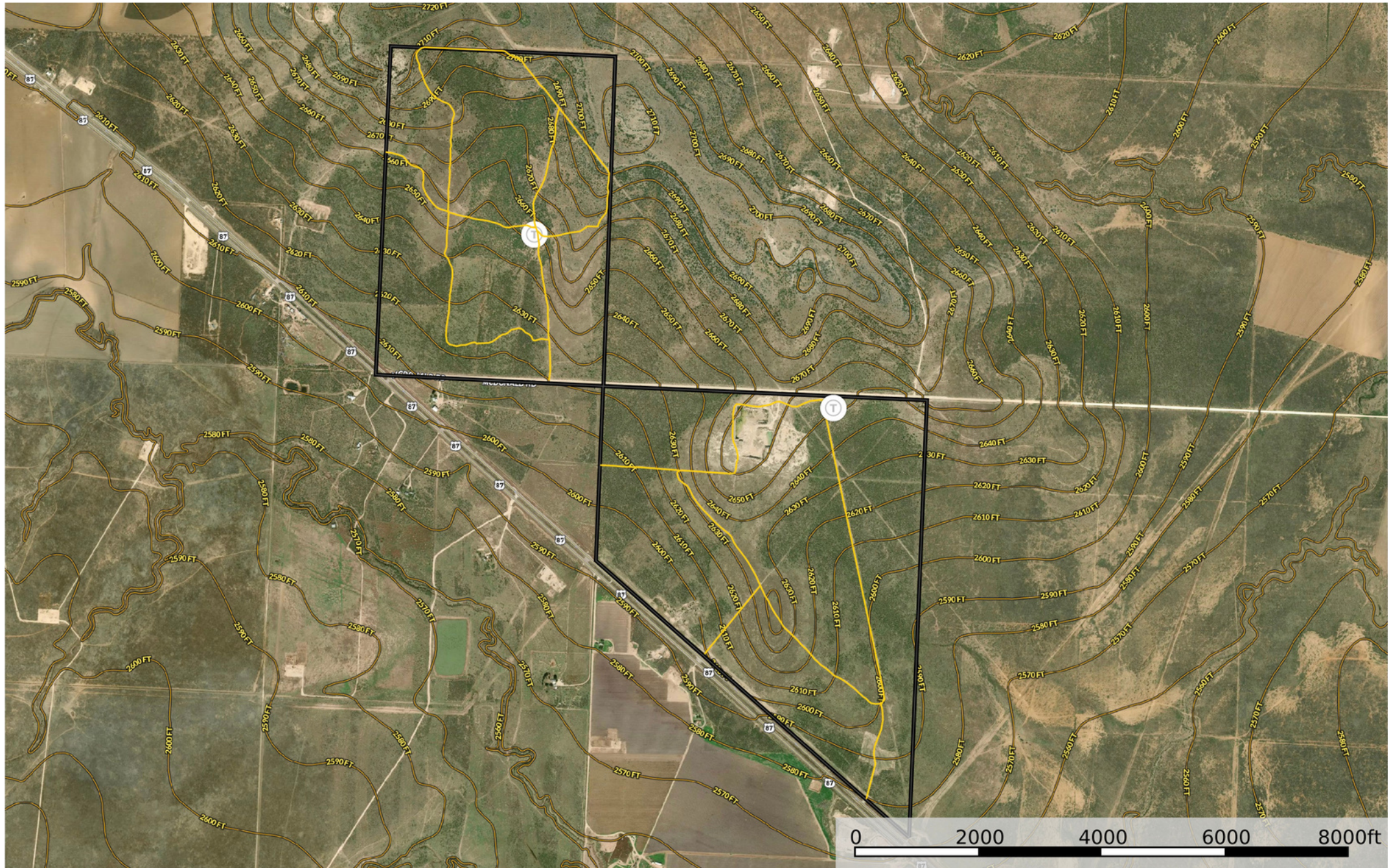
The North Concho Ridge Ranch



