

Flying H Ranch

6,877.29± acres

| \$9,972,070.50

| Clairemont, Texas

| Kent County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

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Flying H Ranch

Property Description

The Flying H Ranch is located in the southwestern portion of Kent County, between the communities of Post and Clairemont. The property is easily accessible by paved highway frontage as well as maintained county roads.

The Flying H was assembled over the years, with the current owner starting out with about 4,000 acres. Multiple adjoining tracts have been purchased over previous years, and the ranch now encompasses almost 7,000 acres. The property is completely fenced and cross-fenced, with almost 800 acres game-fenced, the remainder all being low-fenced. Including the game-fenced portion of the property, the ranch contains approximately 10 pastures, with livestock corrals and pens with traps scattered strategically across the property.

The terrain of the ranch is scenic, with rocky red bluffs, rolling hills, expansive tree-covered drainages, and productive river bottoms. Elevations vary from about 2,000' to over 2,300'. Several deep draws traverse the ranch, generally draining south towards the Double Mountain Fork of the Brazos River, which makes up much of the southern boundary of the ranch.

Over the years there has been a fairly significant amount of brush work performed on the ranch. Invasive mesquite and juniper have been selectively grubbed in areas to open up grazing but retain plenty of wildlife cover. There are still many areas with dense brush cover, and much of the lowlands have scenic big tree canopy provided by hackberry, soapberry, walnut, mature mesquite, and other hardwoods.









Water Features

The ranch is considered to be very well watered for livestock and wildlife. In this area, subsurface water is often difficult, if not impossible to find, but the Flying H has been blessed with fairly abundant underground water. There are two irrigation wells located at the ranch headquarters on the south side of the ranch that are reported to pump several hundred gallons per minute each. Water from these wells is used to maintain a fishing lake at the headquarters as well as a second fishing lake located in the northern portion of the property.

There are over a dozen additional wells scattered across the ranch. There are approximately four working windmills, several solar wells, and two electric wells. Water is piped throughout the ranch to fill drinking troughs as well as maintain smaller ponds.

As previously mentioned, much of the southern portion of the property is made up of the Double Mountain Fork of the Brazos River. Near the ranch headquarters, there is a sturdy bridge that is used to cross the river, giving access to the headquarters compound.







Hunting • Wildlife • Recreation

The Flying H Ranch offers exceptional four-season hunting and recreation opportunities. The two stocked lakes are reported to have exceptional fishing and there is a shooting range near the ranch headquarters.

This region offers outstanding hunting opportunities, with trophy whitetail deer and some mule deer, good populations of turkey, dove, and other migratory birds, and good habitat for quail. The high-game fenced pasture offers additional hunting opportunities for genetic whitetail deer and exotics.















Improvements

The ranch headquarters consists of a ranch house that contains two bedrooms, a loft, and two and one-half baths. There is an employee's home nearby, as well as multiple barns, sheds, and other structures. An old, historic ranch house is also located at the ranch headquarters.

There is a hunting camp located inside of the high-game fenced pasture that consists of two mobile homes parked close to one another with a covered patio and covered parking. Just south of the hunting camp there is a cabin used for hunting guides and ranch employees. The fishing camp has a large metal barn used currently to store grain and hay. Overall, the ranch is well-improved to support day-to-day operations.













Resources

There is some oil production on parts of the ranch, generally centered around the eastern portion of the property. There are approximately nine oil wells, several tank batteries, and a saltwater injection well on the ranch.

There is a powerline easement through the ranch, and currently, two powerlines traverse the property. There may be an opportunity for solar and/or wind energy development on the property and the seller will convey all of the solar and wind energy royalty rights.



Price • Remarks

The ranch is offered for sale with an asking price of \$1,450 per acre. This is essentially a turnkey offering, which includes an impressive list of rolling stock, equipment, ranch vehicles, and implements. In addition, the current cow herd is included in the price.

The ranch offers an attractive depreciation schedule to a new buyer with over 20 miles of perimeter fencing, approximately 10 miles of pasture fences, over 4.25 miles of high game fence, multiple water wells, pipelines, pens, etc.



