

# Bar E Ranch

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160± acres | \$3,500,000 | Hico, Texas | Hamilton County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Bar E Ranch

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We are pleased to offer the Bar E Ranch, located in Hamilton County, for sale. This property is a turnkey operation with beautiful improvements. The ranch is centrally located approximately 15 miles north of Hamilton, Texas and 10 miles south of Hico, Texas. The property has quick access to Highway 281 which is a main highway to Austin and the Dallas-Fort Worth Metroplex.

## Property Description

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The Bar E Ranch has been owned by the same family for 35 years. The fences and improvements are all in excellent condition. Currently the ranch is running sheep with approximately 100 head there now. The owners have run between 100 and 150 sheep year-round over the years. The pastures have been cross fenced and rotated for maximum grazing and coastal hay production. The topography is rolling coastal fields and native pastures with hardwood trees on the boundary and also scattered across the ranch.

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## Location

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The Bar E Ranch is centrally located in the fast-growing area southwest of the Dallas-Fort Worth Metroplex. Stephenville, Texas is 30 miles to the north with Ft. Worth only an additional 75 miles down Interstate 20. Hamilton, Glen Rose, and Hico are all just a short drive away. The property has a gated entrance on F.M. 219 with approximately 2,600 feet of frontage on the highway.

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## Improvements

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The ranch has substantial improvements which have been meticulously maintained.

The house is a 3 bedroom, 2 bath home with updates throughout. Containing approximately 2,200 square feet, the house has been updated with a new septic tank, granite countertops, and windows in the home. A carport joins the house where you enter into a large family room. Central air and heat along with a wood burning stove are present in the home. The water well for the house and improvements is located just west of the structures.

Outside the house, three(3) very nice gated, covered dog kennels with concrete floors are located a short walk away. There is also a 6 stall covered barn with a tin roof for livestock. This barn also has large lots off the stalls as a turnout area. Also located at the entrance to the ranch you will find an old storm cellar that is functional.

Two really nice barns are located at the headquarters, both of which have concrete floors. One barn is used for feed storage and is approximately 12 feet by 15 feet. It is fully enclosed with a front door entrance and constructed out of cinder blocks which are nicely painted. The second barn is all metal and used for equipment storage. It also has an enclosed shop with heating and air conditioning for added comfort. This barn is approximately 60 feet by 40 feet.

Some equipment will be included. Inventory list available on request.

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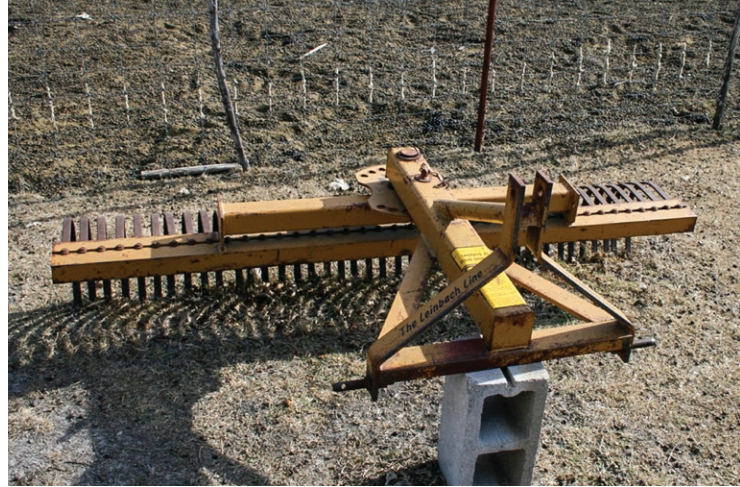
## Equipment Inventory List

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- 6405 John Deere Tractor (Approx. 3,500 hrs)
  - 640 John Deere Loader
  - 2 ea Hay Forks Front & rear
  - 7' Front end bucket
  - 7' arena rake
  - 250 Gallon Farm diesel Tank
  - 500 Gallon On Road spare diesel Tank
  - 7' Heavy Duty Shredder
  - 7' Leinbach blade
  - 7' Leinbach landscaping rake
  - 250 Gallon LP tank
  - Post Hole Digger
  - 12' Heavy Duty Arena leveling pipe
  - 12' Heavy Duty leveling Harrow
  - Horse exercising arena
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## Water Features

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The ranch is considered to be very well watered. The property has 3 really nice ponds being approximately 5 acres, 4 acres, and 1 acre in size. At least one of the ponds is spring fed. All ponds are great for duck hunting in the fall and fishing in the summer. Not only do they provide water for the livestock, they also give a water source to the wild game which includes deer, hogs and occasional turkeys.

Honey Creek flows through the ranch helping to feed the ponds when it rains.

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## Hunting / Recreation

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Duck hunting in season is considered great on the ponds at the ranch. Deer and hogs are also frequently seen on the ranch along with an occasional turkey.  
Dove hunting is also good in season.

## Minerals

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Seller will convey all owned minerals and wind rights with acceptable offer.

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## Price

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\$3,500,000 • \$21,875 per acre

## Remarks

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The Bar E Ranch is a great "All Around" ranch located near the fast-growing DFW Metroplex. The owners have taken great care of the ranch over the years so there is no need for any repairs. Whether you are looking for an operating ranch, a place to hunt and fish or an investment property in a booming location, this ranch deserves a visit.

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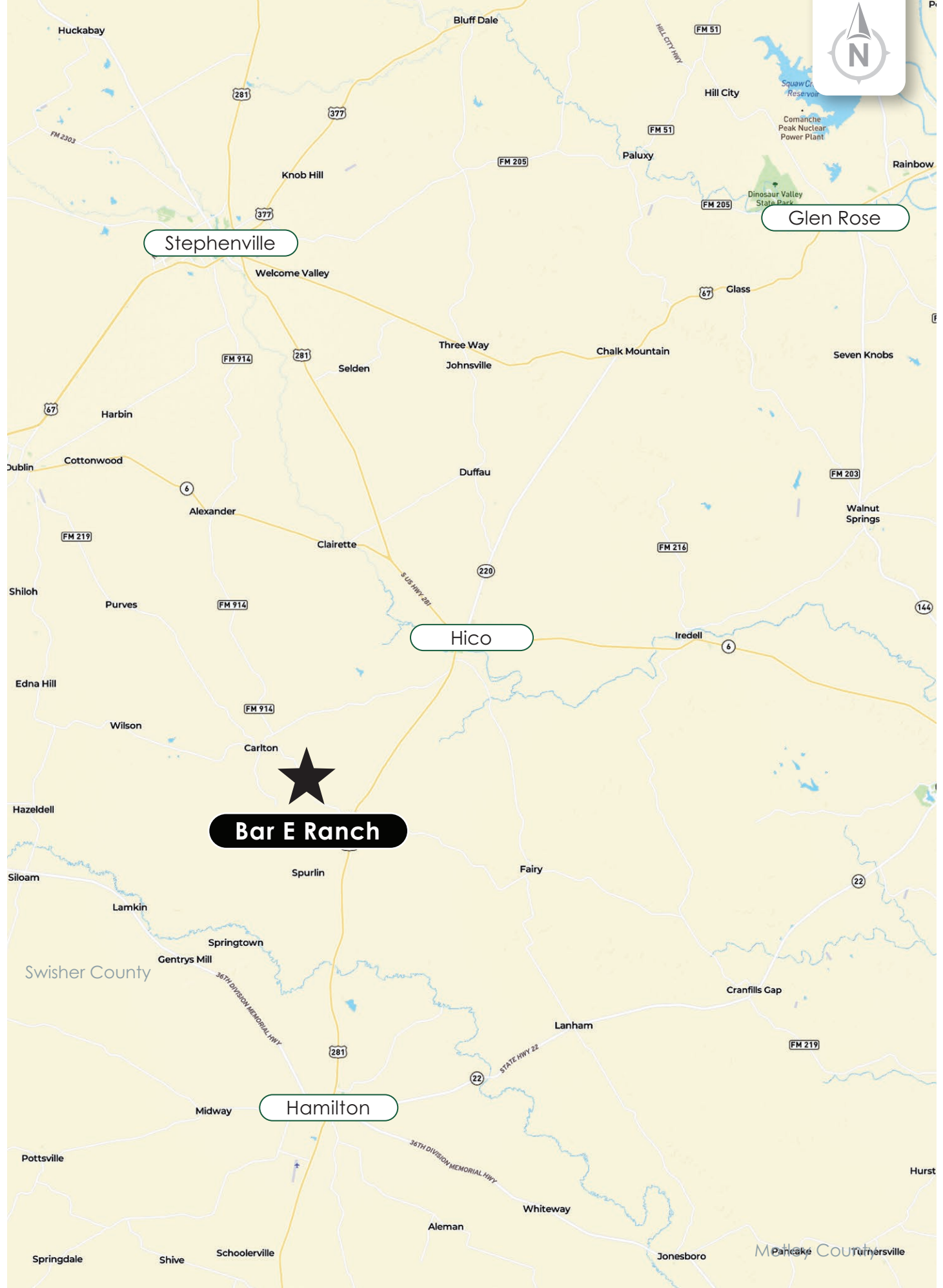
*For more information or to schedule a showing, contact **Layne Walker** at (214) 244.6484.*











