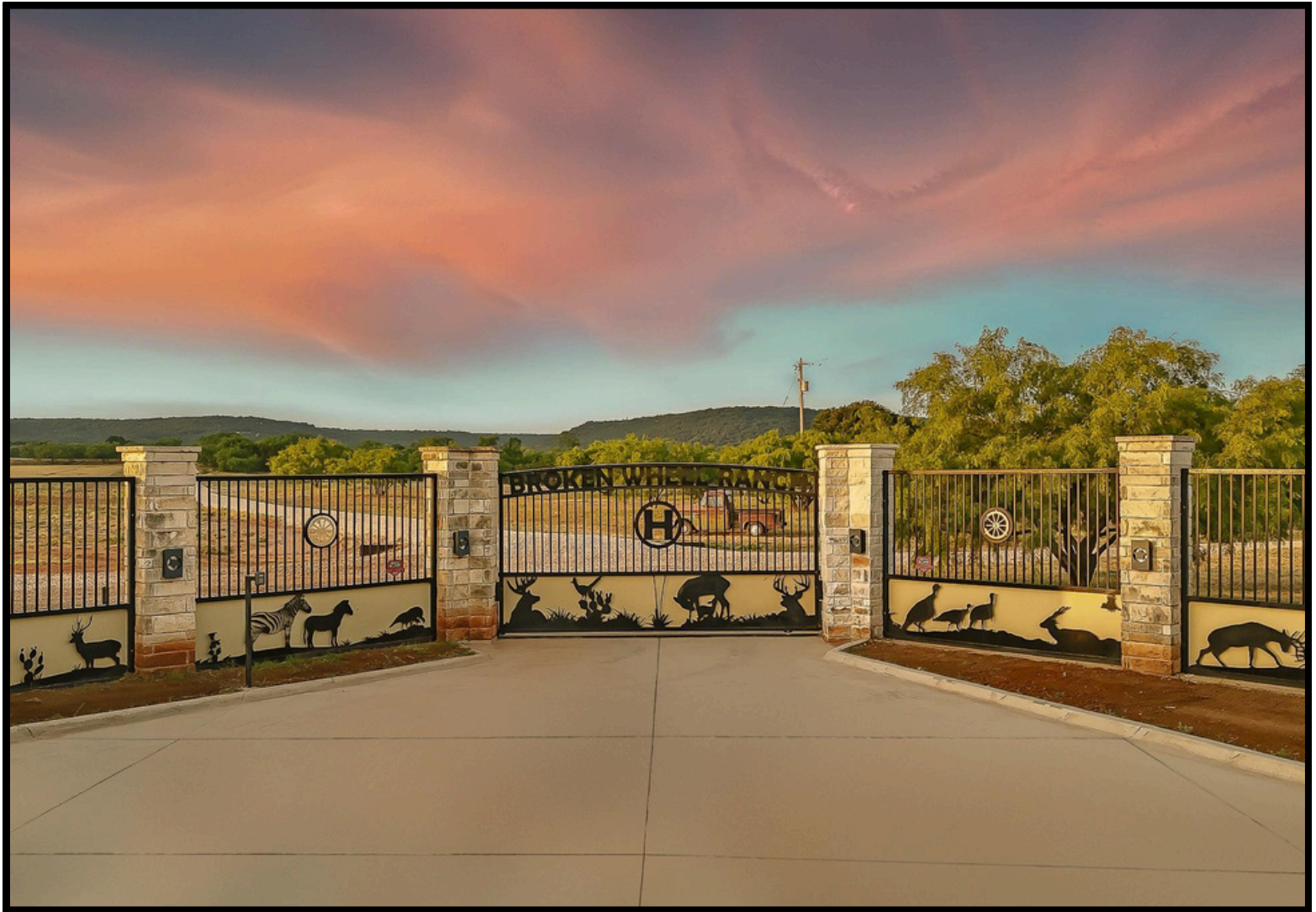


THE BROKEN WHEEL RANCH

554.5 ACRES IN RUNNELS COUNTY



CHELYNNE BARKLEY
REALTOR®
(432) 853- 9818
ZIGLARREALTY.COM





Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

ABROKER'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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Ziglar Realty	9009552	broker@ziglarrealty.com	(844)944-5271
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Heather Prichard	486680	heather@ziglarrealty.com	(844)944-5271
Designated Broker of Firm	LicenseNo.	Email	Phone
Heather A Prichard	486680	heather@ziglarrealty.com	(432)614-6967
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Chelynn Barkley	781457	chelynnbarkley@ziglarrealty.com	(432)853-9818
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

