

Silverbrook-Pecan Bayou Ranch

19,729.69± acres | \$57,216,101 | Cross Plains, Texas | Coleman and Callahan County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chassmiddleton.com • (806) 763.5331

Silverbrook-Pecan Bayou Ranch

We are honored to have been chosen the exclusive brokers for the marketing of the renowned Silverbrook-Pecan Bayou Ranch. Spanning nearly 20,000 acres in Coleman and Callahan Counties, this outstanding and rare offering includes varied terrain with productive native rangeland, live water in Pecan Bayou, and excellent white-tail deer and waterfowl hunting, conveniently located 35 miles southeast of Abilene.

Ranch History

The Silverbrook-Pecan Bayou Ranch was founded over 30 years ago by Mrs. Helen Kleberg Groves. Mrs. Groves was the only child of Robert J. Kleberg, Jr. and Helen Kleberg and great-granddaughter of Capt. Richard King, founder of the legendary King Ranch. Born in San Antonio and raised on the King Ranch, near Kingsville, Texas, Mrs. Groves spent her life ranching and raising horses. She oversaw the King Ranch's Buck and Doe Run Valley Farms in Chester County, Pennsylvania; her own Silverbrook Farms in Staunton, Virginia; and her Silverbrook Ranches in Texas. Throughout her life, she prided herself on raising the best Santa Gertrudis cattle and thoroughbred and quarter horses. Those same Santa Gertrudis cattle, originally developed by her father on the King Ranch, are found roaming the Pecan Bayou Ranch today. In 1946, she led the King Ranch's legendary thoroughbred Assault into the Winner's Circle after his victory in the Belmont Stakes when he captured thoroughbred racing's Triple Crown. Mrs. Groves went on to breed and race other champions including Althea, who in 1984 became the first filly to win the Arkansas Derby, and also ran in the Kentucky Derby that year. Along with raising champion thoroughbreds, Mrs. Groves was known as the "First Lady of Cutting". She raised and showed many champion cutting horses competing at almost every major show. She was inducted into the Cowgirl Hall of Fame in 1998 and was awarded the National Golden Spur Award in 2006.

Location

The Silverbrook-Pecan Bayou Ranch is located in the Rolling Plains of Texas, in northern Coleman County and southern Callahan County. This area of Texas is widely recognized for its quality livestock production and outstanding hunting. This region offers a desirable climate with an average annual rainfall of approximately 28 inches. The ranch is conveniently located approximately 35 miles southeast of Abilene and 140 miles southwest of the Dallas/Ft. Worth Metroplex. The primary access to the ranch is provided by U.S. Highway 283, which fronts a portion of the west boundary and runs between Baird and Coleman. The ranch has several other access points from other county-maintained roads.





Property Description

The Pecan Bayou Ranch is comprised of 19,729.69± acres. The ranch has a diverse terrain characterized by rolling uplands, limestone rock ridges, and wide creek bottoms. Elevations range from a high of 1,860 feet MSL in the northeast part of the ranch, descending to 1,600 feet MSL in the Pecan Bayou bottom in the southeast portion of the property. The ranch is drained by Pecan Bayou, its tributaries and feeder draws. Other prominent drainages and bottoms include Condemn Branch, Bear Branch, Clear Creek and Crooked Creek, in the northern half of the ranch. Sand Branch, Burnt Branch and Rocky Branch are found in the southern-half of the ranch.

The upland country is dominated by scattered mesquite and live oak motts.

The ranch has an excellent turf of productive grasses including bluestem, buffalograss, grama, wildrye, Texas wintergrass, etc. The creek bottoms have a variety of hardwoods including native pecan, oaks, cottonwood, elm, and others. The ranch includes approximately 11 cultivated fields of varying sizes. These fields total approximately 1,300 acres. Wheat is typically planted to 1,100 acres for seasonal grazing. The remaining 200 acres are planted to hay grazer and harvested for hay. Not only do these fields provide excellent winter grazing for livestock, they also provide food plots for the abundance of quality white-tail deer inhabiting the ranch.

The ranch is fenced and cross fenced into approximately 29 pastures and several traps. Nine sets of pens are strategically located throughout the ranch for ease of operation. For the past 30 plus years, the ranch has been conservatively stocked and very well managed by Mrs. Groves and her longtime ranch manager, Ken Welch. The carrying capacity of the ranch is approximately 1,000 animal units, based on a stocking rate of 15 to 20 acres per animal unit.







Main Headquarters

The Pecan Bayou Ranch is well improved for its current operation. The main headquarters is located just off of US 283 in the northwest part of the ranch. Here one will find the main house, office, horse barn, shipping pens, arenas and two hand houses. The main house was built by Mrs. Groves soon after her purchase of the ranch. This rustic structure was designed by David Lake of AIA award-winning firm Lake-Flato Architects. This impressive home is set in a secluded area amongst huge native oak trees. The home is constructed of native limestone rock and heavy timber and includes four bedrooms and four baths with a formal dining room, living room, kitchen and loft area.

