



STONE RANCH
Concho County, Texas
1,000 +/- Acres

STONE RANCH

Acres: 1,000+/-

County: Concho

Price: \$3,200,000.00



Location Description:

The Stone Ranch is situated roughly 8 miles west of Eden and about 30 miles east of San Angelo, accessed via a short easement on Highway 87 in Concho County, Texas.

Terrain:

The ranch features rolling live oak territory and is renowned for its abundant live oak trees, with minimal cedar and mesquite. It has been well-maintained over the years, with extensive control of mesquite and cedar across most of the property.

Water:

The ranch is well-supplied with water for both livestock and domestic use. There is one water well that, when drilled in the 1960s, produced 20 to 30 GPM. A new single-horse pump now operates on the well, producing 10 GPM. A large storage tank near the houses supplies water to all pastures. The water well also provides for the residents.

Improvements:

Main House:

The main house underwent a complete remodel and expansion in the 1980s. This well-maintained 4-bedroom, 3-bath home is shaded by large live oaks and features a spacious back porch perfect for watching sunsets on the ranch.

Guest House:

Located adjacent to the main house, this small, one-bedroom, one-bath home features a charming front porch.

Foreman's Home:

This is a single-wide manufactured home that has been kept in good condition.

Barn:

The large barn serves as a versatile space and is in excellent condition, currently used for storage.

- The ranch is divided into three pastures and two traps, with one of the pastures featuring an attached field.



Recreation:

The ranch offers good recreational opportunities, including hunting and livestock raising. The game includes dove, a large population of turkeys, white-tail deer, varmints, and numerous Axis deer roaming the area.

Minerals:

Some minerals are negotiable.

Price:

\$3,200 per acre or \$3,200,000.00 total

Comments:

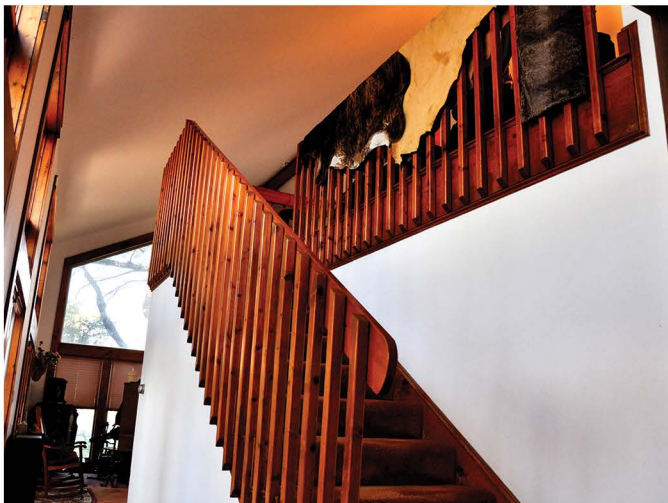
This is an exceptional ranch that has remained in the same family for generations. A property of this quality with such a large number of live oaks rarely becomes available in this area. Come see it before it's gone.

Disclaimer:

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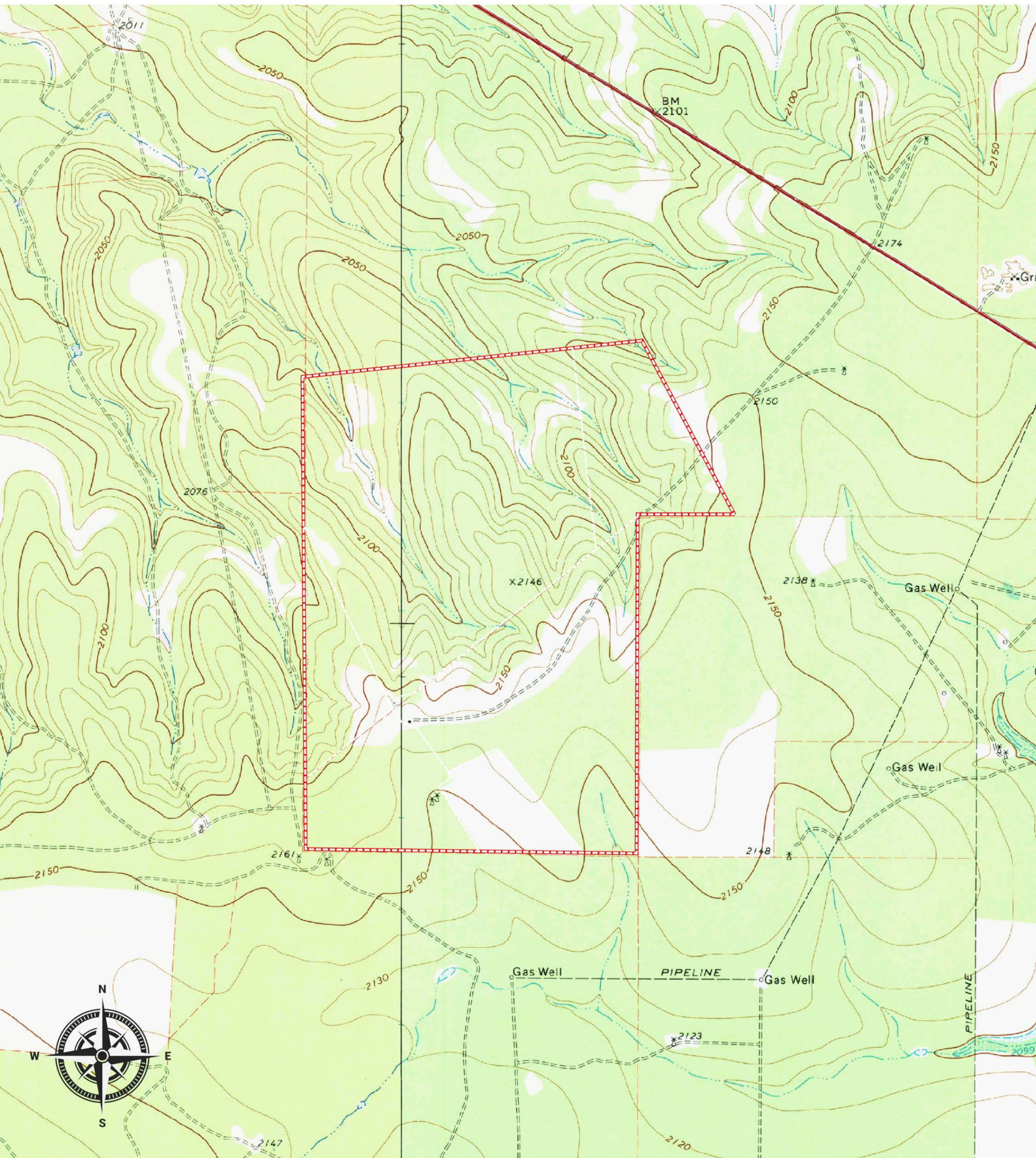
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