



KEPLER CREEK RANCH  
Irion County, Texas  
1,634 +/- Acres

# KEPLER CREEK RANCH

ACRES: 1,634+/-

COUNTY: IRION



The following description of the Kepler Creek Ranch highlights one of the most unique and difficult-to-find properties in the Concho Valley Region of Texas. Nothing can define this ranch as well as viewing it.

Kepler Creek Ranch is located approximately 20 miles south of Mathis Field Regional Airport in San Angelo. The ranch is off Guinn Road, which turns into County Road 113. They are both paved and are in excellent condition. The town of Knickerbocker is approximately 7 miles from the ranch.

## Terrain:

Low rolling hillsides and wide creek bottomlands, with an excellent turf of native grass, provide an excellent foundation for the conservation sculpted oak hills and oak/pecan creek bottoms.

## Water:

Dove Creek (a continuous year-round live water creek) waterfront footage is approximately 2800 feet on both sides of the creek and an additional 1100 feet on one side (about 3900 total). Water for the improvements is provided by 3 water wells and a rain catch system. The main house has a water softener that is nice, but not necessary. Approximately 39,000-gallon rainwater collection tank with two-stage filtration and UV sanitation. This provides water to both houses, the barn, and the irrigation system. The water storage is supplemented by two wells (both producing over 10 gpm) and the rain catch system, which can be switched between well water and rainwater. There are three additional 1000-gallon water tanks plumbed into the system, which can be filled with well water and reopened into the system if necessary. Constant-pressure water pump with an electronic controller provides water to the buildings. Multi-zone yard and flowerbed irrigation system with internet-capable controller.

## Improvements:

### Main House:

Designed by Mark Wellen, this approximately 3,200 SQFT two-story home, inspired by historic Fort McKavett, fits this historic region perfectly. It features two bedrooms and two baths with 18th-century charm. Reclaimed wood floors from old Chicago buildings, a five-star kitchen with a 48-inch Wolf stove, and large porches overlooking beautiful landscapes make it ideal for entertaining or peaceful living. The main house is connected to a 22kW generator with an auto transfer switch. There is a 1000-gallon rented propane tank that supplies propane to the barn and the main house generator. Additionally, a second owned 1,000-gallon propane tank is connected to the main house.

### Guest House:

This four-bedroom, three-bath house and its open floor plan provide the ultimate in guest quarters. Guests may also enjoy a covered outside cooking area with a full outdoor kitchen, which includes a pizza oven, fridges, a gas grill, warming drawers, and a sink, as well as a fire pit.

### Barn:

This large barn is equipped with a full industrial-size kitchen, sleeping quarters, a split bathroom with a separate sink and shower, a second room with sink and toilet, and a utility room with a large stainless-steel sink and washer and dryer hookups. There is also a separate man cave or workout room. The barn boasts large overhangs for storing equipment or parking. There is an adjacent greenhouse which can be used to overwinter plants and has available electricity, propane, and water just outside of the building. A skinning rack with electricity and lights, as well as water and sink, is also available for game processing and is just a short walk from the barn.

Along with the houses and barn, there are 2 sets of working pens, a smaller barn (on the other end of the ranch) with covered overhang and concrete slab, electricity, and water for livestock equipment storage, an older, but nice mobile home trailer with adjacent small storage container. There is also a small metal shed along the creek to store water toys, fishing gear and garden supplies.

### Recreation:

This property was once a part of a notable large ranch (still intact) from which the well-known springs of Dove Creek flow. Dove Creek, with its clear, cold spring water like none other in the Concho Valley, flows year-round through the Kepler Creek Ranch. Dove Creek offers excellent fishing, and a largemouth bass or a large catfish may be your prize. Added to this beautiful water feature is excellent hunting for trophy white-tailed deer, turkey, dove, occasional javelina, hogs, and free-roaming axis deer. There are about 2.4 acres on the other side of the creek that are high-fenced and set up for a garden area. The ranch is currently enrolled in the Harvest option for Texas-managed lands deer program (MLD) and has been previously enrolled in the conservation option for several years, providing abundant and extended hunting opportunities. Opportunities for bird watching are abundant with numerous painted buntings, black chinned hummingbirds, vermilion flycatchers, goldfinches, doves, and both migratory and resident songbirds, which take advantage of the constant water source.