The ranch office is of similar construction as the main house with native rock exterior and heavy timber beams. The interior includes a sitting area with small kitchen, bedroom, bath and three offices. Upstairs is a two bedroom/one bath bunkhouse.









Ranch Manager & Hunter's Compounds

South of the main headquarters is the ranch manager's compound. This includes the ranch manager's charming two-story home overlooking one of the large wheat fields in the Pecan Bayou bottom. Other structures include a metal barn, pens and additional hand house.

The hunter's compound is located in the southern part of the ranch. This includes a quality frame house, a cantina with fireplace and bar, and two-bedroom bunk house all centered around one of largest oak trees one will find anywhere. A barn and two other hand houses are located nearby.













Water Features

The Pecan Bayou Ranch is very well watered. The central water feature is Pecan Bayou, which runs through the ranch for approximately 8 miles.

This major drainage has large year-round holes of live water providing opportunities to swim, canoe and fish. Livestock water is provided by earthen tanks. There are at least 74 ponds of varying sizes on the ranch.

With the abundance of surface water, there is no shortage of excellent waterfowl hunting on the Pecan Bayou Ranch. One hand house, located at the northeast corner of ranch, has a tap on a rural water line.

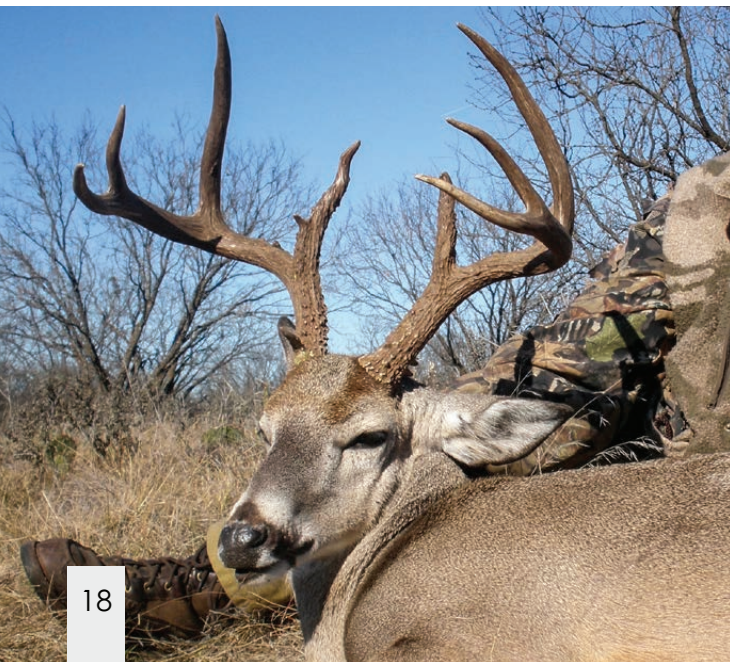




Recreation

The Pecan Bayou Ranch is home to an abundance of quality white-tail deer. Situated in two counties is a tremendous advantage for the deer hunting enthusiast. Coleman and Callahan Counties both have five deer bag limits with a maximum of two bucks from each county.

Along with quality deer, the ranch includes excellent waterfowl hunting, along with quail, dove, turkey, and varmints.







Resources

The Pecan Bayou Ranch is offered for sale with 25% of the seller's owned minerals and 100% of the seller's executive leasing rights. While there is no current oil/gas production on the ranch, acquiring mineral ownership is becoming increasingly rare. This offering also includes all rights associated with alternative energy production, such as wind and solar power production.





Price • Remarks

The Silverbrook-Pecan Bayou Ranch offering represents a rare and tremendous opportunity to acquire a large, quality land holding in an area of Texas with historically attractive land price appreciation. This ranch has been well cared for over many years under the ownership of a legendary figure in Texas ranching history. The Silverbrook-Pecan Bayou Ranch is very realistically priced at \$2,900 per acre. Ranches of this size and quality are seldom offered for sale. The Silverbrook-Pecan Bayou Ranch is one of the most desirable ranch properties we have had the pleasure to market in this area of Texas. We are honored to have the privilege to represent the Helen Kleberg Groves Estate in the marketing of this fine ranch.

If you are in the market for a quality ranch, whether it be to establish your own legacy ranch property or for investment purposes, the Silverbrook-Pecan Bayou Ranch definitely deserves your attention.

For more information or to schedule a showing,
please contact Sam Middleton at (817) 304-0504 or Chad Dugger at (806) 773-4749.



