

Warren Ranch

5,770.6± acres | \$35,000,000 | Coleman, Texas | Coleman & Brown Counties



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Warren Ranch

We are honored to have been selected as the broker to exclusively market the Warren Ranch, an all-encompassing recreation paradise located in the western portion of Central Texas.

The Warren Ranch is an example of exemplary stewardship, pride of ownership and functional structural improvements, all complimenting the tremendous recreation aspects this wonderful property possesses. The Warren Ranch is a unique offering which has been owned, managed, improved, and maintained by the Warren Family for over 30 years, and this is the first time the ranch has been offered for sale.

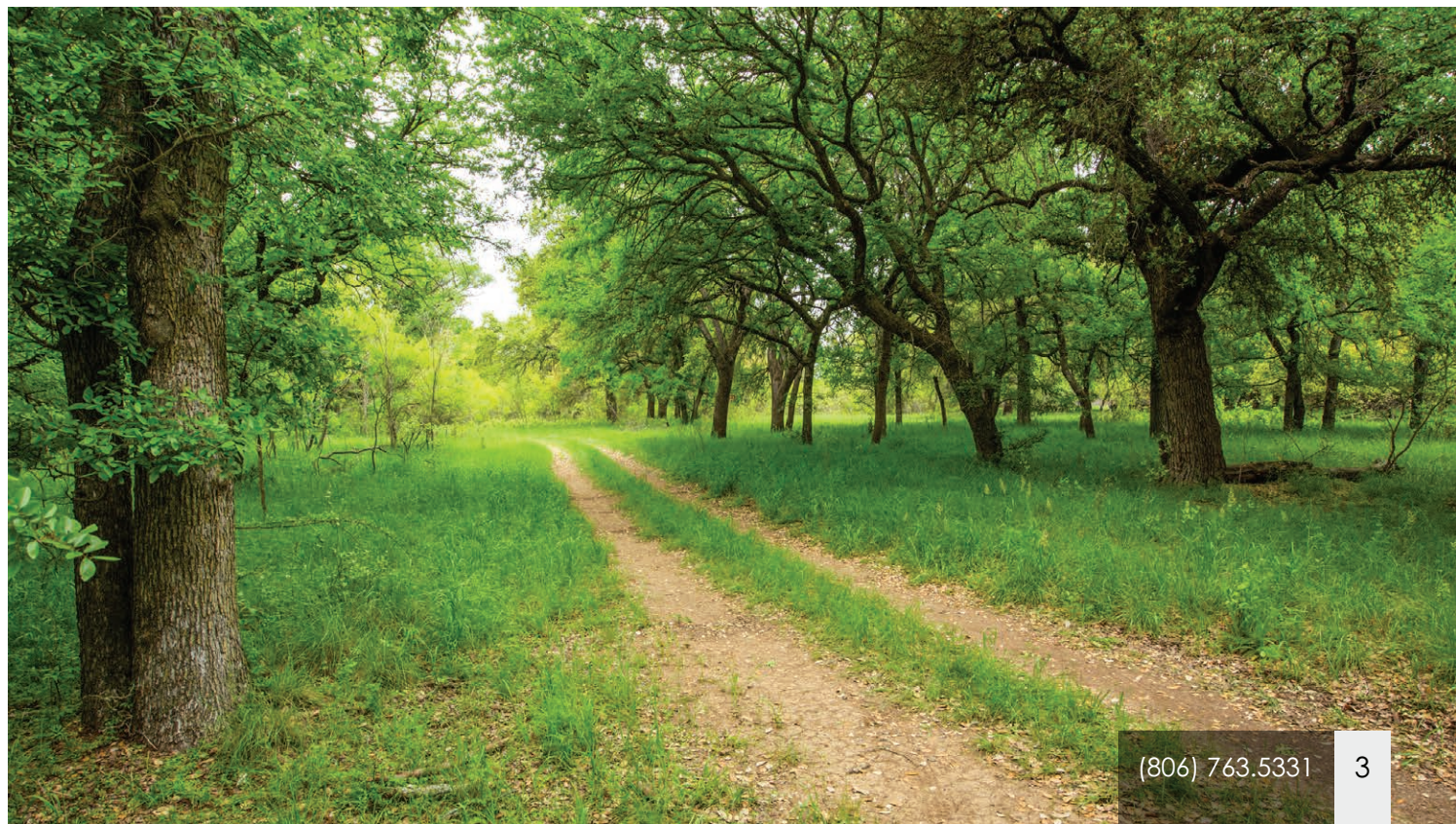
The ranch offers an exceptional combination of open and rolling meadows, dense canopies and thickets for wildlife, and fertile creek bottoms.