### Minerals:

All owned minerals will convey.

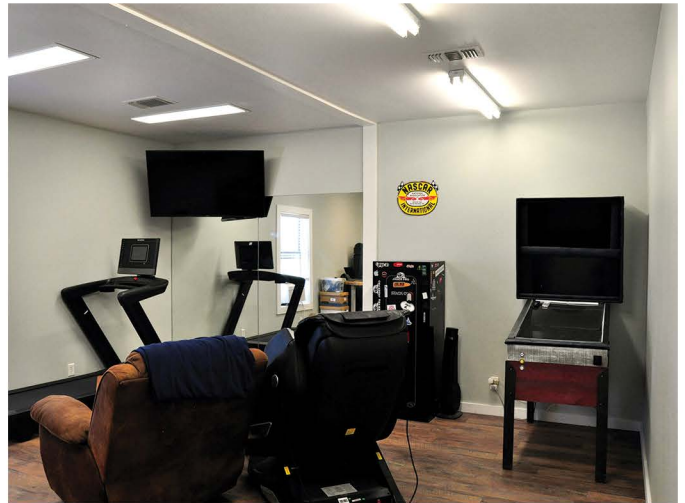
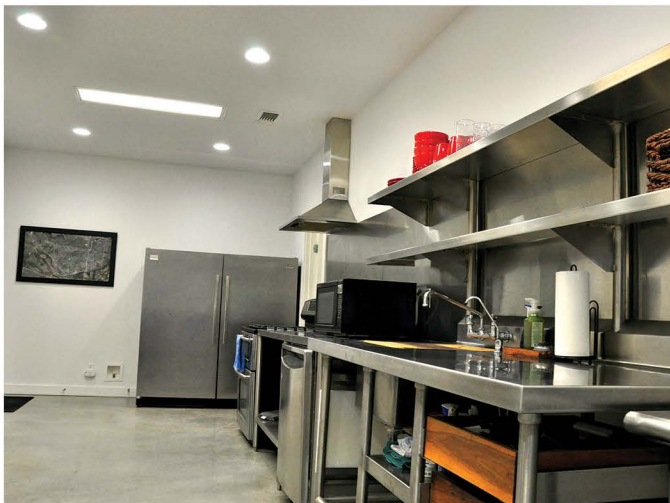
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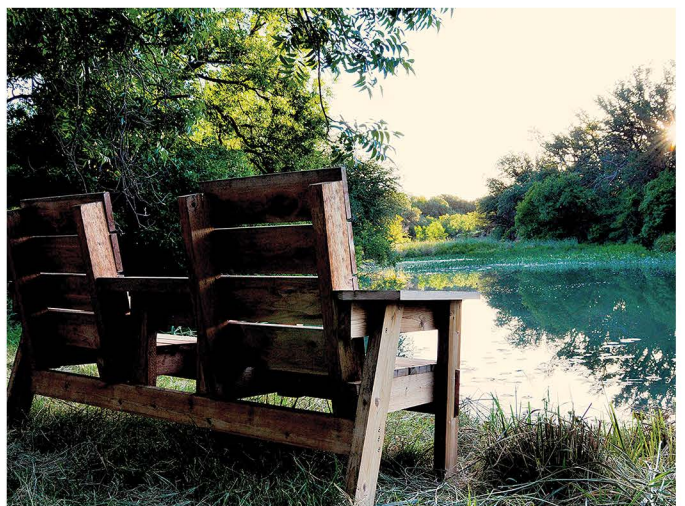
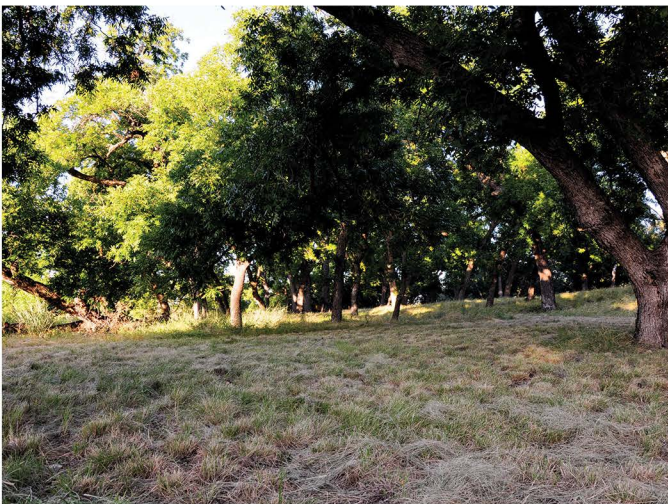
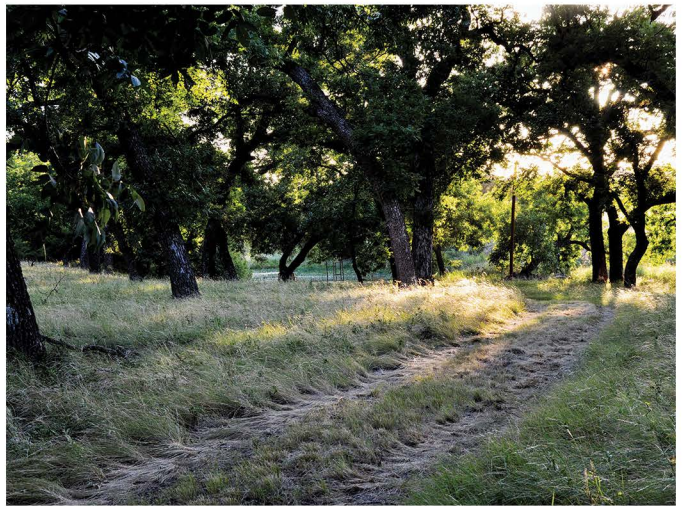




