

Wildhorse Ranch

2,019± acres | \$3,381,825 | Colorado City, Texas | Mitchell County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Wildhorse Ranch

Property Description

We are proud to offer for sale this quality cattle/recreation ranch unit. This property is owned and operated by a lifelong quail hunter and has been well maintained with a terrific grass turf. The property is fenced and cross-fenced into two main pastures with a set of working pens centrally located. The Wildhorse Ranch adjoins a large ownership of over 100,000 acres.

The terrain is gently rolling and hilly over much of the property with a fairly large mesa on the northwestern portion of the ranch. Some hills and side slopes run through the property in the eastern, central, and northern portions.

Elevations on the ranch range from approximately 2,000 feet to 2,150 feet on top of the mesa.





Location

The Wildhorse Ranch is located in southern Mitchell County and access is provided by well-maintained county roads.

Water Features

The ranch is watered by several dirt tanks as well as an electric water well with a poly water storage tank. An old abandoned windmill is located on the western portion of the property.









Hunting • Wildlife • Recreation

As all quail hunters know, this area, known as "Quail Alley", is infamous for wild quail production. Both bobwhite and blue quail species are present on the ranch, and on my inspection of the property in early July over 10 pairs of bobwhites were viewed or flushed on the ranch along with a large covey of blue quail.

Whitetail deer numbers are good in this area and turkeys are very common. Migratory bird hunting in this area is also known to be exceptional.



A food plot containing approximately 8 acres is located in the eastern portion of the property, and another field of approximately 12 acres is located on the northern portion of the property. These fields are generally planted with wheat or other grains and are a magnet to wildlife. Other areas of the property would be suitable for cultivated fields as well.

There are six tower blinds and feeders set up for hunting on the ranch. The seller has fed protein for several years and there are definitely trophy-class deer on the ranch. Multiple barrel quail feeders are scattered through the property as well.

The seller has disked several hunting lanes throughout the property to enhance forbs growth for wildlife.















Improvements

The seller constructed a very nice insulated shop with four overhangs for storage of ranch vehicles, equipment, etc. This sturdy structure is approximately 40'x40' enclosed with 40'x20' awnings on two sides and 40'x10' awnings on two sides. (Approximate sizes)

The barn is finished out with two full bathrooms which include toilets and showers as well as a nice kitchenette and bunks. The washer and dryer are installed making this nice structure ready to use and enjoy.

There is a new septic and rock/gravel all-weather drive from the ranch gate to the barn. Additionally, a large rock/gravel RV pad is located nearby equipped with new septic and electricity for up to 6 RVs. There is a dog kennel nearby as well for bird dogs.







Price • Remarks

The Wildhorse Ranch is being offered for sale at \$1,675 per acre. Offering exceptional hunting and recreation as well as good livestock grazing, this ranch has a lot to offer.

Taxes are very reasonable and have been approximately \$2,000 per year.
The valuation of the new barndominium may not be reflected.

Broker Comments

It is my personal opinion that Mitchell County produces more quail year in and year out than any other area in the Rolling Plains of Texas.

Call Charlie Middleton at (806) 786.0313 for more information or to schedule a showing.







