

Warren Ranch Curry Pasture

367± acres | \$1,761,600 | Coleman, Texas | Coleman County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Warren Ranch Curry Pasture

Welcome to the Curry Pasture, a rare opportunity to own a scenic and water-rich slice of the renowned Warren Ranch. Nestled in the heart of Coleman County, this ±367-acre ranch offers the perfect blend of natural beauty, recreational opportunities, and prime grazing land, making it an ideal property for hunters, weekenders, or ranching enthusiasts.





This property offers easy access, lots of live water, coastal bermuda fields, and excellent cover for hunting native wildlife. An exceptional combination of open and rolling meadows, dense canopies, thickets for wildlife, and fertile creek bottoms.

Approximately 134 acres in the central portion of the property has been grubbed and has an excellent turf of native grasses and coastal bermuda. The property has not been grazed in several years and the grass turf overall is in exceptional condition. The southern and northern portions of the ranch offer excellent cover for wildlife with large live oak, post oak, elm, mesquite, and other hardwood trees scattered through the pasture with willows, pecan, and cottonwoods being common along the creeks.







Water Features

It can not be overstated that the Curry Pasture of the Warren Ranch has been blessed with an abundance of live water. Jim Ned Creek makes up the northern boundary of the ranch and Watts Creek flows through the southern portion of the property. This is substantial for a property of this size. Coleman County rural water is piped to the property and supplies the house with city water. The ranch also has riparian water rights out of Jim Ned Creek.



Topography

The ranch's varied topography — from rolling meadows to dense thickets and fertile creek bottoms creates the perfect conditions for four-season recreation.



Recreation • Wildlife

A true sportsman's retreat, Curry Pasture is home to:

Whitetail deer

Rio Grande turkey

Feral hogs

Predators (coyote, bobcat)

Dove and quail for wingshooting enthusiasts







Property Highlights

- ±367 acres of diverse terrain and vegetation
 - Two live water sources:
 - ~ Jim Ned Creek
 - ~ Watts Creek
 - 134 acres of cleared, well-established native grasses and coastal bermuda
 - Excellent wildlife habitat
 - Exceptional grass condition
 - City water via Coleman County rural water system
 - Riparian water rights on Jim Ned Creek
 - All owned minerals and wind/solar rights convey
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Improvements

Very Modest frame home:
6 bedrooms, 2 baths, suitable for hunters or weekend stays.

Equipment shed for ranch tools and storage.





Accessibility

Easily accessible to major Texas markets:

Austin – 160 miles

Dallas – 190 miles

Fort Worth – 160 miles

Midland – 180 miles

Waco – 144 miles

Resources

There is no oil production on the ranch, but there is a pipeline that crosses the southern portion of the property.

To sweeten the deal, the seller will convey all owned minerals as well as all of the wind/solar rights.

Financials • Terms

Price: \$1,761,600 (\$4,800/acre)

Annual Taxes: Approx. \$1,200 (per Coleman CAD)

Minerals & Renewable Rights: All owned rights convey

Remarks

Curry Pasture is that rare combination of live water, excellent wildlife, productive pasture, and accessibility, all in a manageable size and at a compelling price point. With its unique natural features and recreational potential, this property won't stay on the market long.

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



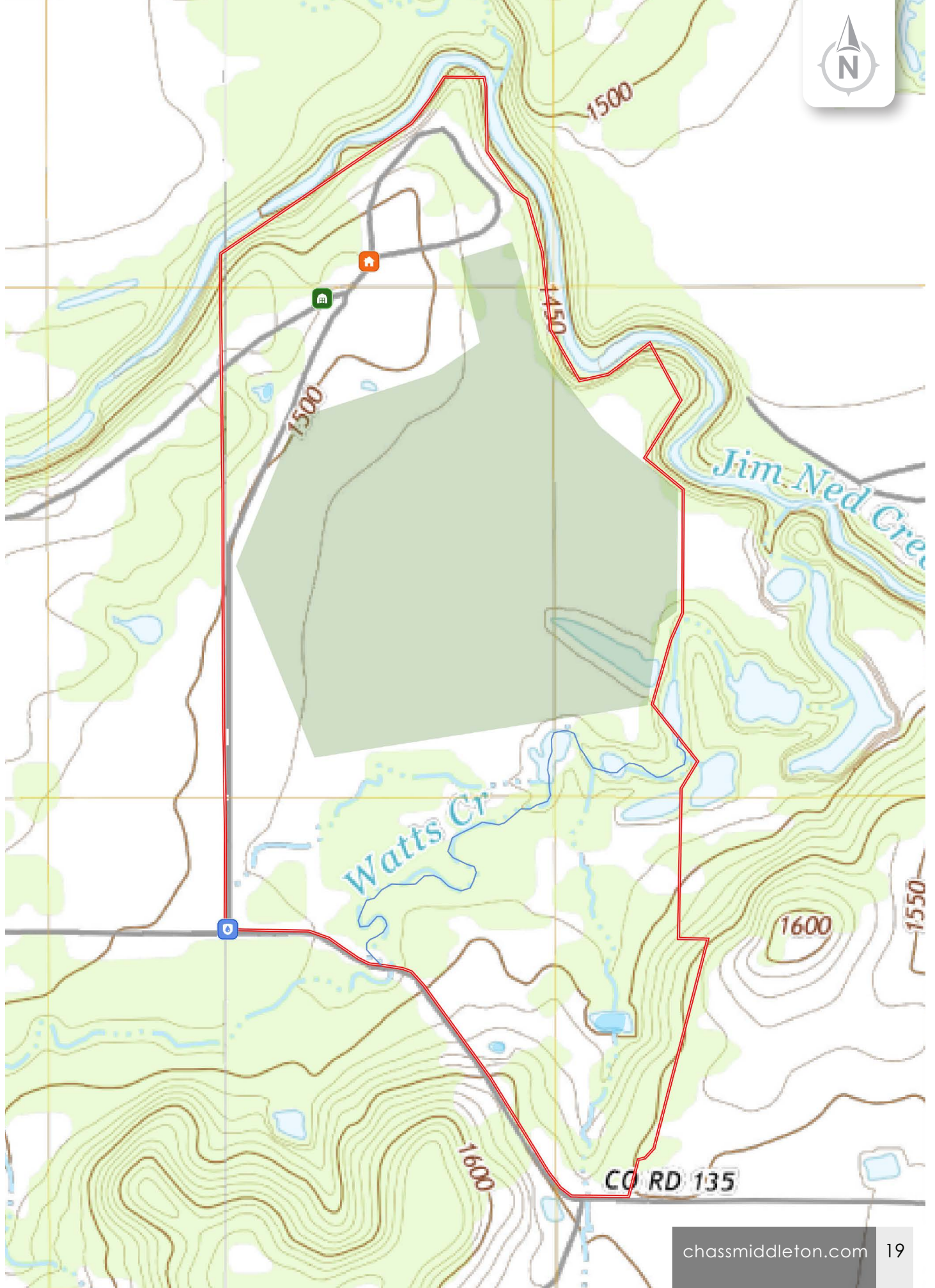




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31.8701, -99.2470



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