

Quad Circle Ranch

177± acres | \$1,955,850 | Gustine, Texas | Comanche County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Quad Circle Ranch

Property Description

The Quad Circle Ranch is a beautiful 177-acre property that is very centrally located just east of Comanche, Texas. The ranch is a combination cattle ranch with 4 pivot sprinklers in separated pastures for hay and grass irrigation. There are numerous individual fenced pastures for easy rotation of cattle and protection from hay fields in the growing season.

The carrying capacity is enhanced by way of different irrigated pastures with different grass varieties for all seasons. The ability to harvest hay for winter or cut round bales for sale are both options if desired. Coastal Bermuda, Tifton, and B-Dahl grasses can be found in the different pastures under pivot irrigation. Development opportunities are also an option as the ranch has highway and or county road access on three sides.





Location

The Quad Circle Ranch is very centrally located in a fast-growing area southwest of the Dallas-Fort Worth Metroplex. The property has quick access to Highway 36 being located right between Comanche on the west and Hamilton on the east. Highway 67, only 10 miles to the west, provides a straight route to Stephenville, Granbury, and the DFW Metroplex. The ranch has approximately 3,500 feet of frontage on Highway 36, 2,000 feet of frontage on County Road 276, and 3,500 feet of frontage on County Road 278.







Improvements

The fences are all in good to excellent condition. There is a very nice set of portable working pens, a turnout lot, and a chute. The portable pens and chute MAY convey with an acceptable offer.

Also located nearby is a covered pole barn for storing hay, equipment, etc.
Additional improvements at the headquarters are minimal.

There are four (4) irrigation pivots.

- 2014 4-tower T&L 647' pivot irrigating approximately 43 acres. (Northeast Field)
- 2001 3-tower Zimmatic 515' pivot irrigating approximately 25 acres.
- 2009 3-tower T&L 421' pivot irrigating approximately 21 acres.
- 2-tower T&L 384' pivot irrigating approximately 24 acres.

RV hookups for water, septic, and electricity are present.

ALL INFORMATION ON THE AGE AND LENGTH OF PIVOTS IS APPROXIMATE AND SHOULD BE VERIFIED BY POTENTIAL BUYERS.

















Water • Minerals:

The ranch is considered to be well watered. There are three (3) irrigation wells (all linked together), and two (2) domestic wells. There are also two (2) livestock drinkers. Groundwater in the area is believed to be good.

Any owned water rights and mineral rights will be conveyed at closing.

Price

\$1,955,850 • \$11,050 per acre





Broker Remarks

The Quad Circle Ranch is a beautiful property with something that is getting harder to find, water. With its current setup, you can run a livestock operation along with a hay harvesting business. Long Term development is also a viable option down the road as the area continues to grow. This place has many options and should be considered by any buyers looking for an ongoing operation with upside potential.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour of the Quad Circle Ranch.







Fort Worth

Stephenville

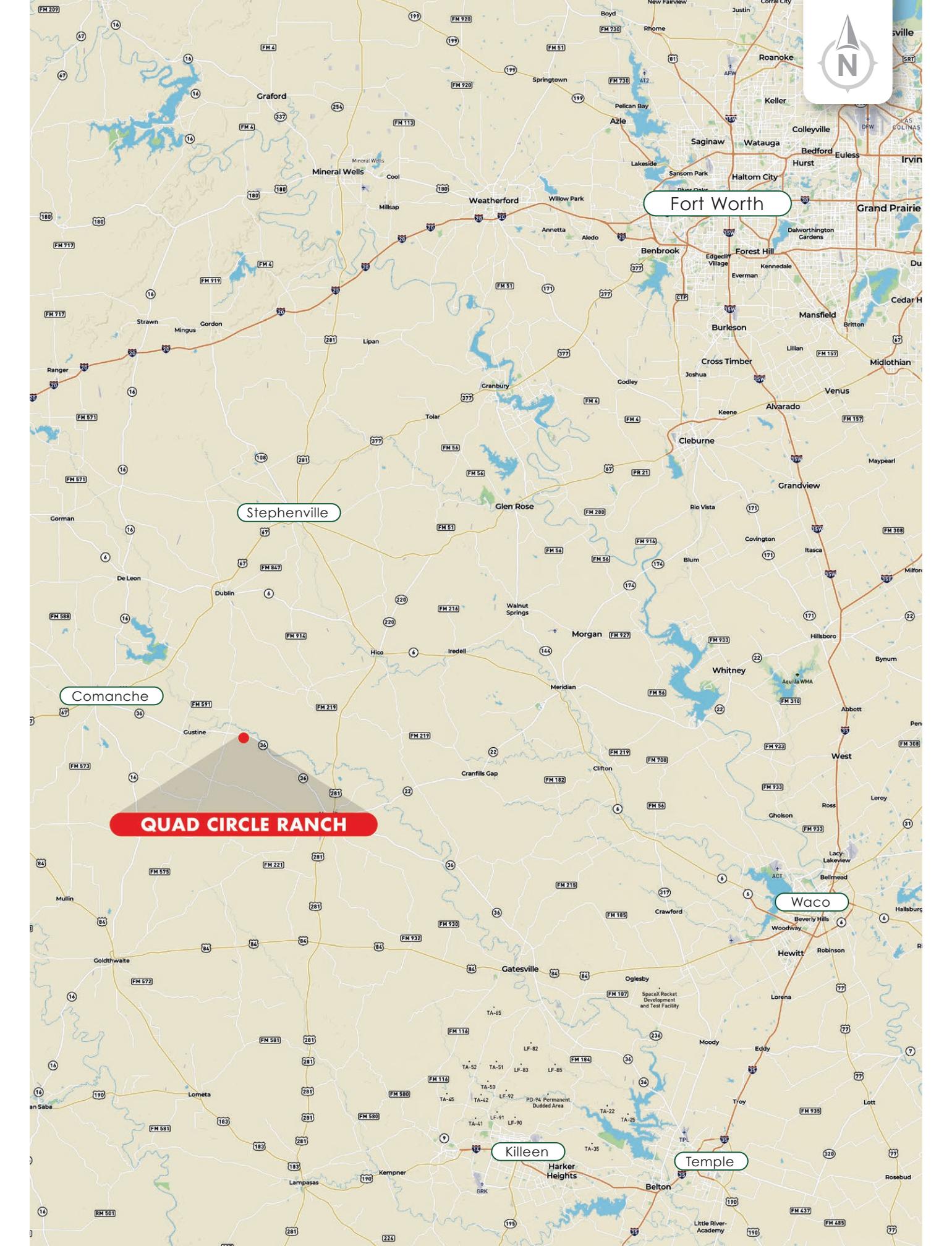
Comanche

QUAD CIRCLE RANCH

Waco

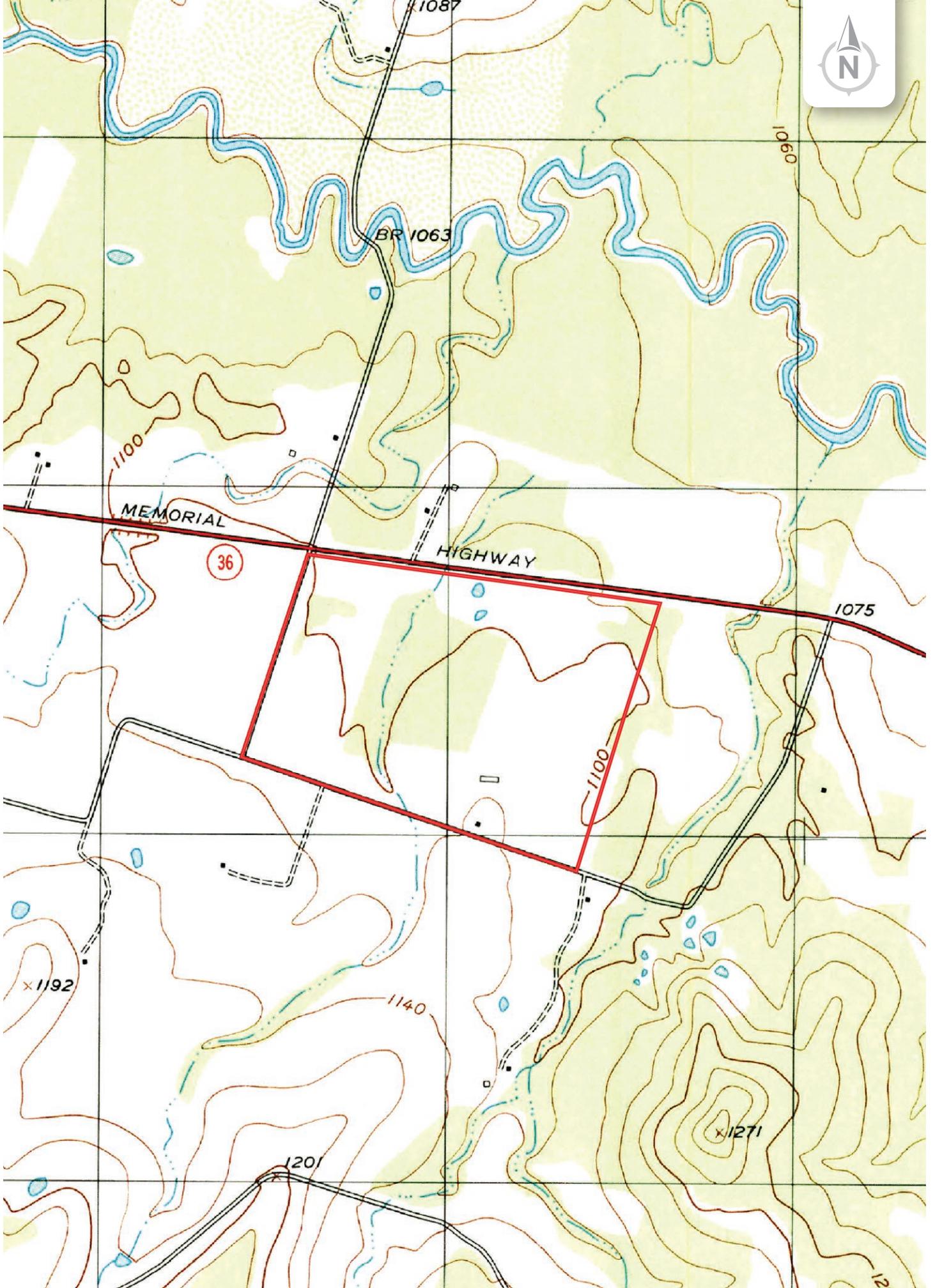
Killeen

Temple





31.8340, -98.3018



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Layne Walker

Real Estate Broker • TX

(214) 244.6484

layne@csmansion.com



Scan QR Code for more details on the Quad Circle Ranch.

(806) 763.5331

chasmiddleton.com



YouTube