Colorado City

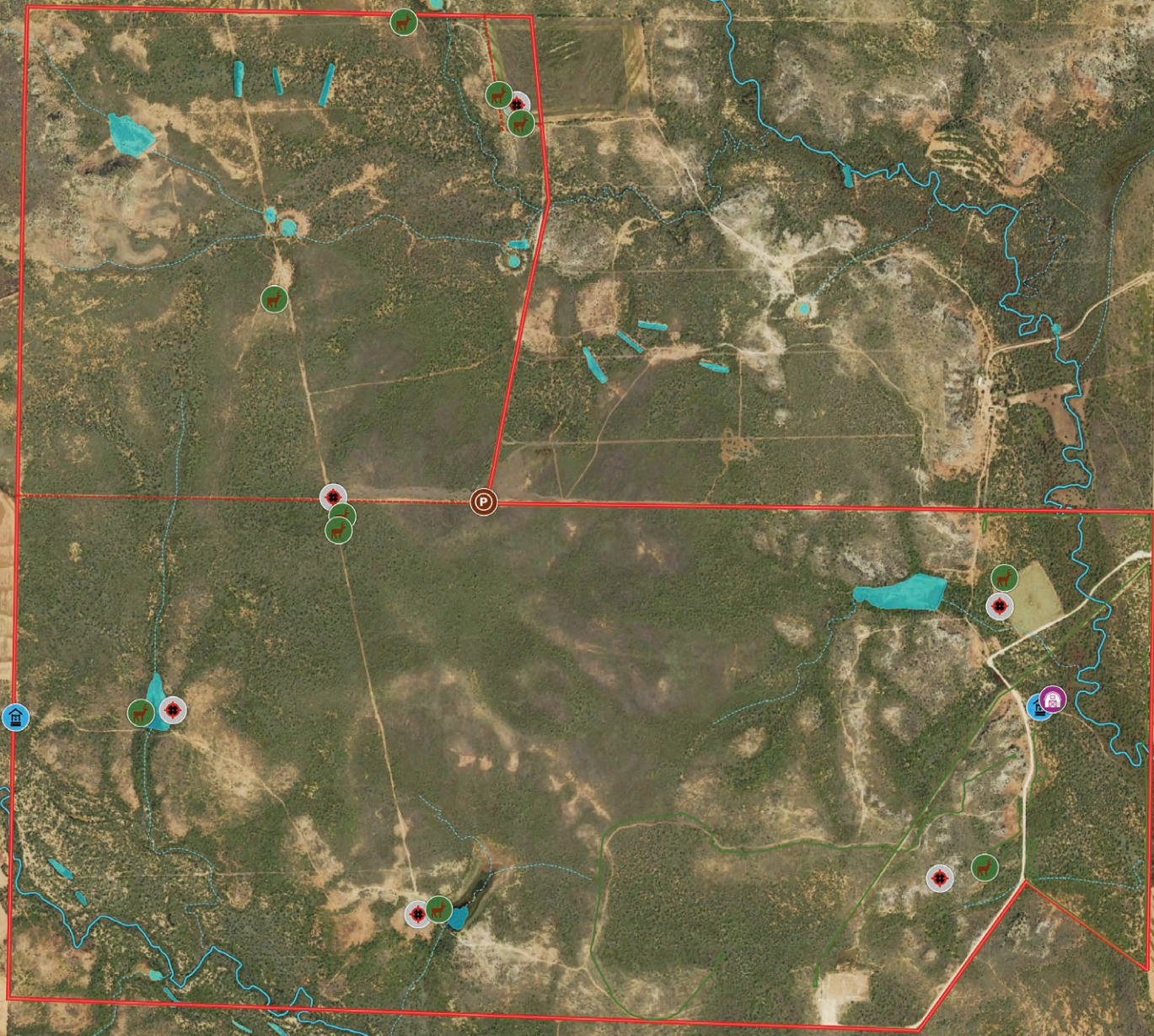
Westbrook







Lake Colorado City

Champion Creek
Reservoir

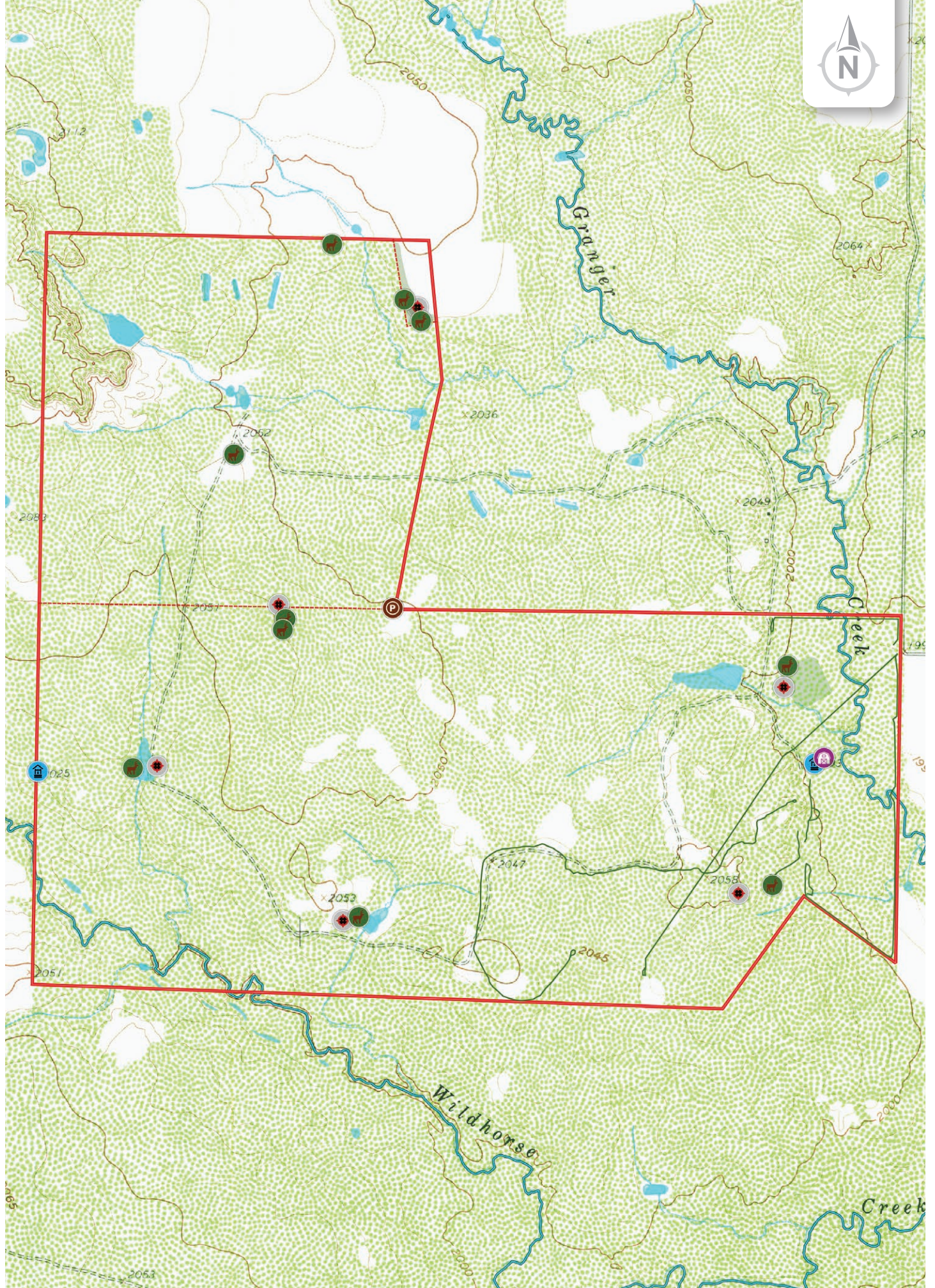
WILDHORSE RANCH





- | | | | |
|--|----------|---|--------|
|  | Barn |  | Feeder |
|  | Blind |  | Pens |
|  | Boundary |  | Well |

32.2150, -100.8938



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Scan QR Code for more details on the Wildhorse Ranch.

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