The topography is diverse across the ranch with several productive fields lined by rocky hills. Soils are generally loamy and fairly rocky in this region, and rock outcrops are common. Several named landmarks, such as Red Knob, and the Barefoot Mountains are located on the ranch, while many others go unnamed.

There are several improved grass fields located on the property, some used to graze livestock, and others used as food plots for wildlife. The native grasses throughout the ranch are in excellent condition from exemplary livestock grazing practices. Many areas have been selectively grubbed of invasive mesquite, creating lush meadows and grass pastures.

Cover is typically provided by a mix of live oak, post oak, elm, and other hardwood trees. Along the various creeks, there are scattered pecans, willows, and cottonwoods. Overall, the ranch appears to be in an extremely healthy state.

The ranch is fenced and cross-fenced into several pastures, four of which are high-game fenced to allow for longer hunting seasons and trophy opportunities. Elevations range from approximately 1,400' to around 1,600'.









Location

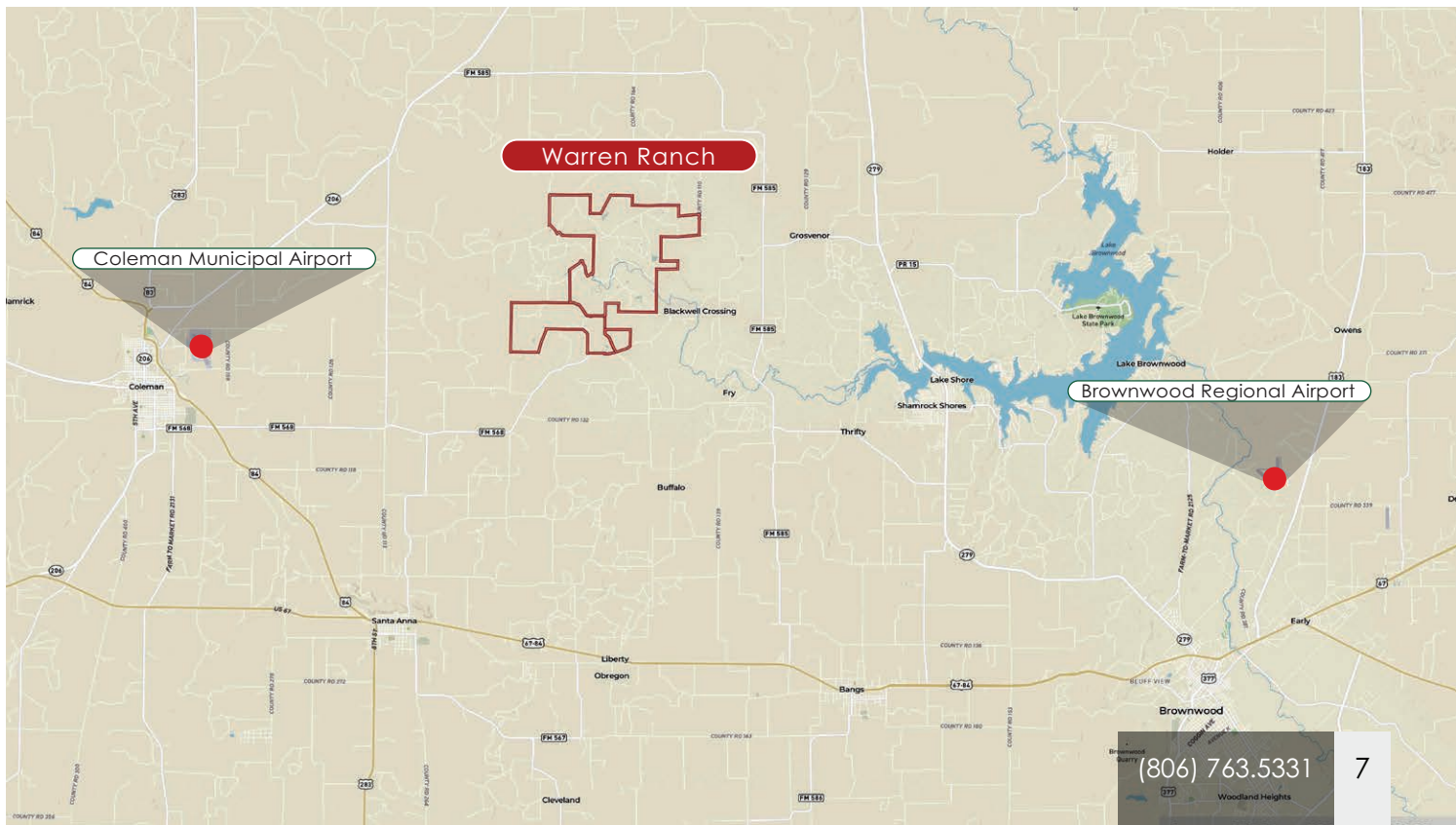
The ranch is located predominately in northeastern Coleman County with the northeastern portion of the property extending into Brown County. The metro areas of Texas as well as the Permian Basin are all close at hand, making this an ideal location for a recreation ranch.