Stephenville

Glen Rose

Hico

Bar E Ranch

Hamilton





Barn



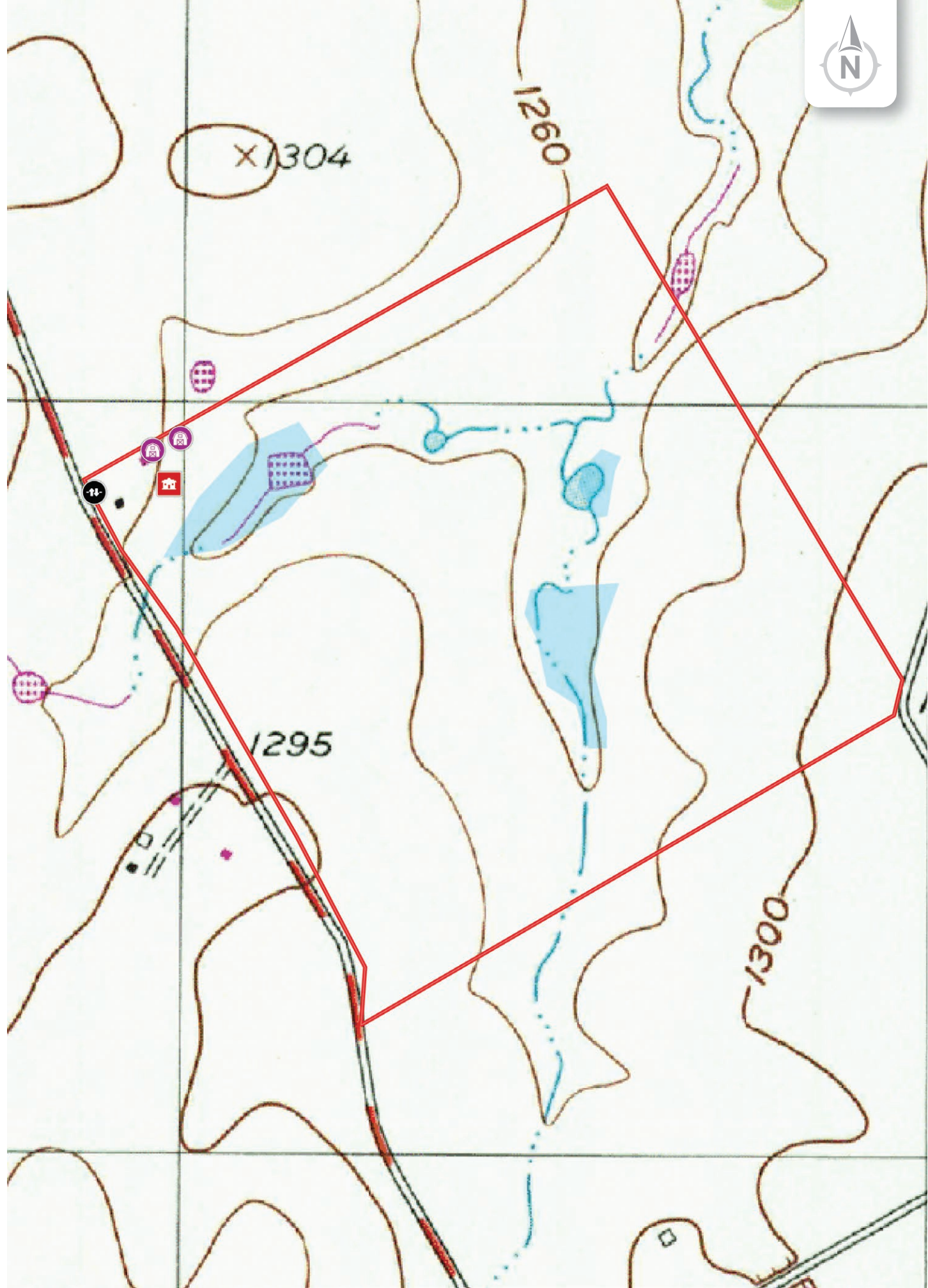
House



Gate

31.9040, -98.1440







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