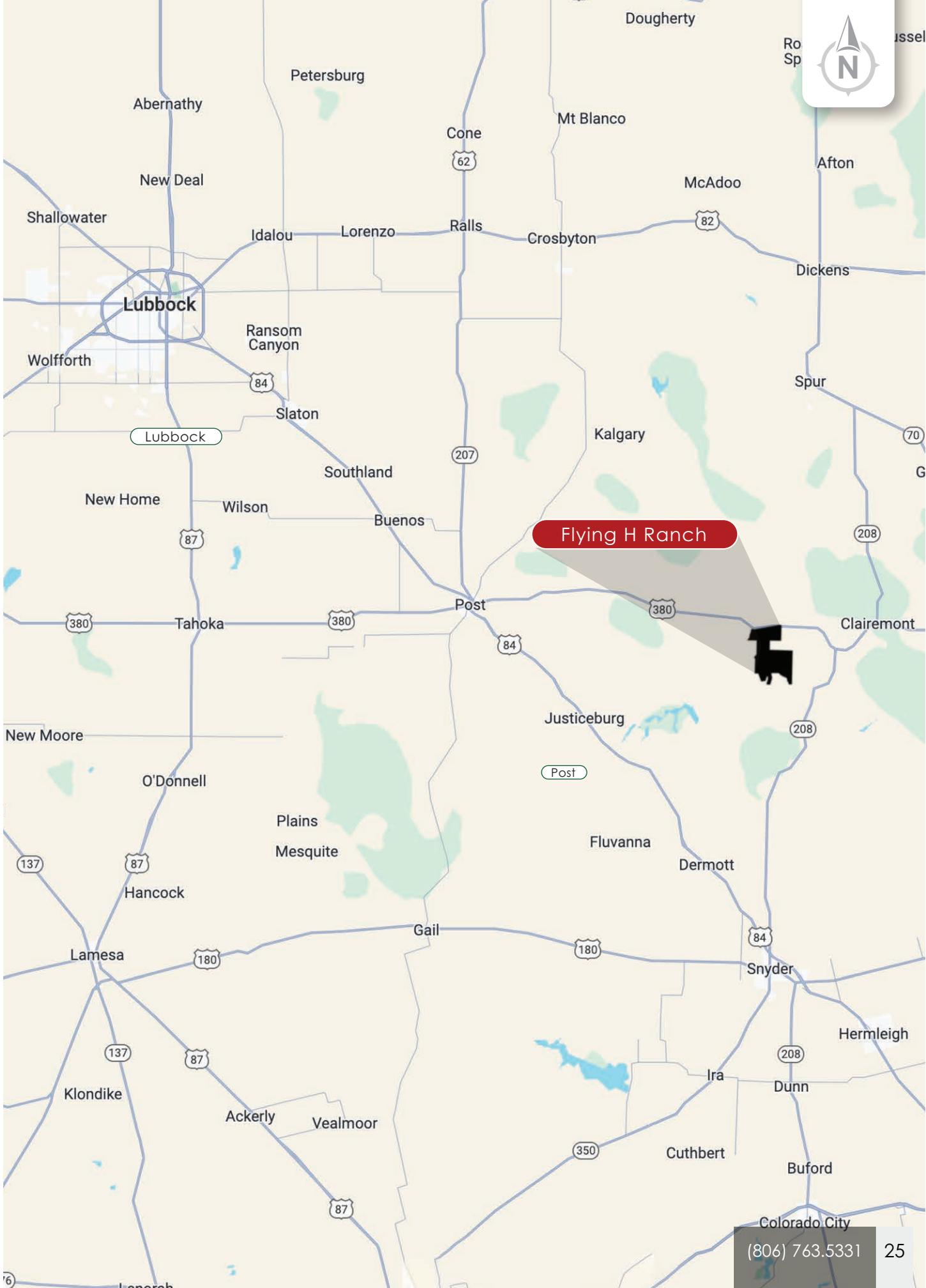
Broker Comments

The Flying H is an impressive property with an excellent location that is set up and ready to operate and enjoy from day one.