- Austin • 160 Miles
- Dallas • 190 Miles
- Fort Worth • 160 Miles
- Midland • 180 Miles
- Waco • 144 Miles

Coleman Municipal Airport (KCOM) is located approximately 16 miles west of the ranch and offers a 4,500' asphalt runway and fuel.

Brownwood Regional Airport (KBWD) is located approximately 26 miles southeast of the ranch and offers two runways, a 5,600' asphalt runway along with a 4,600' asphalt runway and fuel.

Abilene Regional Airport handles commercial jet service and is located approximately 67 miles northwest of the ranch.



Water Features

The Warren Ranch has been blessed with an abundance of live water. Wood Branch Creek, Bee Branch, Watts Creek, and Knoll Branch Creek all flow through the ranch, all ultimately draining into Jim Ned Creek, which is the major drainage in this area. Jim Ned Creek flows in total approximately five miles through the center of the property. These creeks are considered to be intermittent, however, most hold holes of water throughout the year.

The Warren Ranch has impressive water features which include three lakes that are all over eight surface acres at capacity. Several of the larger ponds are over two acres in size, and there are countless smaller ponds.

Coleman County rural water is piped to the property and supplies the headquarters and structural improvements with city water. The ranch also has riparian water rights out of Jim Ned Creek, used to irrigate and maintain the lakes.









HUnting • Wildlife • Recreation

When you drive into the ranch the first thing you notice is that written on the entry gate is "Warren Ranch - The Ultimate Outdoor Experience". The Warren Family and their first-rate employees strive to live up to that bold statement.

The ranch is a hunting paradise. Trophy whitetail are in abundance, managed through selective harvest. Approximately 40% of the ranch is under high fence, being four separate pastures, each with its own individual MLDP program in place. The remaining 60% of the property is low-fenced, also under MLDP to ensure an exceptional hunting experience.

Rio Grande turkey thrive in the wooded creek bottoms and other upland and migratory bird hunting is considered to be phenomenal as well. Several of the lakes and ponds are stocked with fish and fishing is exceptional. Two shooting ranges and a nine hole golf course round out the outdoor activities.

















Lodge • Annex

The minute that you enter the main gate of the ranch it is apparent that no corners have been cut. The main road is paved and leads to the headquarters, the Lodge and the Annex, which are situated overlooking one of the three lakes.

