

Quail Ridge Ranch

4,000± acres | \$12,600,000 | Abilene, Texas | Shackelford County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Quail Ridge Ranch

Quail Ridge Ranch is 4,000± acres centrally located in Shackelford County, Texas. The property is located 20 minutes south of Albany with Abilene approximately the same distance to the south. Highway 351 borders the ranch on the west side with a private entrance on the northern corner. There is almost one-half mile of frontage on the highway.

This ranch is one of the finest quail hunting ranches in the county along with pastures that have been cleared to maximize cattle carrying capacity. The ranch should be able to carry around 200 head of cows under normal conditions with current conditions being much better than normal. For many years the ranch has been under stocked so the grass turf is in fantastic condition.

There are numerous ponds scattered across the property enabling the ranch to be totally utilized by cattle as they move from pasture to pasture. Several seasonal creeks also flow through the ranch providing water holes along the creeks' paths.

The main roads across the ranch are in great condition as there are some wind turbines in two different lines across the ranch. They are maintained by the wind company at their cost. The current owner will retain the wind energy royalty on the existing turbines.





Improvements

The ranch currently is a blank slate as far as improvements. There are some beautiful building sites toward the back of the ranch. The fences are in great condition along with superb roads.

Water • Minerals • Wind

The ranch is considered to be very well watered. Scattered ponds along with seasonal creeks provide ample water for both livestock and wild game. All owned minerals will convey, which is believed to be 50%, with an acceptable offer. There are approximately 21 wind turbines located on the property. The current owner will keep the wind energy royalty payments.









Hunting

The Quail Ridge Ranch is situated in one of the best quail areas in the state of Texas. While the quail numbers have been very low in previous years, they seem to be a little better this year. Rains and habitat preservation have made this property a great find as the quail numbers start to come back. The current owner has provided a place for bird-dog trials for many years. Not to be forgotten, this area and ranch provide some of the finest deer hunting in the county. The property is surrounded by very large ranches that have almost no hunting pressure. It is not uncommon to see numerous 170+ class deer in the area and on the ranch. Hogs, dove, and ducks are also available as alternative animals to hunt.









Remarks

Quail Ridge Ranch is a very well manicured and managed ranch owned by the same family for almost 30 years. The grass and habitat have been very carefully managed for both cattle and wildlife. Properties like this ranch very rarely come available and would make a great ranch for your family and friends while at the same time being a great investment for future generations.



Price

\$12,600,000 • \$3,150 per acre

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.