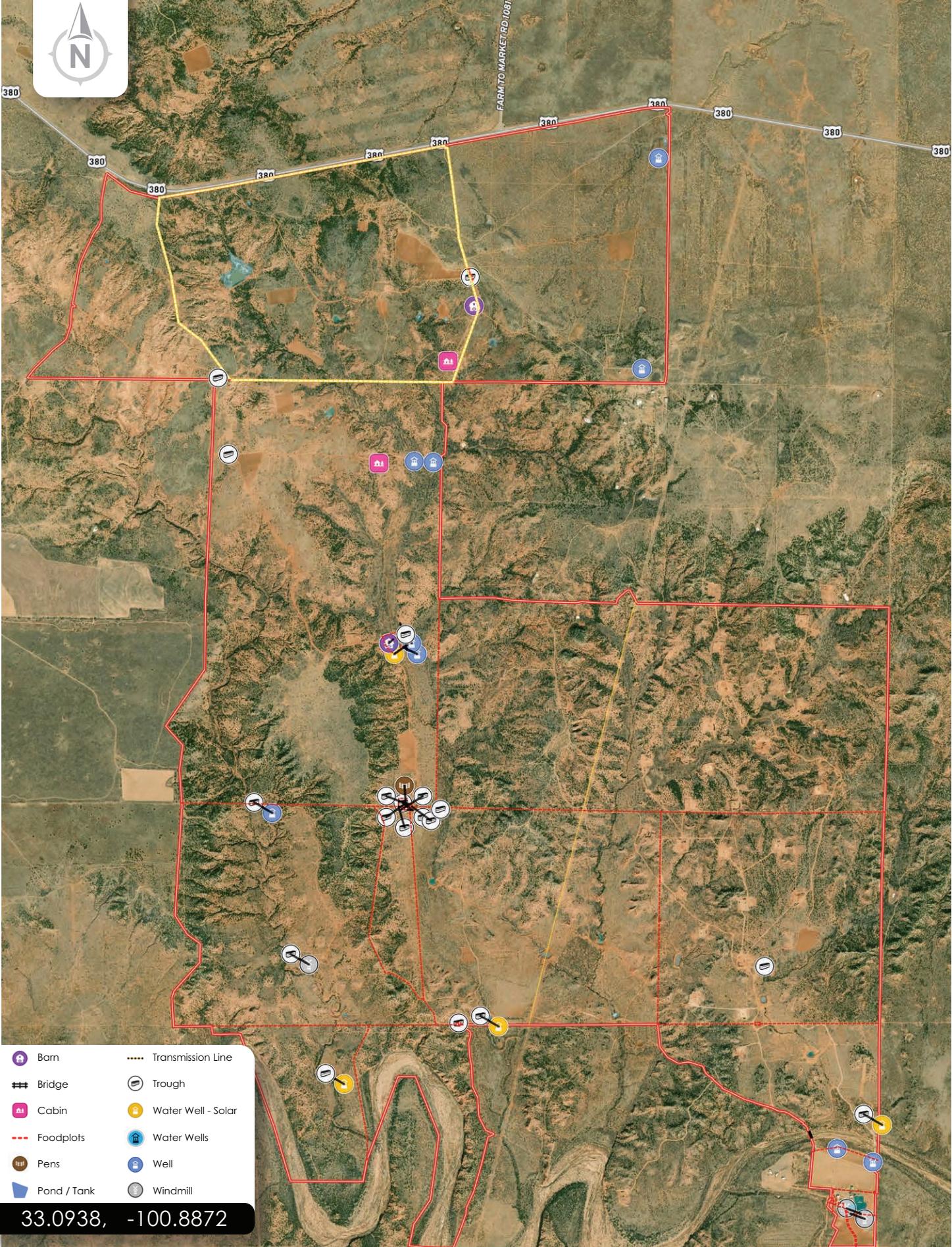
Offered exclusively by Chas. S. Middleton and Son, LLC.