The two-story Lodge consists of 10-bedrooms, 11-bathrooms, and a commercial kitchen with walk-in refrigerator and freezer. A spacious dining area accommodates guests, as well as a living area featuring a massive fireplace, game room, and entertainment areas, complimented by large porches for guests to enjoy. Overall, the Lodge encompasses almost 10,000 SF.

The Annex is located across the parking area from the Lodge and has a great view of one of the lakes. This is an ideal location for meetings or conferences and features two extra bunkrooms and four additional bathrooms. There is a large, covered porch that overlooks the lake as well.









Manager's House • Rock House

The Manager's House is located just off the main road after coming in the main gate of the ranch. This is a 4-bedroom, 3-bathroom home containing approximately 2,629 SF. It also features a great porch along with a garage.

The Rock House was built for guests or employees and consists of approximately 2,564 SF and has 3-bedrooms and 2-bathrooms, with a porch and a carport. This house adds a lot of character to the ranch with its unique design.





Main House

The Main House is accessed by a private electric gate entrance on a well-maintained road through the golf course. This beautiful two-story home consists of approximately 4,100 SF on the first level and about 1,823 SF on the second story. This lovely home contains 4 bedrooms and 5 ½ bathrooms. It is surrounded by several nice ponds which enhance its beauty. There are almost 5,000 SF of porches around the house with a 1,009 SF garage. There is also a nearby guest house containing approximately 2,229 SF with a porch and extra parking area. The guest house contains 2 bedrooms and 3 bathrooms.







Ranch Improvements

The Warren Ranch has everything that is needed for the avid horseman with an indoor and outdoor arena. The ranch is also a perfect place for a cattle operation with several pastures for a rotational grazing program, great corrals, plentiful water, and grass. The ranch has several barns and shops for equipment, tools, and other things necessary to maintain the property. There are also dog kennels available for the bird hunters.

You must see the ranch to truly appreciate how well it has been improved over the last 30+ years of ownership.





Resources

The Warren Family owns a portion of the minerals and they are offering all owned minerals with the sale of the ranch. There is no production on the property and the minerals are not leased. There are three pipelines through the property, but other than some electric right-of-ways there are no real encumbrances. All wind energy, solar energy and other green energy rights convey as well.



Price • Remarks

The Warren Ranch is irreplaceable and unmatched as a trophy hunting, fishing, and outdoor recreation ranch. With a realistic asking price of \$35,000,000 and no reservations for minerals or other rights, this ranch is priced to sell. This is a turn-key offering, including some of the equipment and rolling stock, much of the furnishings, and many extras.

Available with signed NDA and POF: Title Work, Equipment Inventory, MLD Information, Employees Salary and Benefits Info., Insurance Info., Cost to Run Ranch (Taxes, Maintenance, etc.)

There are currently three full-time employees on the ranch.

From time-to-time various groups hold events at the ranch, many of which have been repeat customers for several years. The ranch has hosted numerous weddings, corporate events, reunions and parties. Also, the ranch hosts and welcomes many repeat hunters as well as brigades as a commercial operation. A list of these groups is available as well.

There are no pending events or hunts scheduled and the ranch has no obligations for future use. The grazing is currently leased to a reputable cattleman and this beneficial lease could likely be retained, if desired.

The numerous homes, the lodge, annex and other structures are in a good state of repair and are ready for a new owner to use and enjoy.

These assets, along with the other ranch infrastructure offer a very desirable depreciation schedule.

It will be hard to find a property that has everything the Warren Ranch has to offer. If you're looking for a one-of-a-kind turn-key ranch in the State of Texas, that provides true four-season recreation, the Warren Ranch deserves your attention.

This property is ready to own and enjoy from day one.

