



MEADOR RANCH
SCHLEICHER COUNTY, TEXAS
10,445.51 +/- ACRES

MEADOR RANCH

Acres: 10,445.51

County: Schleicher



Lee, Lee & Puckitt is very honored to represent this long-time family-owned ranch located in the heart of beautiful Schleicher County.

ACREAGE:

Total acreage by legal description is 10,445.51 acres. This ranch is not all contiguous and is basically broken into 5 separate parcels, all being in Schleicher County.

TERRAIN:

This ranch is varied from productive, grassy mesquite flats to rolling liveoak covered hills, and to rolling mixed brush species of juniper, mesquite and liveoak. All of this ranch is considered good native ranch country. The turf is generally in good condition. There is one cultivated field that contains roughly 75 acres.

WATER:

Fortunately, all of this country would be in an area known for generally having good to very good underground water. Numerous solar wells, electric pumps, and one windmill. Most water is 250ft. to 300ft. in depth. Numerous water storage tanks and troughs. Overall, this ranch is considered to be very well watered.

WILDLIFE:

Very good white tailed deer population throughout. Also has a good population of Rio Grande turkey, dove, and feral hog.

Description of Parcels

#1 - HEADQUARTERS:

This is the largest tract of the ranch (which includes the high fence pasture below) being approximately 5,437.87 acres which is located on both sides of U.S. Hwy 277 approximately 6 miles north of Eldorado. This tract has 5 pastures, a trap, and good steel pipe corrals. There are several camp houses that are currently being used by the deer hunters. There are 3 electric pumps, and 3 solar pumps. The HIGH FENCE pasture is approximately 1,873 acres in size and has two solar wells furnishing water. There are white tailed deer and some exotics within the high fence. Good liveoak and good cover for wildlife.



The Headquarters has good turf, some large mesquite flats, rolling liveoak hills, and is very scenic with highway frontage.

#2 - CLARK: The Clark tract is approximately 686.55 acres and is located northwest of the Headquarters going on FM 915 then taking C.R. 1828 approximately 4.5 miles then north on an easement road 3.1 miles to the south entrance.

This tract has a solar well and is divided into two pastures. Has strong turf of native grass with large mesquite flat portion with more liveoak motts and cedar on the northern portion of the tract. Deer, turkey, and dove for wildlife.

#3 - CLYDE, SHAW & NIX

These three parcels are all one operating unit that contain a total of 2,735.4 acres. This acreage is located southwest of Eldorado by going south on US Hwy 277 then west on FM 2129 then south 3 miles on C.R. 108 to entrance of property.

The CLYDE is the largest parcel being approximately 1,608 acres of all pastureland with a large mesquite flat and rolling live oaks. This parcel is made up of 3 pastures and one trap; one electric pump with a new storage reservoir and two troughs.

The SHAW has approximately 400 acres of native pasture with good turf. Mesquite, cedar, and plenty of liveoak cover.

PLUS... there is approximately 75 acres in cultivation. This parcel has an electric water pump with storage.

The NIX is accessed by a short laned deeded easement coming out of the southwest corner of the SHAW and entering into the northwest corner of the NIX. This parcel contains approximately 640 acres. This area is very scenic with lots of beautiful live oak, mesquite, and cedar. Good pastureland with a solar well and older native rock tank. The CLYDE, SHAW, and NIX all have good hunting of whitetail deer, turkey, and dove. Together, this is a very nice ranching unit.

#4 - RED BARN:

This tract has approximately 940.9 acres and is off of C.R. 320 (also known as Harkey Lane). This is a very productive (in terms of native grass) tract and is very scenic as well. Lots of liveoak with plenty of rolling topography. This tract is watered by 1 windmill/tank, and 1 solar/tank; and has one set of steel corrals. Excellent grazing and hunting.



#5 -CEDAR: This parcel contains approximately 642.79 acres and is located about 6 miles east of HWY 277 with C.R. 316 being on the west boundary and C.R. 320 being on the south boundary, thus there is approximately 2 miles of County caliche road frontage on the parcel. This tract is primarily cedar/mesquite with some scattered liveoak. Fences are in good condition with a new fence on the east side. It has one solar well with storage/trough and a set of pipe pens for working livestock. Hunting is considered good.

MINERALS: This total acreage of the Meador Ranch is being sold SURFACE ONLY.