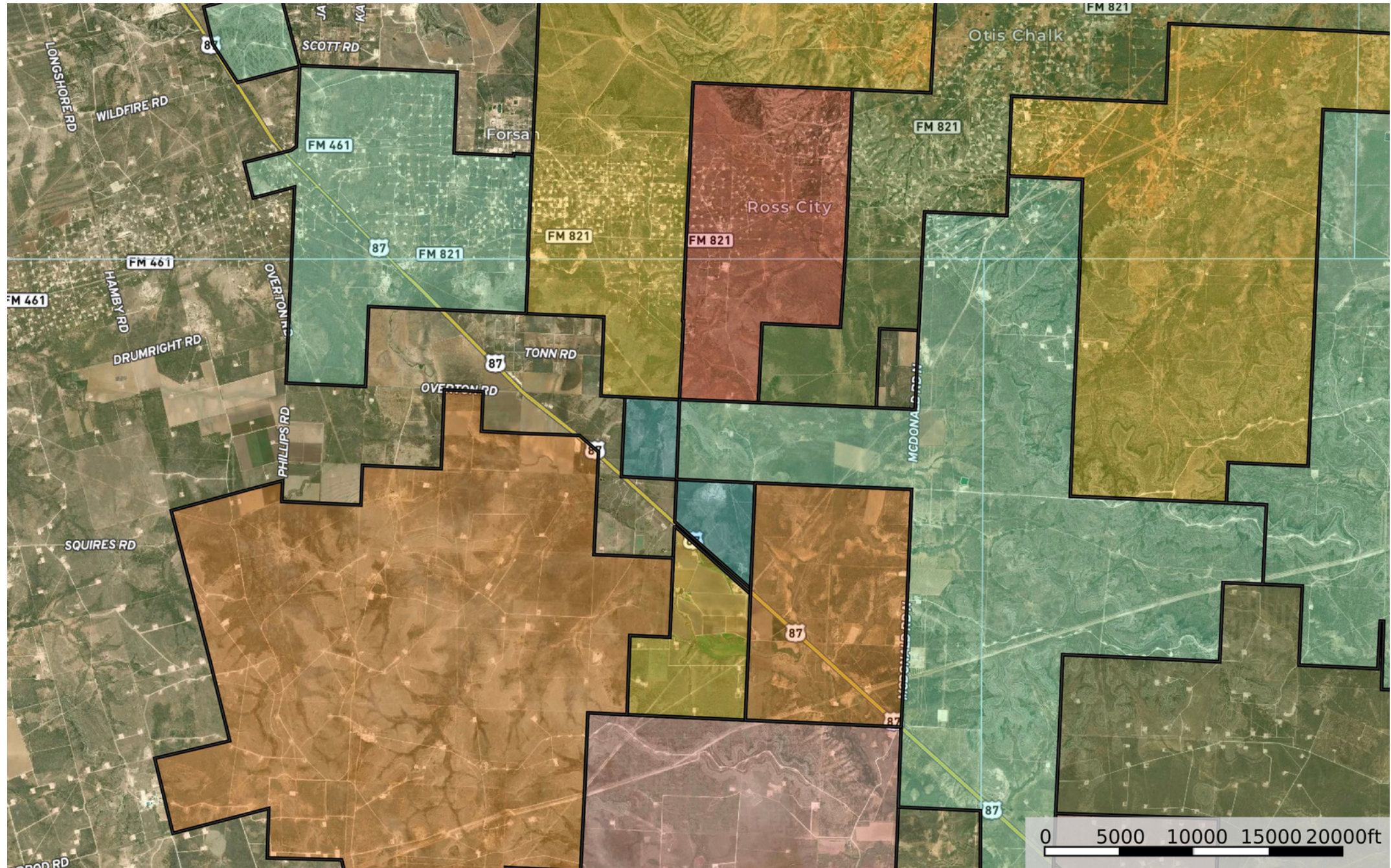
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