For more information or to schedule a private showing please call
Dane Mount (940) 839.6247 or Charlie Middleton (806) 786.0313







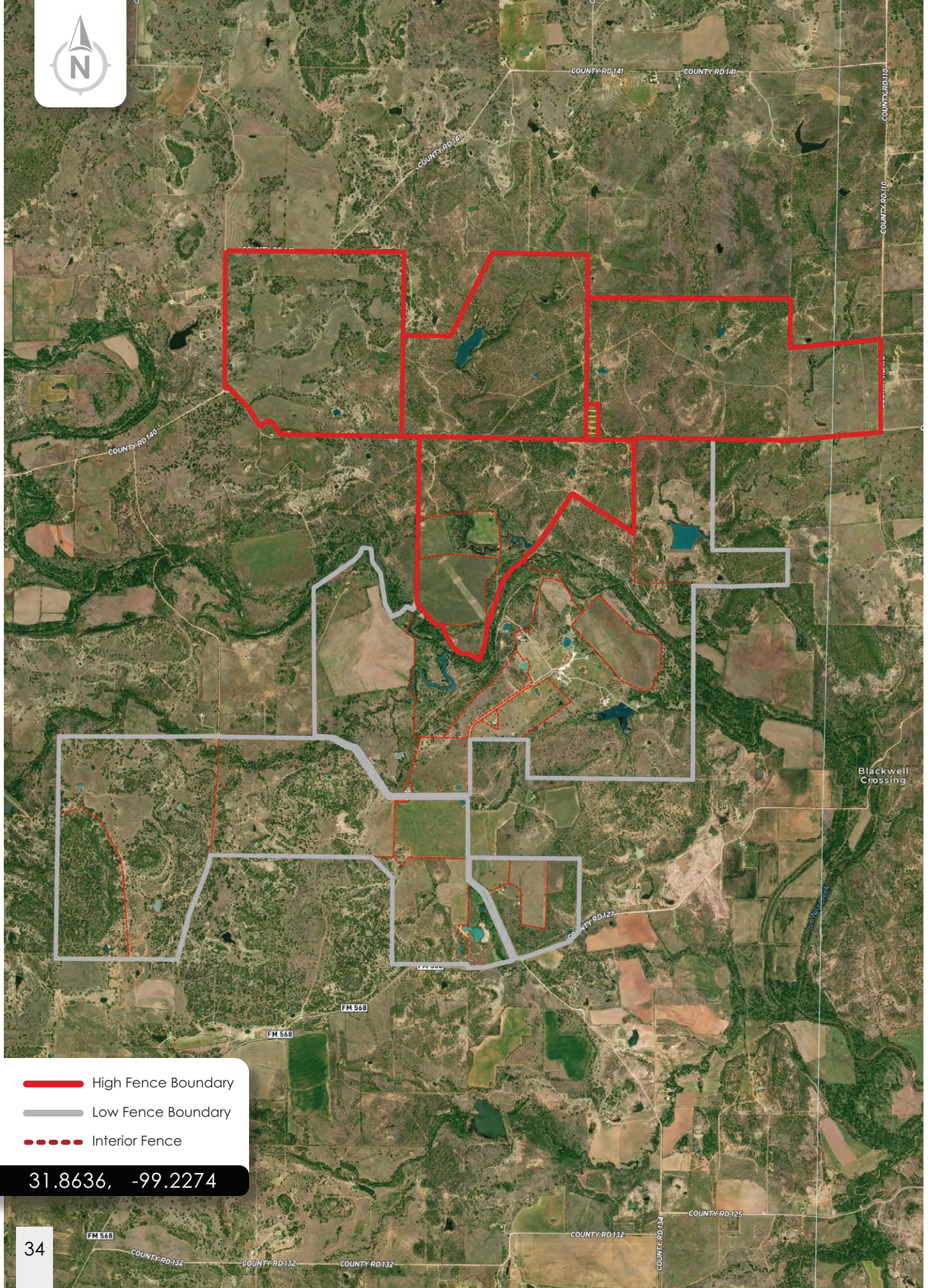
Abilene

Warren Ranch

Ballinger

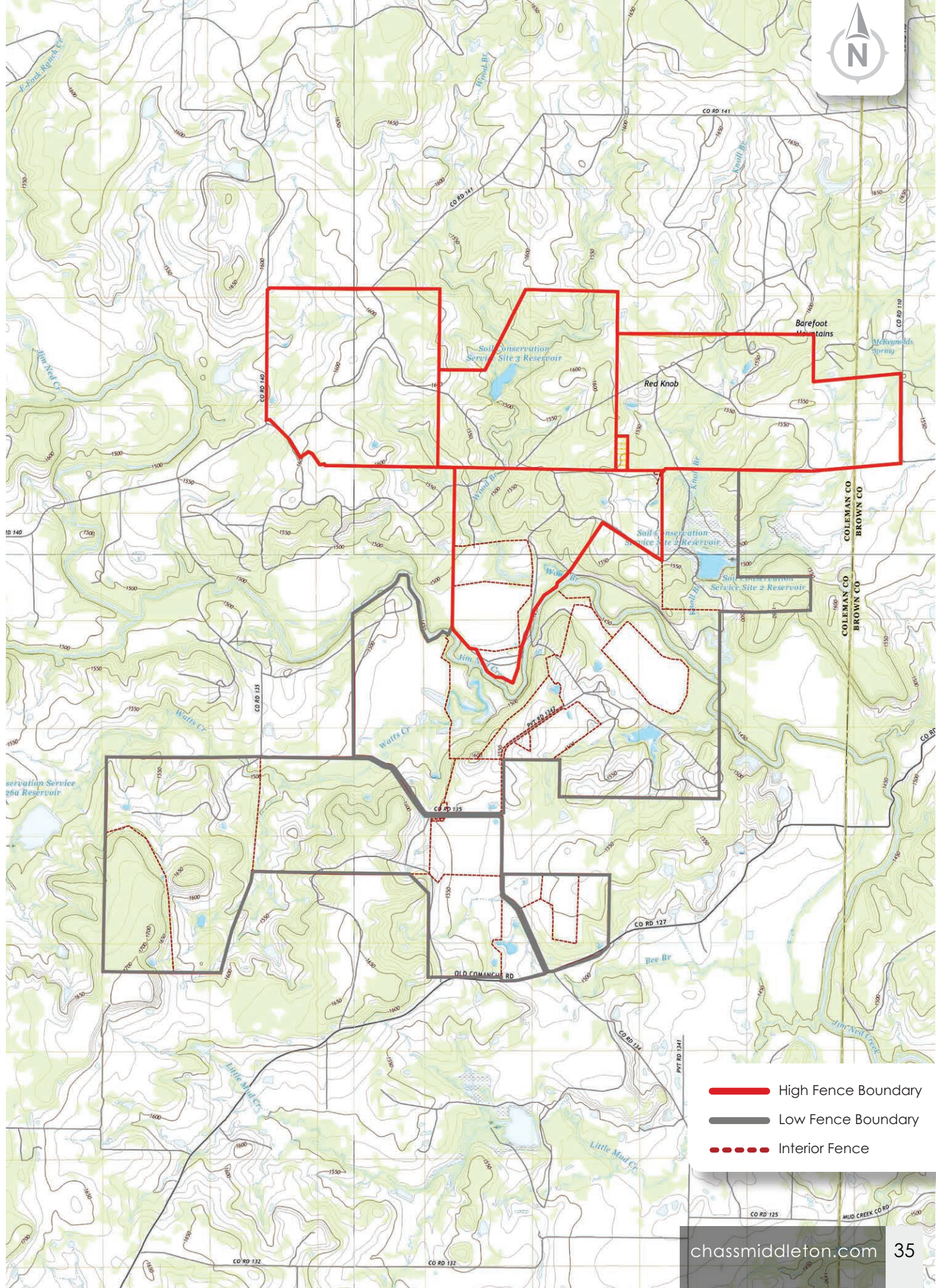
Brownwood

Brady



- High Fence Boundary
- Low Fence Boundary
- Interior Fence

31.8636, -99.2274



- High Fence Boundary
- Low Fence Boundary
- Interior Fence

Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Charlie Middleton

Real Estate Broker • TX
Real Estate Associate Broker • NM

(806) 786.0313
charlie@csmansion.com

Dane Mount

Real Estate Broker • TX, OK, NM

(940) 839.6247
dane@csmansion.com



Warren Ranch

(806) 763.5331

chasmiddleton.com



YouTube