WIND LEASE: There is a wind turbine lease in place for approximately another 6 years. The future wind royalties are negotiable.

GRAZING/HUNTING LEASES: The property is subject to current grazing and hunting leases.

COMMENTS: The Meador Ranch was put together over many decades in the past. Truly a unique ranch which is very productive in terms of livestock production plus being very scenic and known for its good hunting!

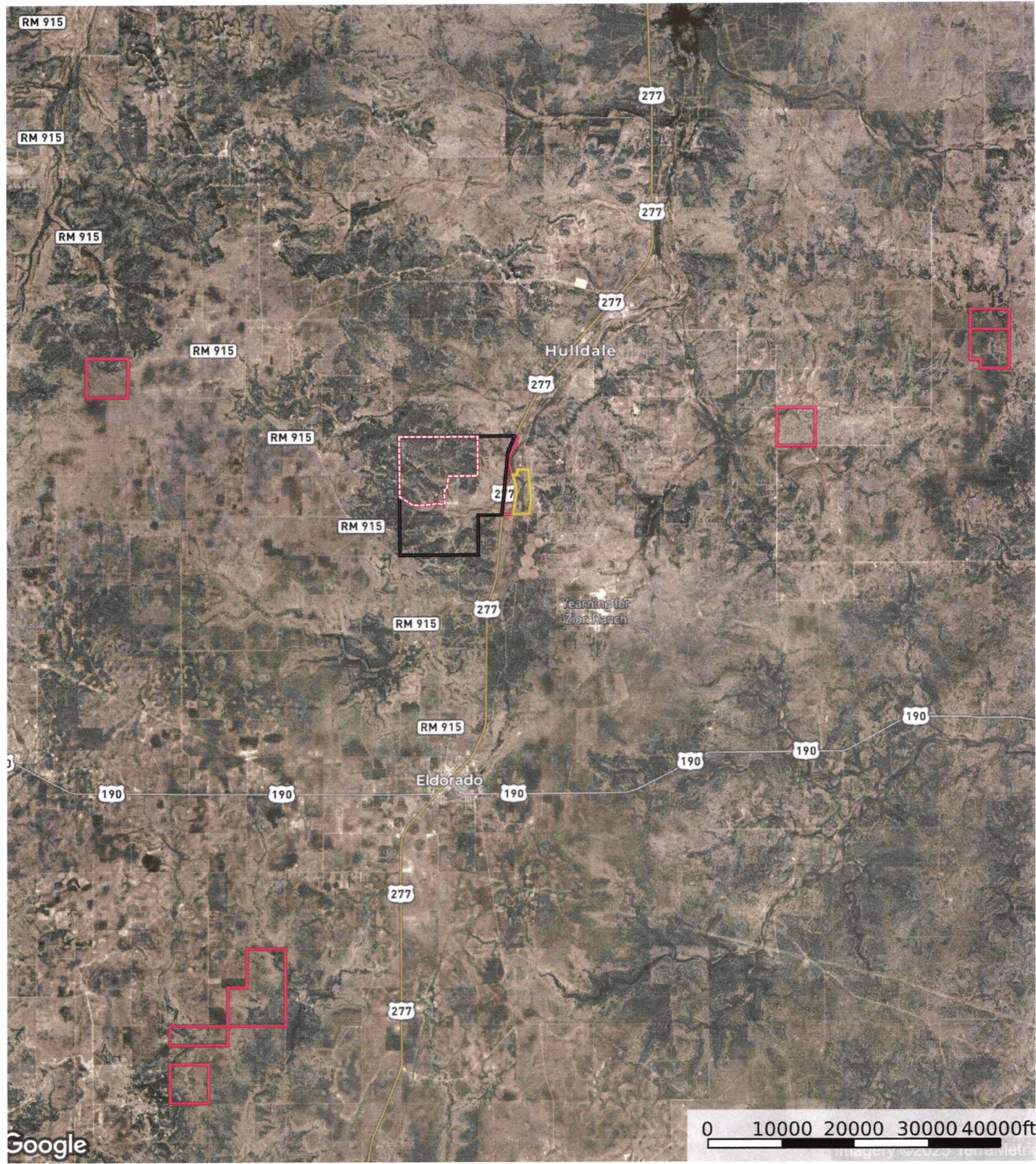
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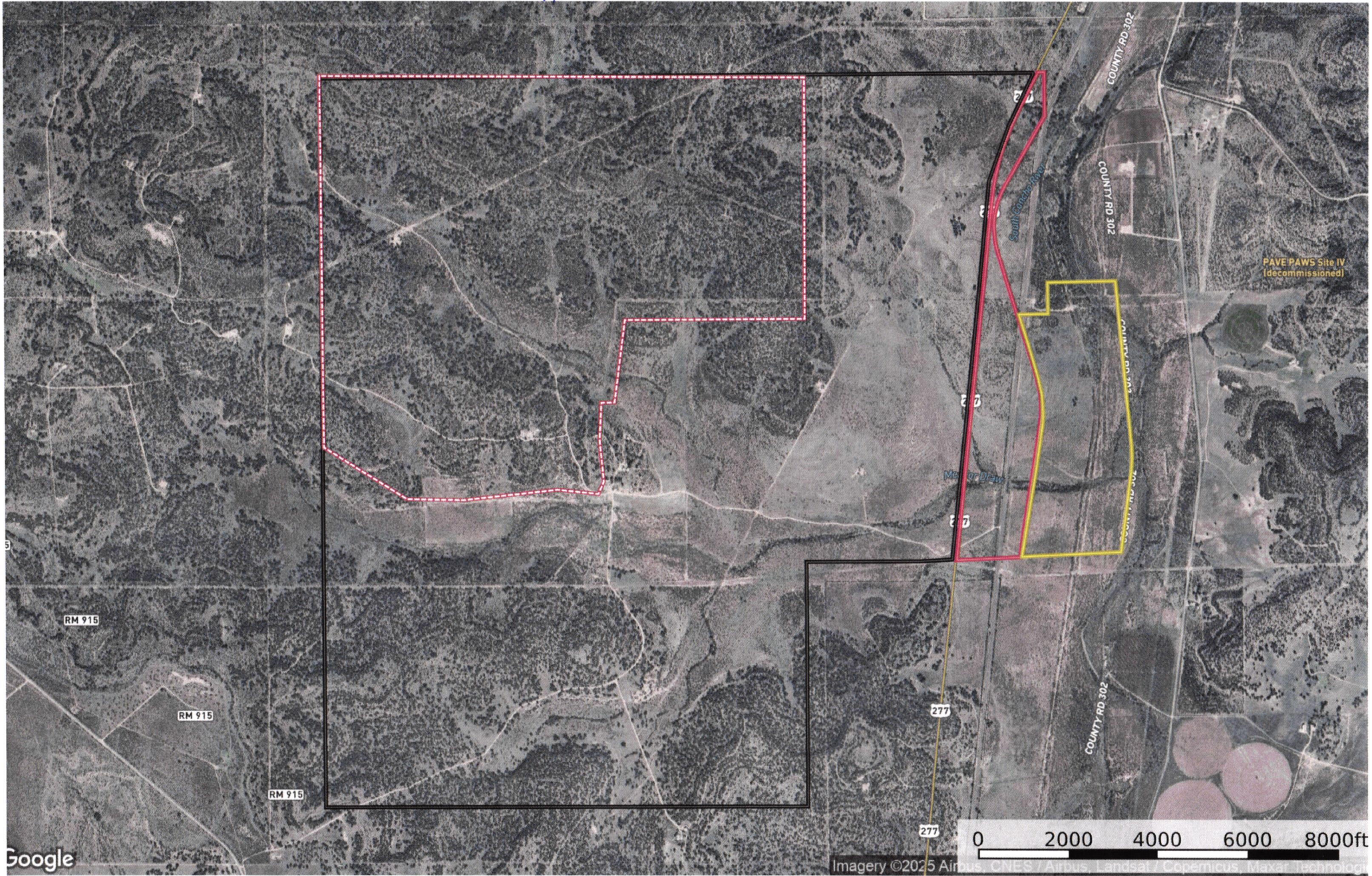