THE BROKEN WHEEL RANCH

RUNNELS COUNTY | 554.5 ACRES



A TURNKEY TEXAS RANCH WHERE LEGACY, LAND, AND OPPORTUNITY MEET.



Just 30 miles south of Abilene, The Broken Wheel Ranch offers 554.5 high-fenced acres of trophy exotics, income-producing features, and wide-open West Texas views. Built for recreation, revenue, and legacy, this turnkey ranch includes cultivated fields, a stocked lake, and trails winding through native oaks and mesquites.

Improvements include a saloon-style venue, log-cabin lodge, horse barn with living quarters, and a shop with a walk-in cooler, guest bunks, and a second saloon finish. With RV hookups, a shooting range, cattle pasture, and proven event history, this ranch is fully loaded and ready to go.

THE BROKEN WHEEL RANCH

RUNNELS COUNTY | 554.5 ACRES



THE DAM'N SALOON & EVENT VENUE



Built in 2021 and overlooking the lake, this saloon-style venue was designed to host unforgettable experiences. With a full stage, bar, branded seating, restrooms, generous parking, and five RV hookups, it's fully equipped for private events, weddings, or concerts — and it's already proven. Kevin Fowler and The Bellamy Brothers have performed here, adding serious credibility to its entertainment potential. Whether you're hosting a retreat or branding your own destination venue, the saloon delivers bold character with wide-open views.

- | | | | |
|---|--|---|-------------------------------------|
|  | Event Venue - Weddings, Graduation, Retirement |  | Lake Front and Rolling Terrain View |
|  | Stage for Live Music, Bands, Karaoke |  | 5 RV Hookups & Ample Parking |
|  | Fully Stocked Bar & Service Setup |  | Outdoor Firepit |

THE BROKEN WHEEL RANCH

A LOOK INSIDE THE DAM'N SALOON



THE BROKEN WHEEL RANCH

SADDLE UP AND STAY AWHILE



HORSE BARN WITH ATTACHED LIVING QUARTERS



This beautifully built horse barn combines rustic charm with smart design — finished in the same saloon-style aesthetic as the main venue and surrounded by custom landscaping that ties it all together. Inside, you'll find four stalls, a climate-controlled tack room, hay storage, and private living quarters — ideal for a ranch foreman, short-term rental, or a peaceful couple's retreat when the venue is in use. From the firepit out front to the stocked tank, fenced turnout, and views of the cross on the hill, every detail invites you to relax or ride. There's even a swimming tank for cooling off and space already cleared if an arena is ever in the plans. Whether you're working, hosting, or just enjoying the view — this setup delivers.



5 horse stalls with fenced turnout & round pen



Firepit, small tank, and scenic mountain views with cross



Attached Living Quarters- Short term Rental, Private Retreat, Ranch Foreman's Home



Swimming tank + space for future arena



Climate-controlled tack room & hay storage



Easy access off county road for trailers & deliveries



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THE BROKEN WHEEL RANCH

SADDLE UP & STAY AWHILE



THE BROKEN WHEEL RANCH

THE HEART OF THE RANCH



MAIN LODGE & RANCH HEADQUARTERS

.. ————— ♦ ————— ..