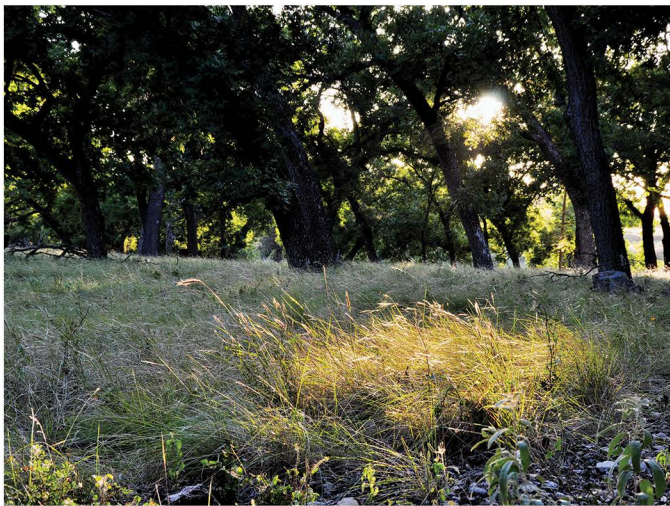
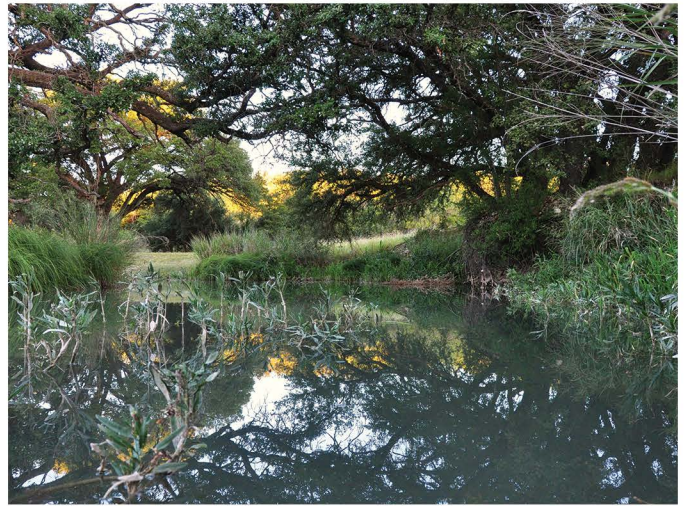
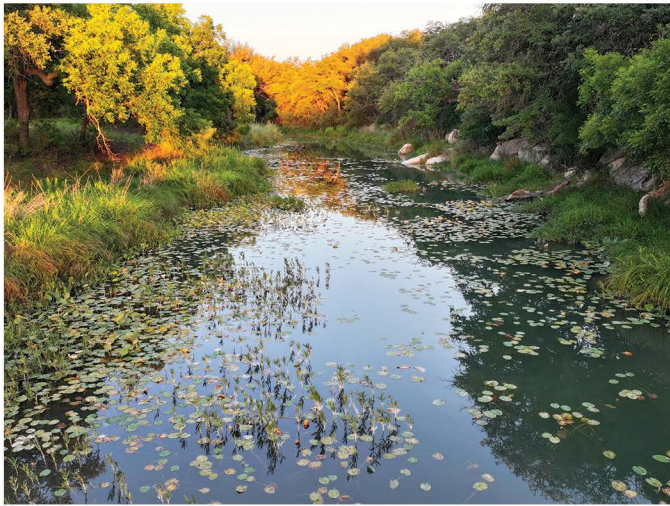