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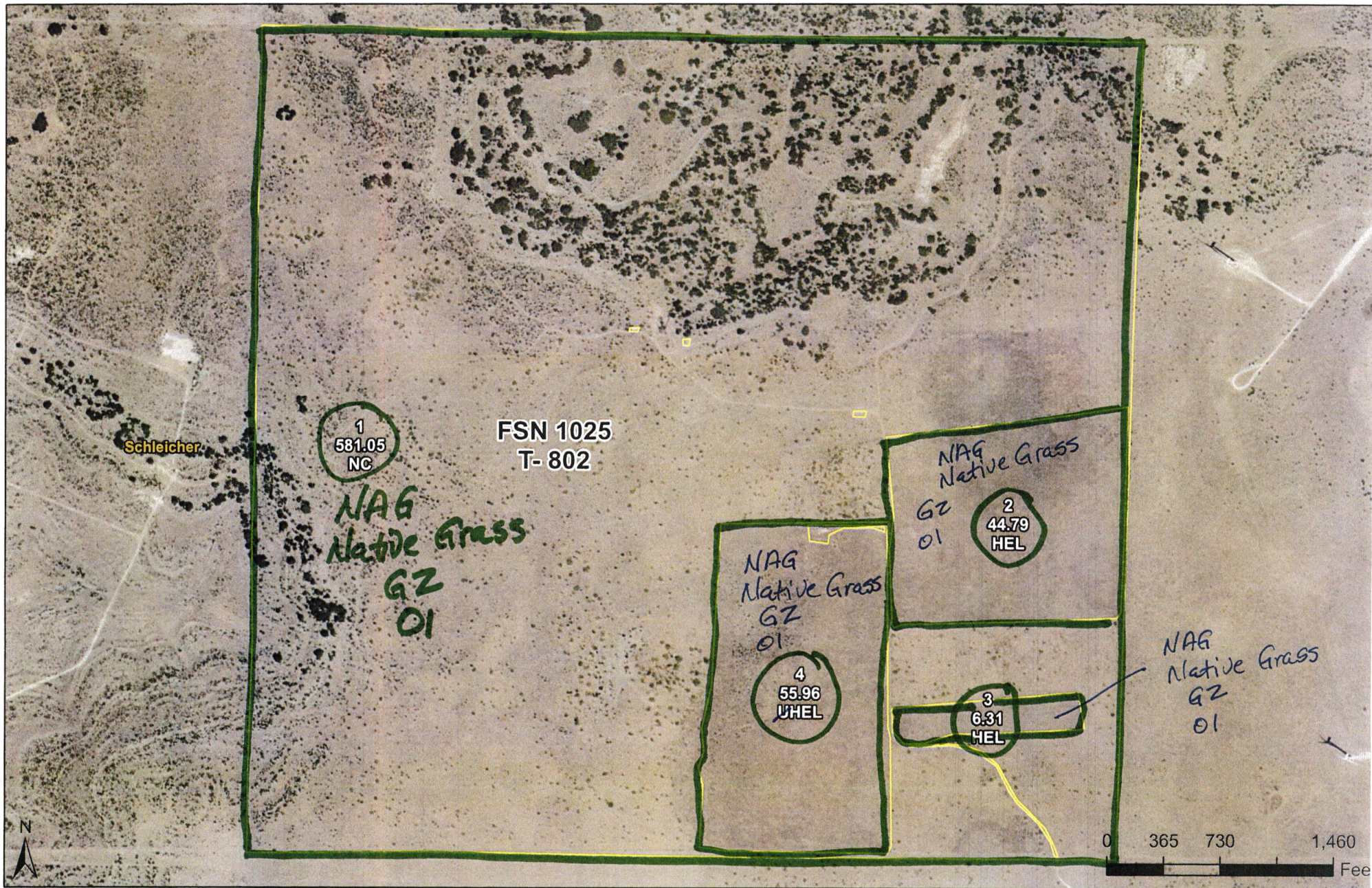
- Boundary
- Boundary 1
- Boundary 2
- Boundary

HEADQUARTERS



Boundary Boundary 1 Boundary 2 Boundary

CLARK



Schleicher County, Texas

100% Kevin Tully



Farm: 1025
Tract: 802

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2022 Program Year

Map Created February 15, 2022

Image Acquisition Year - 2021

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA-FSA assumes no responsibility for actual or consequential damages incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact

Clyde



Schleicher County, Texas



Farm: 1025
Tract: 443

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

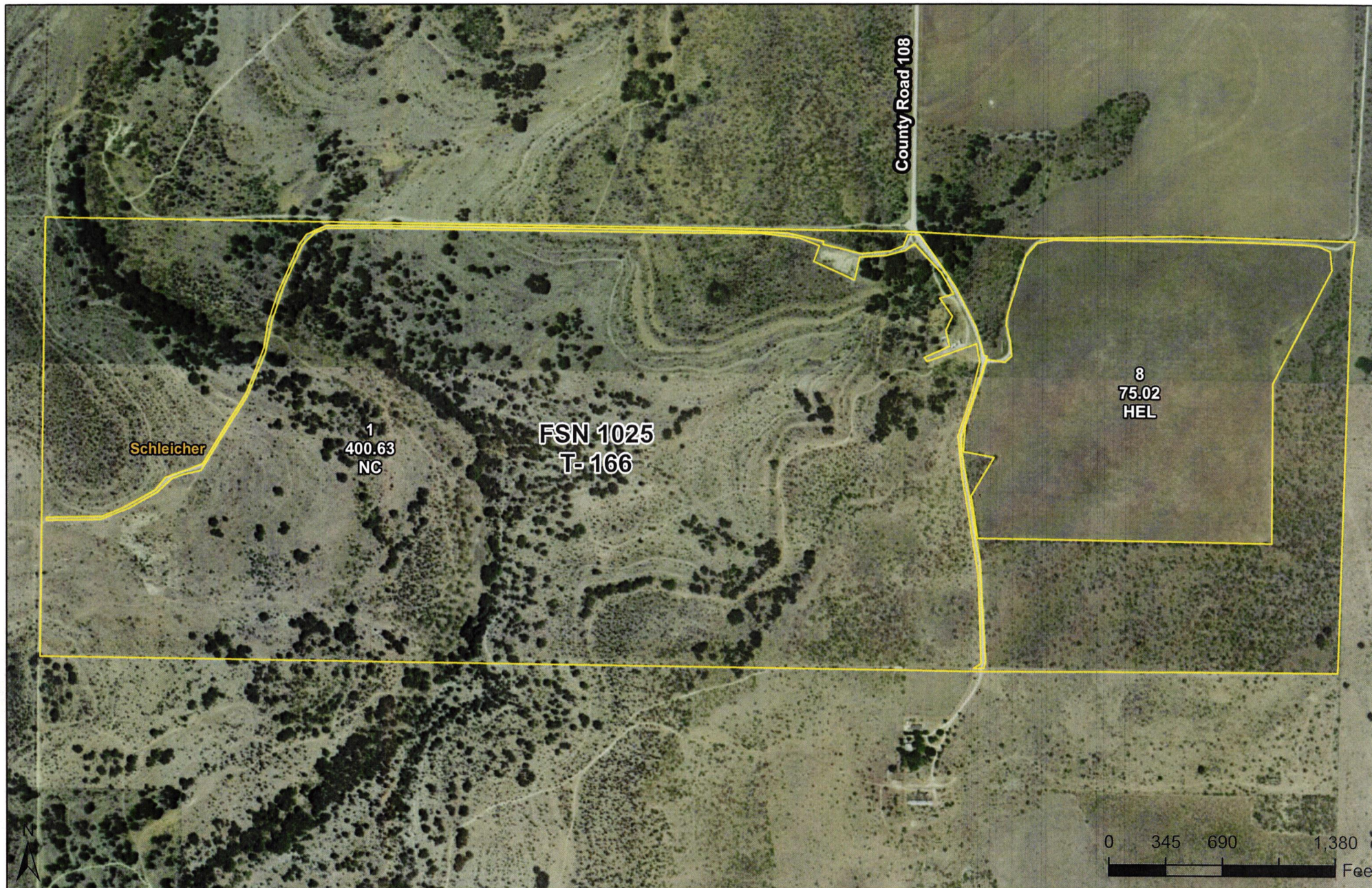
2022 Program Year

Map Created May 16, 2021

Image Acquisition Year - 2021

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Shaw



Schleicher County, Texas



Farm: 1025
Tract: 166

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2022 Program Year

Map Created May 16, 2021

Image Acquisition Year - 2021

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Schleicher County, Texas

100% Kevin Tully



Farm: 1025
Tract: 167

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

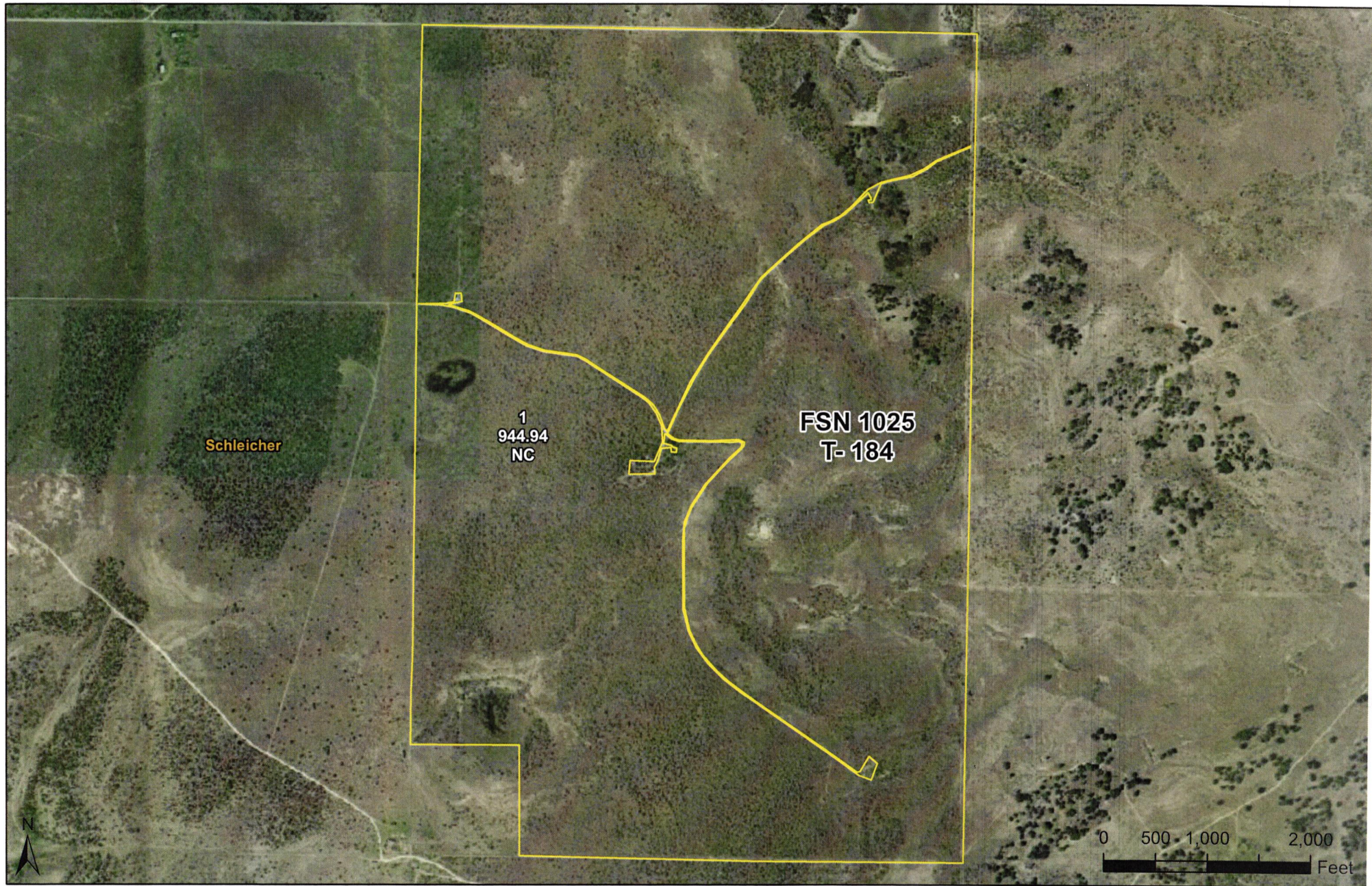
2022 Program Year

Map Created February 15, 202

Image Acquisition Year - 202

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Red Barn



Schleicher County, Texas



Farm: 1025
Tract: 184

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2022 Program Year

Map Created May 16, 2022

Image Acquisition Year - 2021

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Schleicher County, Texas

100% Kevin Tully



Farm: 1025
Tract: 1051

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2022 Program Year

Map Created February 15, 2022

Image Acquisition Year - 2022

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA-FSA assumes no responsibility for actual or consequential damages incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact

