

Smith Patterson Branch Ranch

805± acres | \$6,400,000 | Gatesville, Texas | Coryell County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Smith Patterson Branch Ranch

Property Description

The Smith Patterson Branch Ranch is located in western Coryell County, 15 miles southwest of Gatesville and 26 miles northeast of Lampasas, near the community of Izoro, Texas. The property has access along two county paved roads with approximately ½ mile of frontage along Slater Road and ¼ mile along CR 139, which leads to Pearl, Texas. The Smith Patterson Branch Ranch, consisting of approximately 805 acres, was established by R.L. and Addie Smith in 1942 and has been owned and operated by the family ever since.

The property has been operated in recent years for cattle production and hunting. There are several fields that were formerly in cultivation, which could be put back in production or planted in improved grasses. Patterson Branch transverses through the southwest quadrant of ranch. This is a good flowing, spring-fed creek with rock bottom and deep holes that has water year-round. The southern portion of the ranch is heavily wooded, and the northern portion is more open. There are large live oaks, elm, and hackberry trees scattered throughout the property. The south end has a large area of Post oak trees in the sandier soils. Cedar is heavy in some areas on the south portion and there are also a few scattered mesquites in some areas. The terrain is rolling with deep valleys and high mesas with excellent views of the surrounding countryside. The elevations range from 960 feet along the creek to 1,100 feet above MSL on the mesa in the north end of the property.









Improvements

The improvements include an old frame farmhouse reportedly built in 1915, which has been maintained in fairly good condition. It is approximately 2,000 sf with approximately 500 sf of open porches on two sides. Near the house is an old rock garage in fair condition. There are several other livestock sheds and a set of old corrals that are still in use. Community water is provided by Multi-County Water Supply and there are two water meters on the ranch along the county roads on each end. There is also a water well located near the house that has not been used in several years and not operational at this time. In addition to Patterson Branch there are a couple of stock tanks that provide year-round water for livestock and wildlife. Electricity is provided by Hamilton Electric and power lines are located on the north and south ends, plus traversing other portions of the ranch.











Hunting • Wildlife • Recreation

The hunting is considered good in the area. Whitetail deer, turkey, and hogs can be found on the property. Duck and dove hunting is provided by the stock tanks along with fishing.

Minerals

The owned mineral rights are negotiable.

Price

\$6,400,000 • \$7,950 per acre

Remarks

You must see this ranch in person to appreciate the diverse terrain and flowing waters. This property is a great livestock, hunting and investment opportunity.

For more information or to schedule a showing, please call Robby Vann at (512) 423.8112.







Gatesville

Smith Patterson Branch Ranch

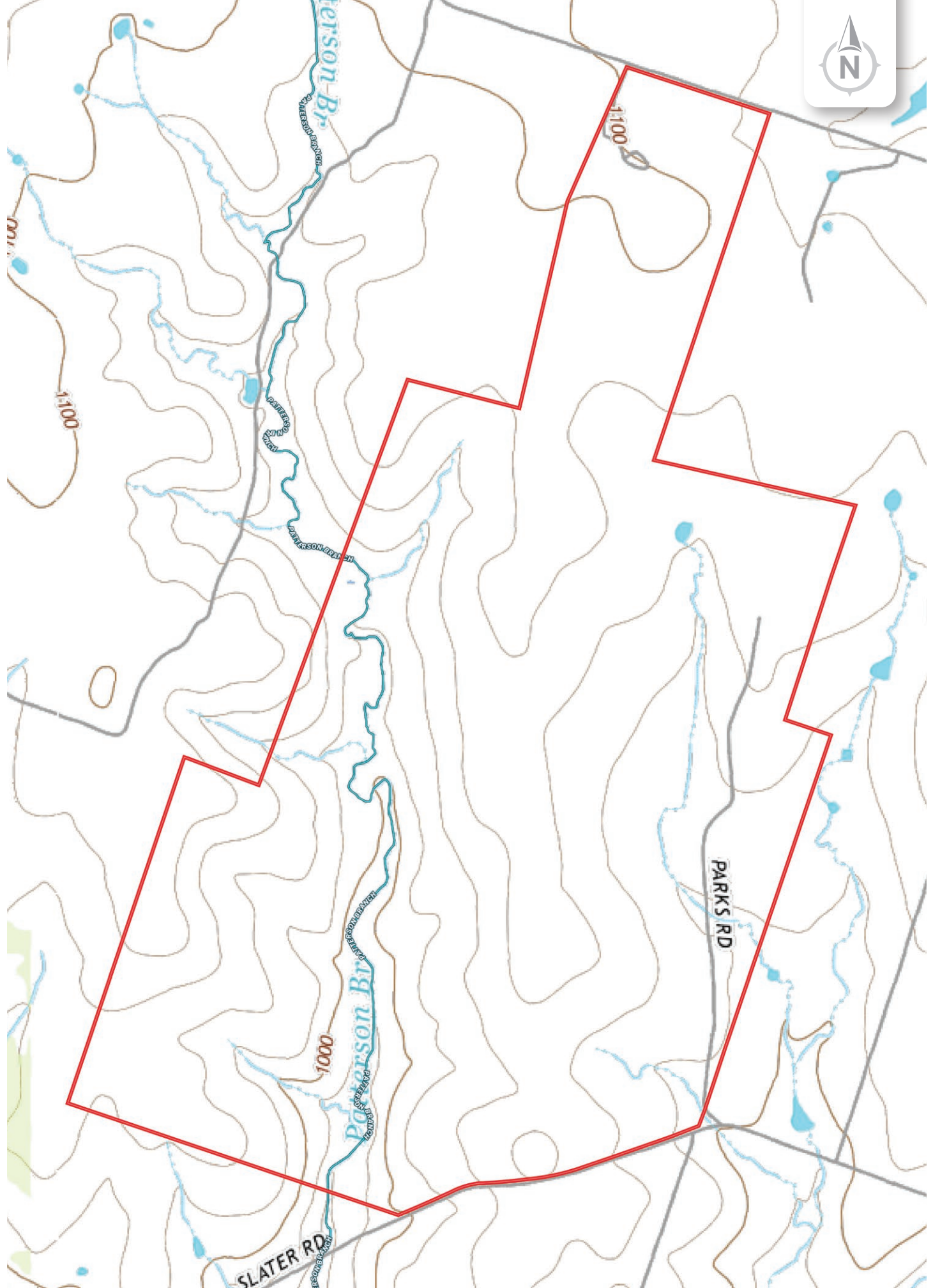
Coryell County
Bell County

Killeen

Lampasas County



SLATER



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