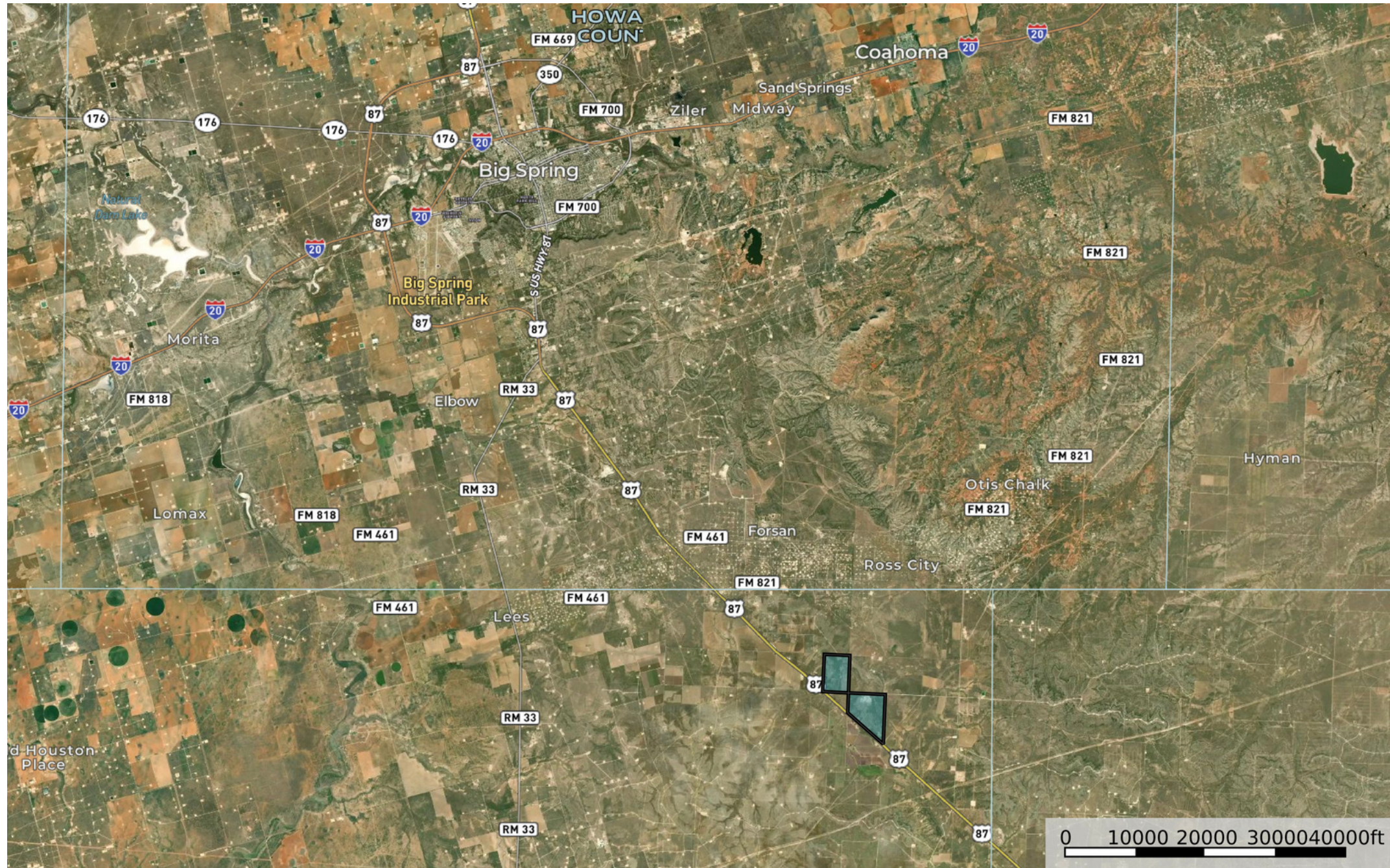
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