

# SPRAWLING 999.97 ACRE GAME RANCH; WILDLIFE, LODGING, SHOOTING RANGE

LAND FOR SALE

## 2490 COUNTY ROAD 379

GUTHRIE, TX 79236

CONTACT BROKER:

**TUCKER SCHNEEMANN**

432.661.4880

[tucker@nrgrealtygroup.com](mailto:tucker@nrgrealtygroup.com)



**NRG REALTY GROUP**

[NRGREALTYGROUP.COM](http://NRGREALTYGROUP.COM)





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## OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	999.97 Acres
Zoning:	None

## PROPERTY OVERVIEW

### WILDLIFE

A growing herd of American Bison claim home to the Rockin' King Ranch, sharing the range with a Zebra pair, Scimitar-horned Oryx, Watusi, Auodad, and more. A range of topography includes multiple hilltops, brushy draws and creek bottoms, and open flats allow for the array of animal species to thrive in their own elements.

### LODGE

A fully furnished 2 Bedroom Main Lodge provides the ideal entertainment space with a full bar, kitchen and large dining area. Take a step out back for the best star gazing views of the ranch from the patio or around the firepit. The separate barndominium includes 2 bedrooms, full bath, kitchenette, and shop space for ATVs and equipment.

### FEATURES

15 acre and 3 acre food-plots, lighted skeet shooting and rifle range, soft release breeding pens, walk-in cooler, and quail coop all combine to create the quintessential game ranch package. Managed caliche roads and multiple two-track trails allow for easy sunset cruises around the ranch as well as challenge "spot-and-stalk" hunting opportunities.

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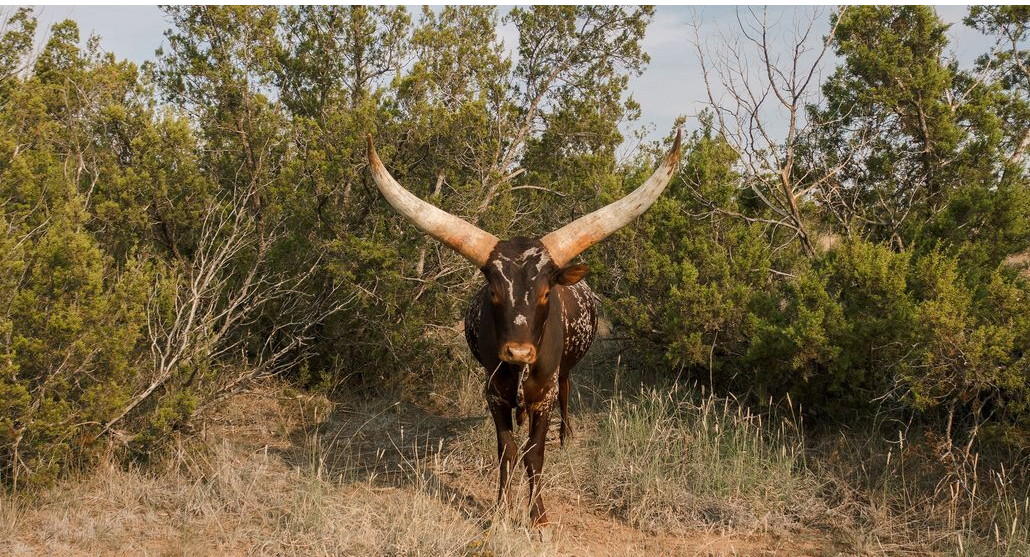
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## PROPERTY HIGHLIGHTS

- 999.97 Acres Total | ±900 Acres High Fence | ±100 Acres Low Fence
- Stocked with bison, zebra, scimitar-horned oryx, watusi, red stag, fallow, and aoudad
- 2 managed food plots; multiple natural ponds
- 2 Bed/2 bath Lodge – Full kitchen, bar, laundry. Fully furnished with leather living room seating and 10-person dining table
- 2 Bedroom Bunkhouse barndominium, kitchenette, full bath. Enclosed shop with RO system and ATV storage
- Lighted shooting ranges, walk-in cooler, breeder/soft-release pens, quail coop
- Utility district water, propane-ready, septic system, and storm shelter
- Southern King County. Previous 6666 property, centrally located between Guthrie, TX and Knox City, TX



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## LOCATION DESCRIPTION

The Rockin' King Ranch is located on County Rd 379, just off Highway 222 between Guthrie and Knox City, TX. A quiet, private area for a little rest and relaxation.