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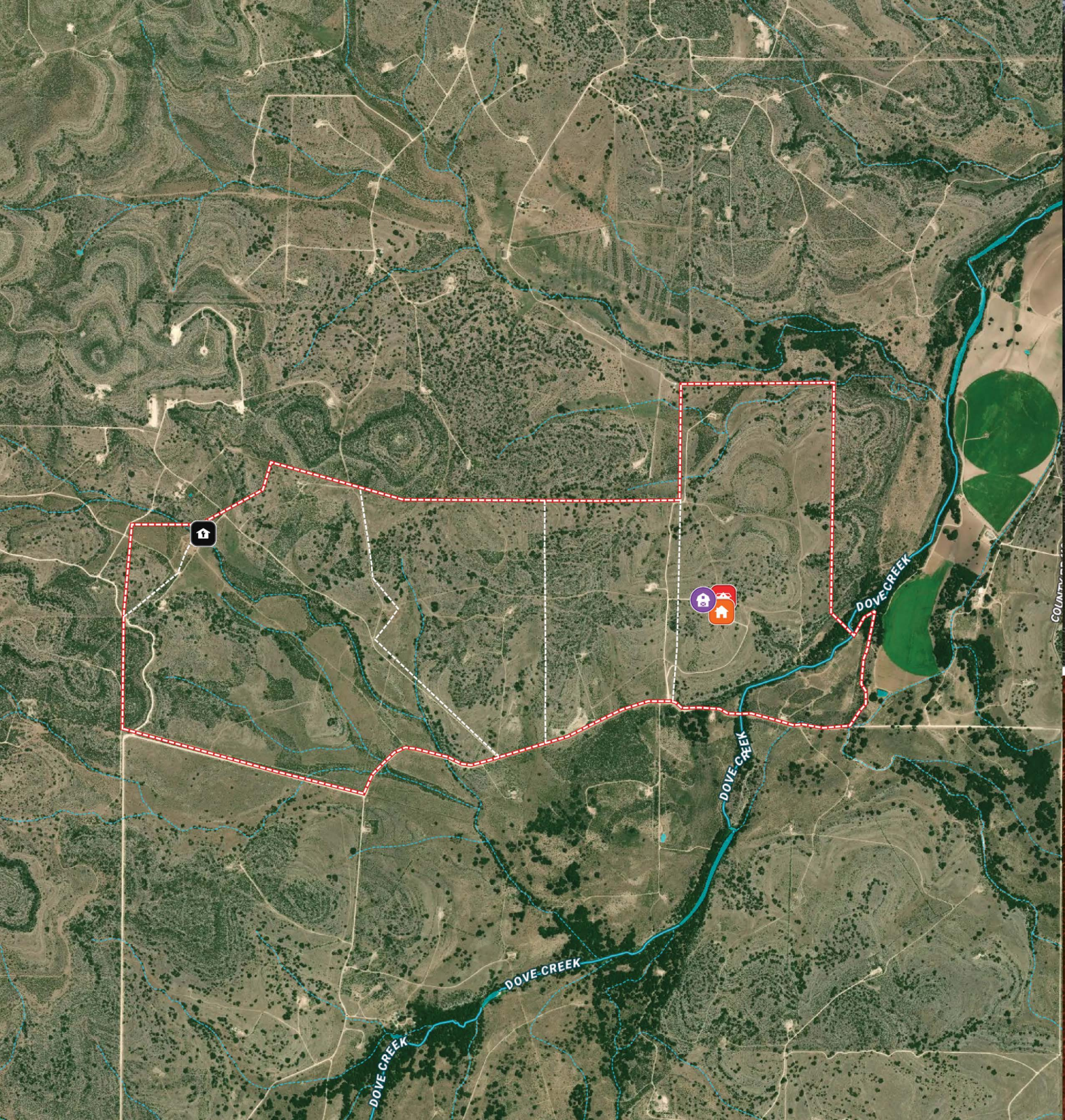