This log-style main lodge offers a warm, rustic retreat with three bedrooms, two bathrooms, and an inviting open layout that gives it the feel of a cozy hunting cabin. Just steps away, the multi-use headquarters adds even more value — featuring a drive-through bay, dedicated skinning room, walk-in cooler, and additional lodging space with bunks for overflow guests. It also includes a full kitchen, bathroom, and a stunning office with soaring ceilings and saloon-style finishes that tie back to the rest of the ranch. Whether you're hosting a group, managing operations, or relaxing by the fire after a hunt, this is where comfort meets capability.



3 bed / 2 bath log-style cabin — sleeps 8



Skinning Room & Walk in Cooler for Game Processing



Central hub for guests, hunting groups, and ranch operations



Additional Lodging & Storage Upstairs



Shop with Drive-through 20' bay doors



Ranch Owner's Office

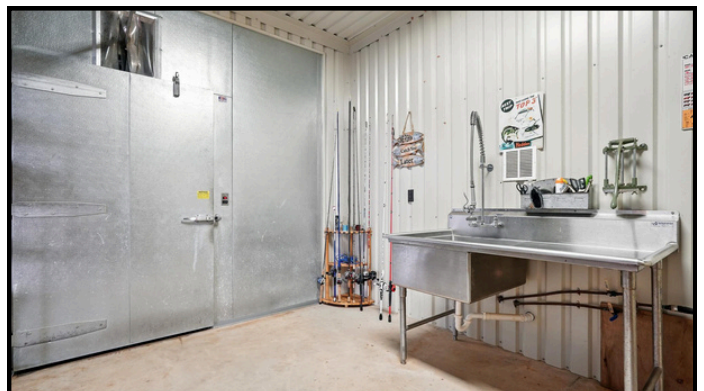


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THE BROKEN WHEEL RANCH

STEP INSIDE THE HEART OF THE RANCH



THE BROKEN WHEEL RANCH

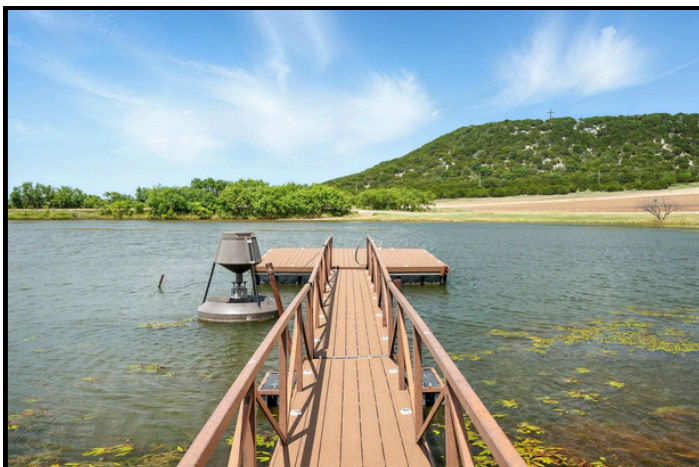
THE LAKE



8 ACRE STOCKED LAKE



The lake is the heart of Broken Wheel Ranch. It's stocked with bass, catfish, crappie, bluegill and even koi. The wide dock invites you to cast a line, launch a kayak, or sit back with a drink in hand. It's more than scenic — it's where memories are made, events come to life, and the ranch truly shines.



THE BROKEN WHEEL RANCH

SURFACE WATER



Beyond the main lake, the ranch features seven additional tanks that add both beauty and function to the landscape. One near the headquarters gate offers a striking welcome with its own dock and peaceful views as you enter the property. Others are strategically placed throughout the acreage, providing dependable water sources for livestock and wildlife, supporting hunting opportunities, and increasing the land's overall value. Among them is a **spring-fed** tank, a rare, year-round water source that draws game and long term appeal.



THE BROKEN WHEEL RANCH

LAND & TOPOGRAPHY



The Broken Wheel Ranch spans 550± acres of varied and functional terrain. You'll find a thoughtful blend of open pasture, cleared mesquite flats, and pockets of native hardwoods like oak and hackberry. Years of strategic clearing have opened up the land, improved accessibility, and allowed native grasses to thrive. With multiple water sources, cross fencing, and a maintained road system, the property is well-suited for grazing, hunting, recreation, and future improvements.