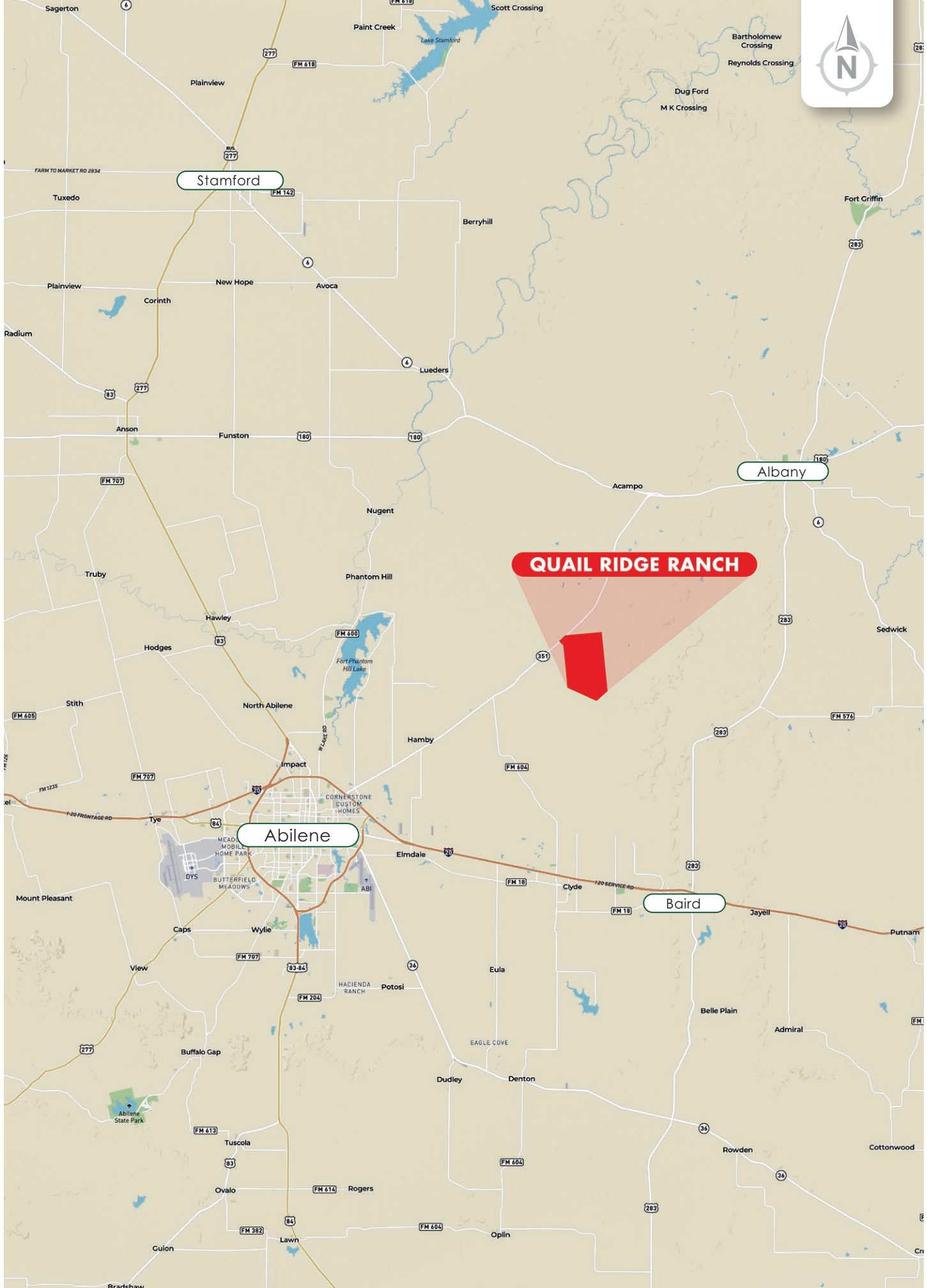
Stamford

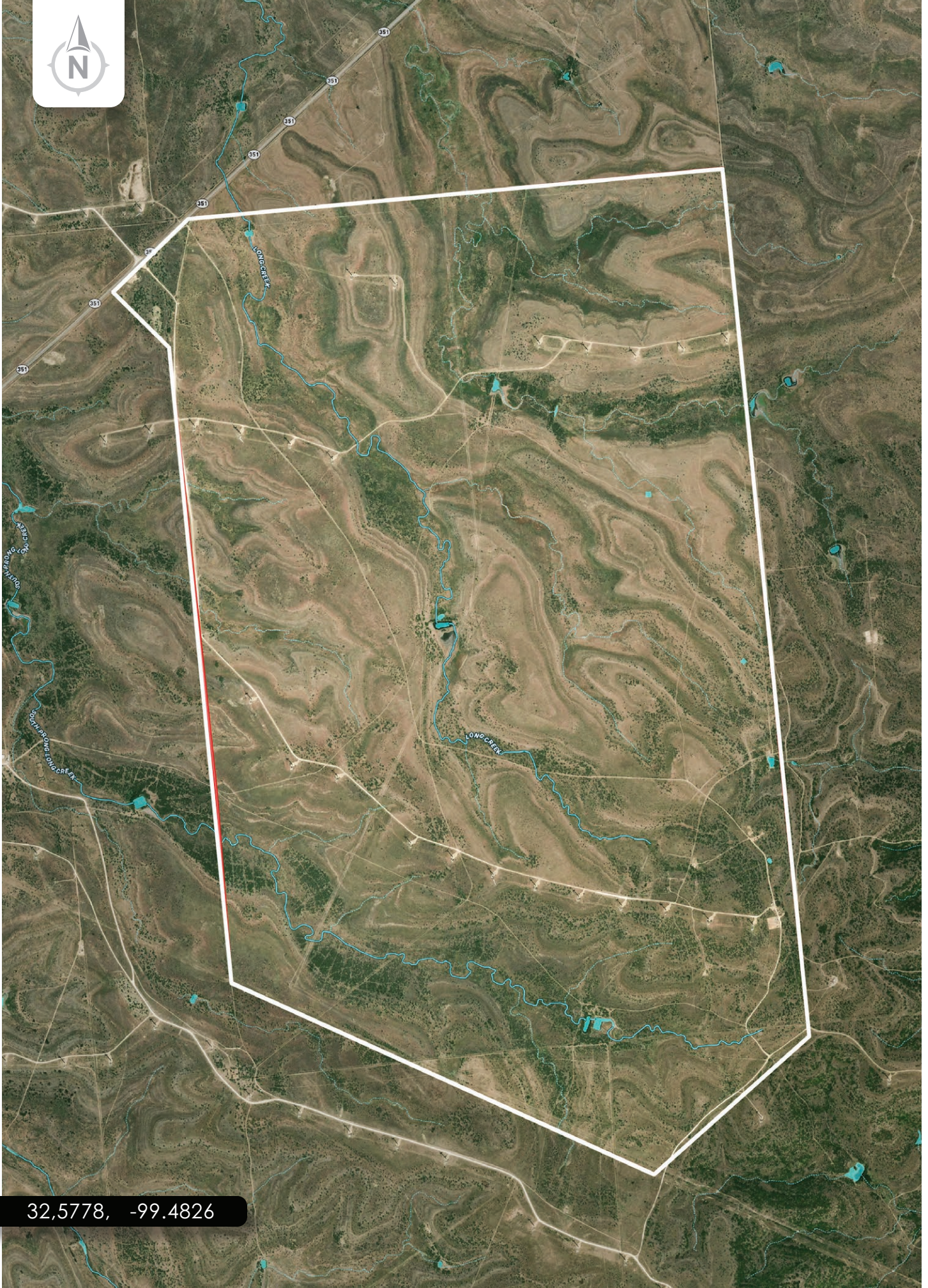
Albany

QUAIL RIDGE RANCH

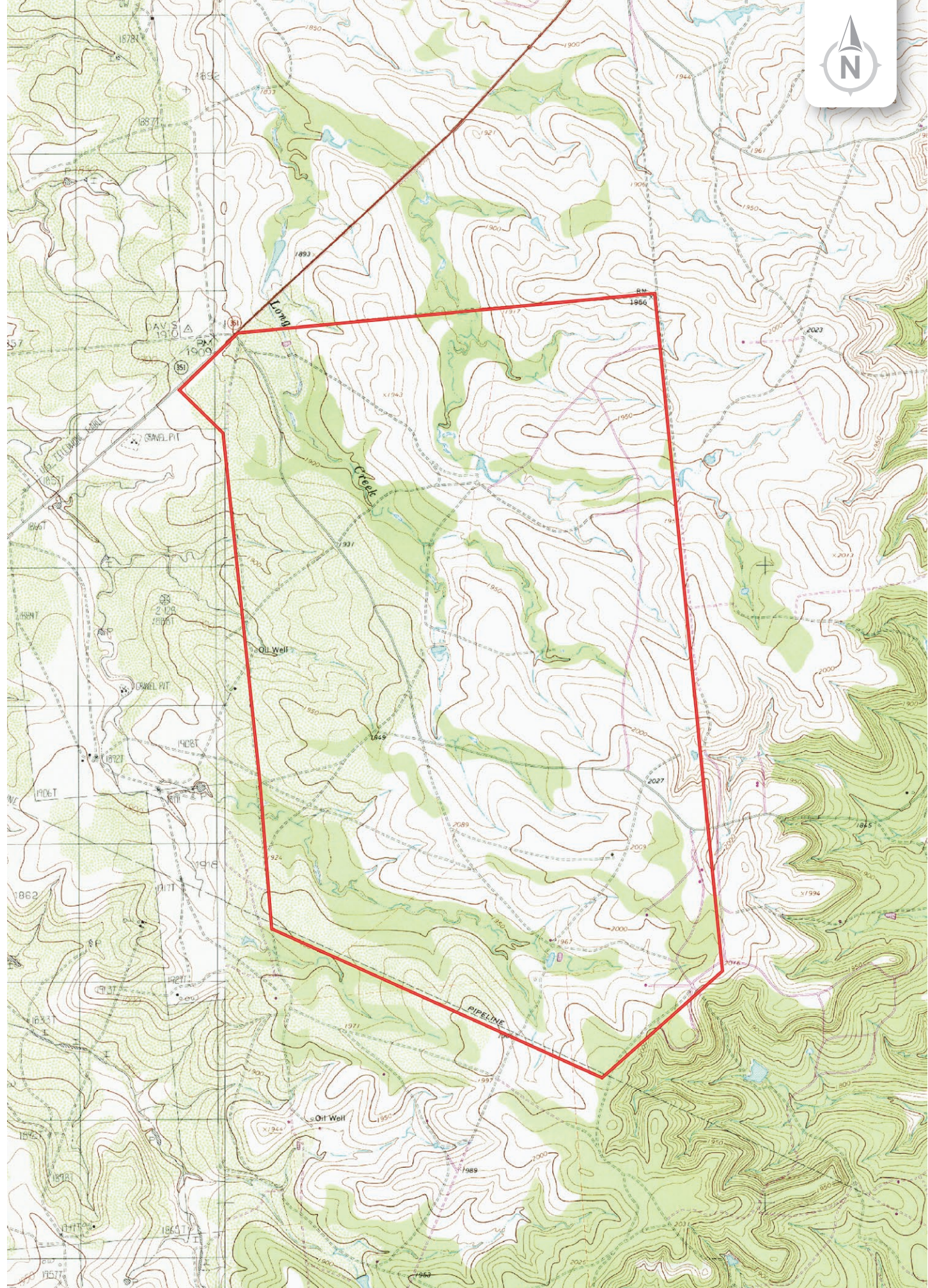
Abilene

Baird





32.5778, -99.4826



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Scan QR Code for more details on the Quail Ridge Ranch.

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