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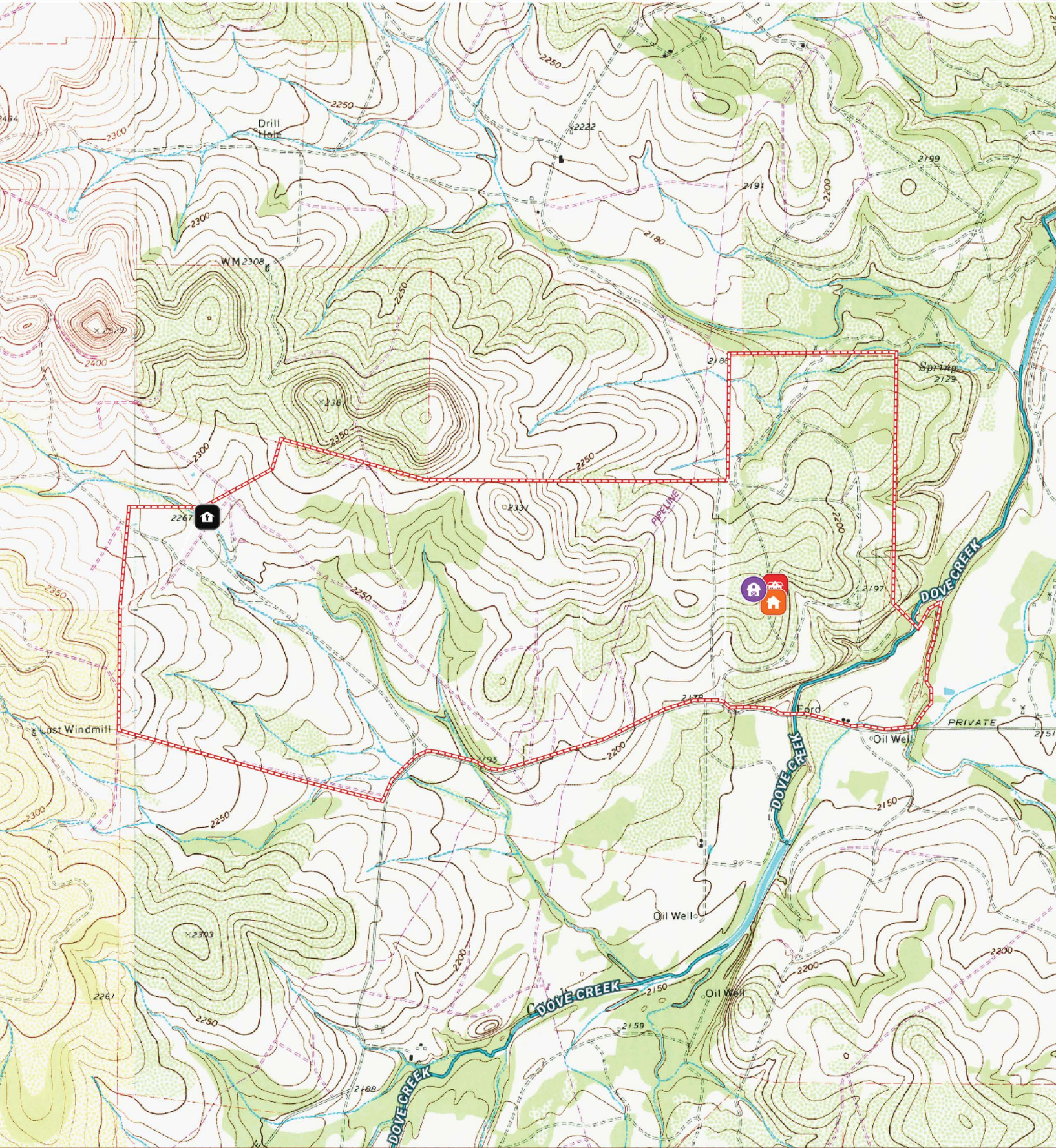
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