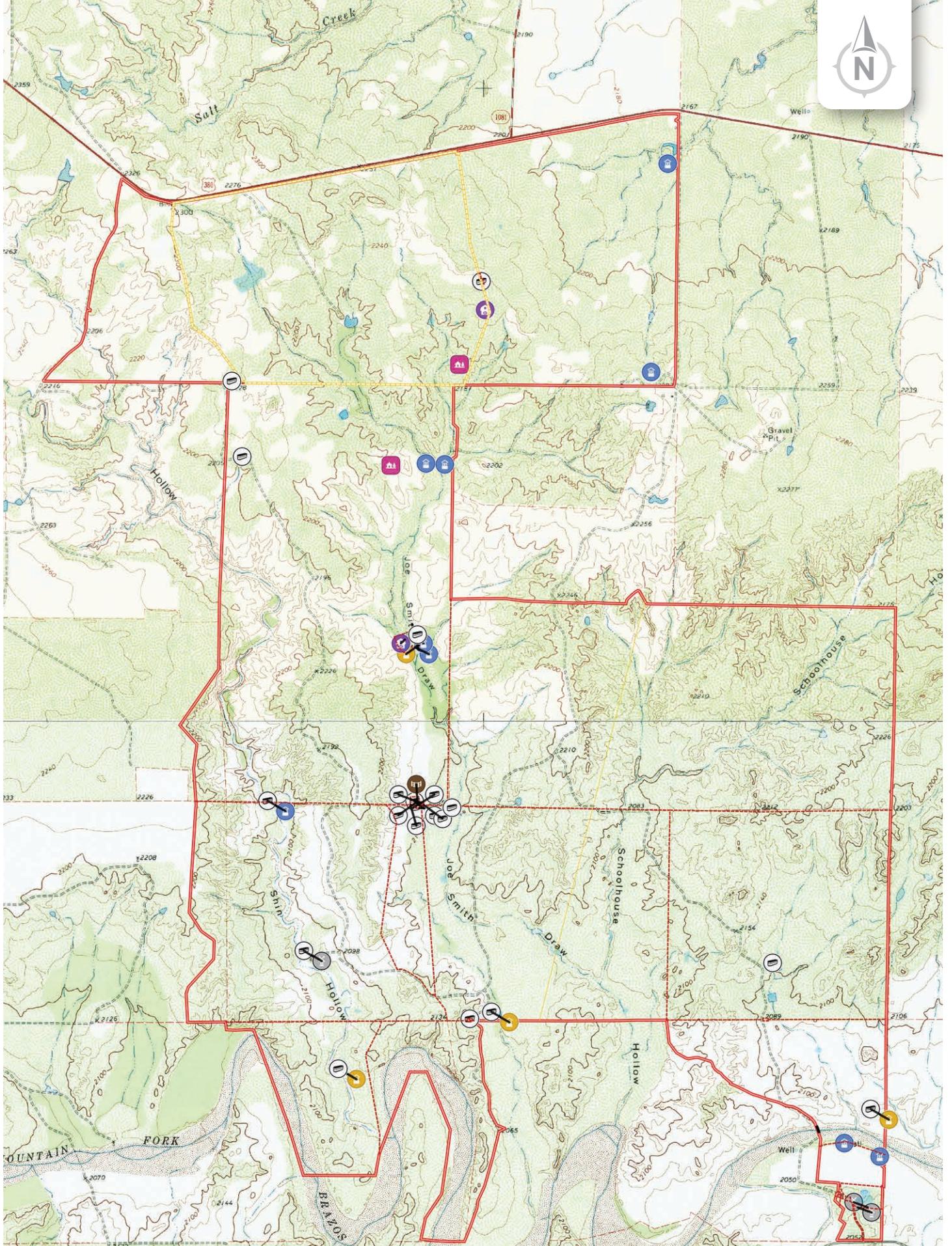
Flying H Ranch



-  Barn
-  Transmission Line
-  Bridge
-  Trough
-  Cabin
-  Water Well - Solar
-  Foodplots
-  Water Wells
-  Pens
-  Well
-  Pond / Tank
-  Windmill

33.0938, -100.8872

NTVY RD 316



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