Located between a few major cities:

Midland, TX – 200 mi

Lubbock, TX – 115 mi

Abilene, TX – 90 mi

Ft Worth, TX – 190 mi



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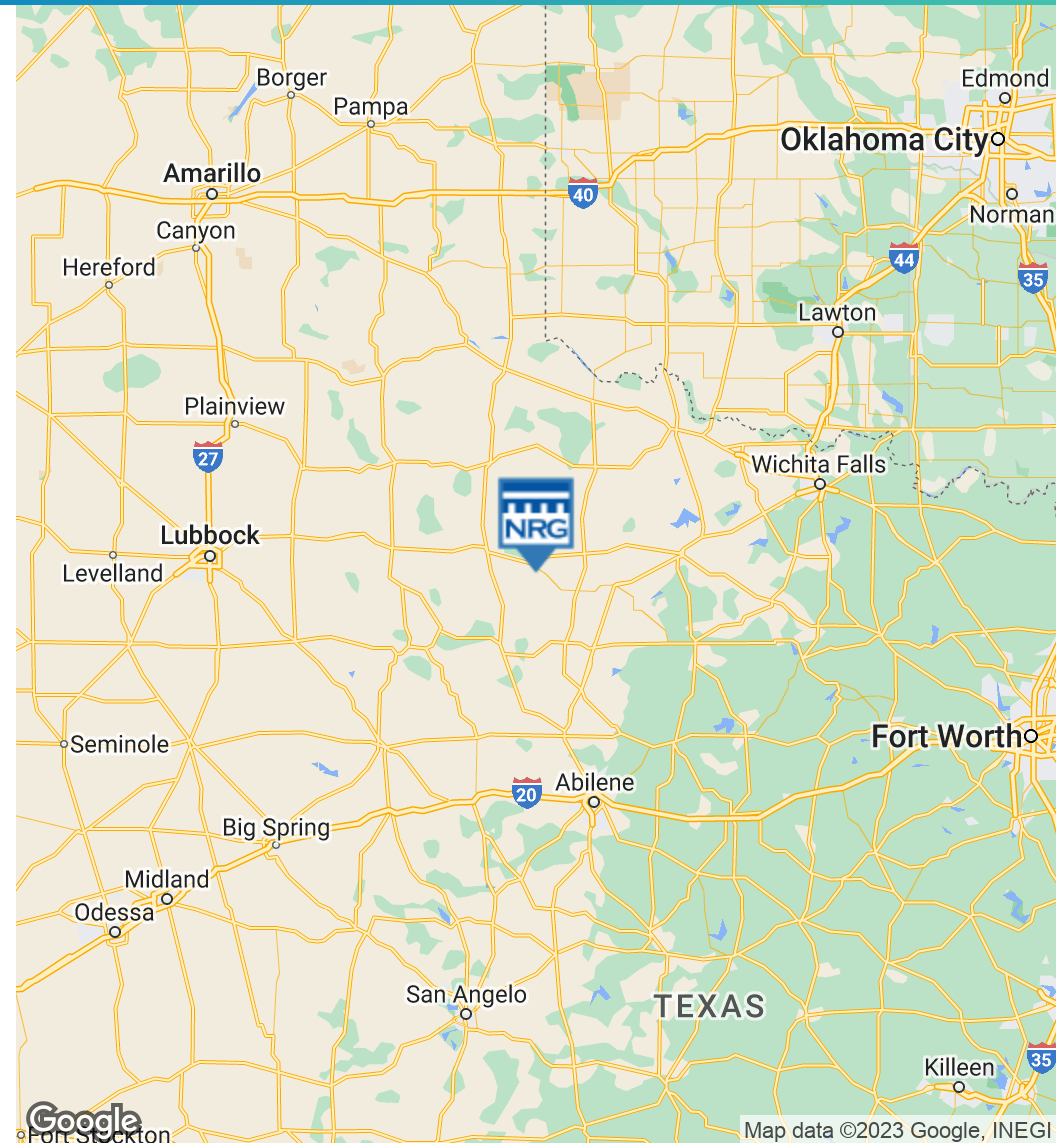
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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### NRG Realty Group, LLC

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**9004023**

License No.

**justin@nrgrealtygroup.com**

Email

**(214)534-7976**

Phone

#### Justin Dodd

Designated Broker of Firm

**0601010**

License No.

**Justin@nrgrealtygroup.com**

Email

**(214)534-7976**

Phone

#### John W.B. McDaniel

Licensed Supervisor of Sales Agent/  
Associate

**0405514**

License No.

**john@nrgrealtygroup.com**

Email

**(214)325-4851**

Phone

#### Tucker Schneemann

Sales Agent/Associate's Name

**767730**

License No.

**tucker@nrgrealtygroup.com**

Email

**(432)661-4880**

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038  
Justin Dodd

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

3610 SCR 1232

Phone: (214)534-7976

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)



**2490 COUNTY ROAD 379 GUTHRIE, TX 79236**

**CONTACT BROKERS:**

**JUSTIN DODD**

214.534.7976  
justin@nrgrealtygroup.com

**TUCKER SCHNEEMANN**

432.661.4880  
tucker@nrgrealtygroup.com

**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX  
214.432.7930

**MIDLAND OFFICE**

10810 TX 191, Suite 1, Midland, TX  
432.363.4777

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