Silverbrook-Pecan Bayou Ranch

\$57,216,101 | Cross Plains, Texas

19,729.69± acres
Callahan County
Coleman County

Ranch Features

- 29 Pastures
- Numerous Traps
- Nine sets of pens
- Carrying Capacity: 1,000 Animal Units
- 11 Cultivated Fields (Totaling 1,300 acres)

Main Headquarters

- Main House
- Office
- Horse Barn
- Shipping Pens
- Arenas
- Two Hand Houses

Ranch Manager's Compound

- Two-Story Ranch Manager's Home
- Metal Barn
- Pens
- Hand House

Hunter's Compound

- Frame House
- Cantina
- Two Bedroom Bunkhouse
- Barn
- Two Hand Houses

Water Features

- Pecan Bayou (8 Miles)
- 74 Ponds (Various Sizes)

Recreation • Wildlife

- Quality White-tail Deer
- Excellent Waterfowl Hunting
- Dove
- Quail
- Turkey

Resources

- 25% Seller's Owned Minerals
- 100% Seller's Executive Leasing Rights
- 100% Wind and Solar Rights



Abilene

Baird

**SILVERBROOK
PECAN BAYOU RANCH**

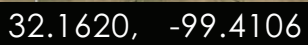
Cross Plains

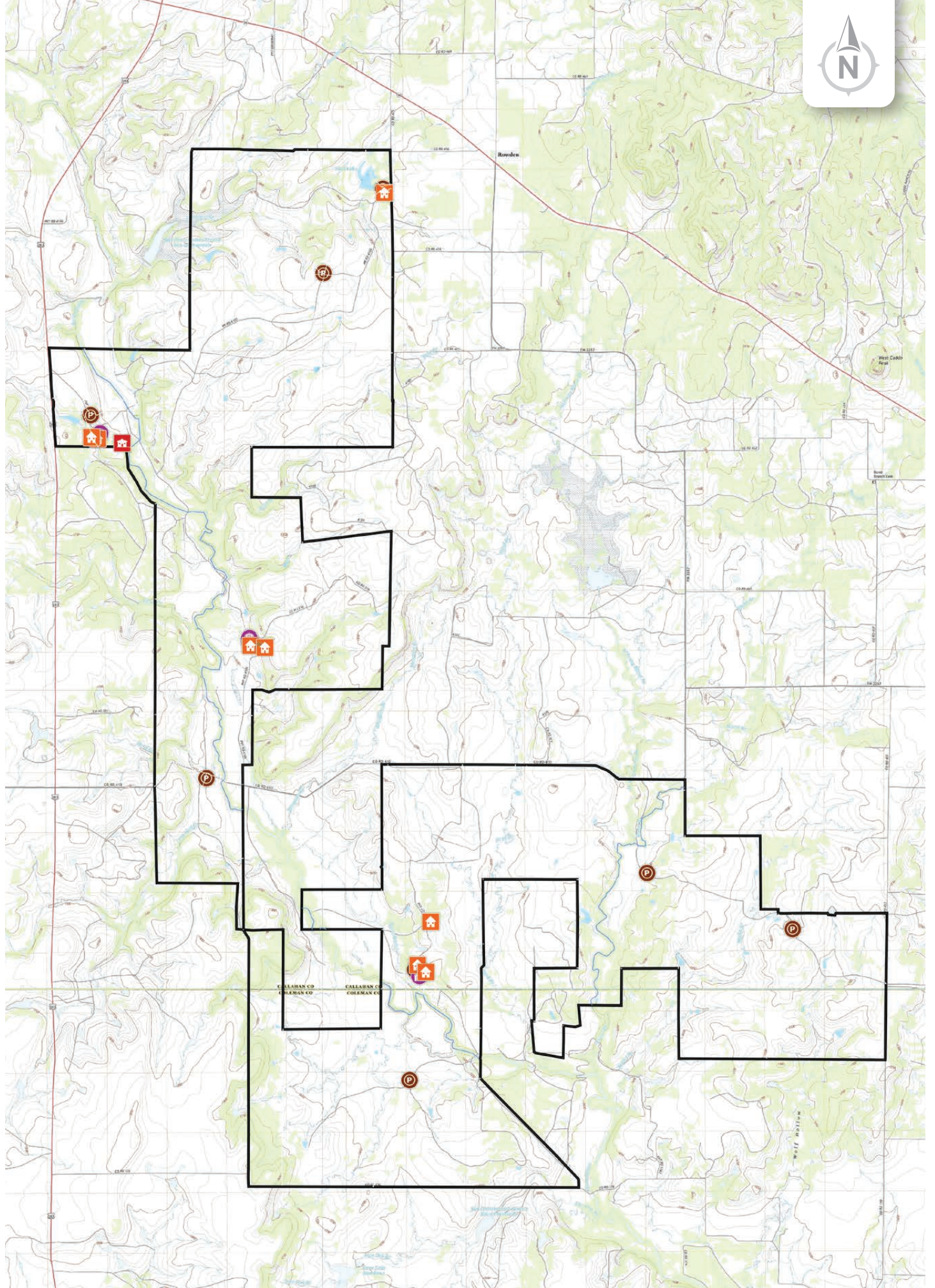
CALLAHAN COUNTY
COLEMAN COUNTY

Lake Coleman

Coleman

Lake Brownwood





Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Sam Middleton, ARA

Owner • Broker
Certified Appraiser

(817) 304.0504
sam@csmansion.com

Chad Dugger, ARA

Real Estate Broker • TX, NM
General Certified Appraiser • TX, NM

(806) 773.4749
chad@csmansion.com



Scan QR Code for more details on the Silverbrook-Pecan Bayou Ranch.

(806) 763.5331

chasmiddleton.com



YouTube

