

FORD RANCH

31,788.87 +/- Acres

McCULLOCH, MENARD and CONCHO COUNTIES, TEXAS



U Home of the legendary Brady Buck

OFFERED EXCLUSIVELY BY:

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The historic Ford Ranch is located near the geographical center of Texas, just west of Brady, Texas. Access to the ranch is provided by paved roads and well maintained graded county roads.



The Ford Family purchased this massive holding in approximately 1842. G. Rollie White, who was born in 1875, leased the Ford Ranch for grazing, and two years later, in approximately 1902, he and his father purchased the Ford Ranch. G. Rollie White became a veteran cowman, civic leader, banker, horse breeder, and philanthropist. He was widely known throughout Central Texas and soon became known as “the Steer King of Texas”. At one time, G. Rollie White was running approximately 35,000 steers, 85,000 sheep and 20,000 goats in McCulloch, Concho, Menard, Mason and Pecos Counties. One of his clever sayings was, “I have bought a lot of land in the Brady region. I never bought any too high, and never sold any high enough.”

The property, now for the first time ever, has been placed on the market. The source of the above information is from an April 5, 1964 article in the San Angelo Standard Times and from conversations with Forrest Armke, longtime manager of the Ford Ranch.



Exceptional management practices have been in place for many years in order to generate substantial income from this asset. Now, however, because land prices have continued to escalate over the years, the decision has been made to sell this outstanding working cattle/recreational property.

The terrain on the Ford Ranch varies from lower fertile bottom lands to gently sloping and rolling hills and upland areas. Elevations throughout the ranch range from approximately 1,900 feet in the lower bottom lands to 2,100 feet on the elevated hills and uplands.



Subject to sale, withdrawal, or error.



The ranch has a good mixture of palatable native grasses, with the predominate grasses being Texas Winter Grass, Mesquite Grass, several varieties of Grama, Bluestem and a favorable mix of Forbs, Filaree, Wild Rye and Winter Weeds. Many years ago, approximately 1,200 acres were in cultivation. This land has now been re-seeded to established stands of improved grasses, such as Coastal Bermuda, Willman Love Grass, Tifton 85 Bermuda, Klein and WW-B Dahl Bluestem.

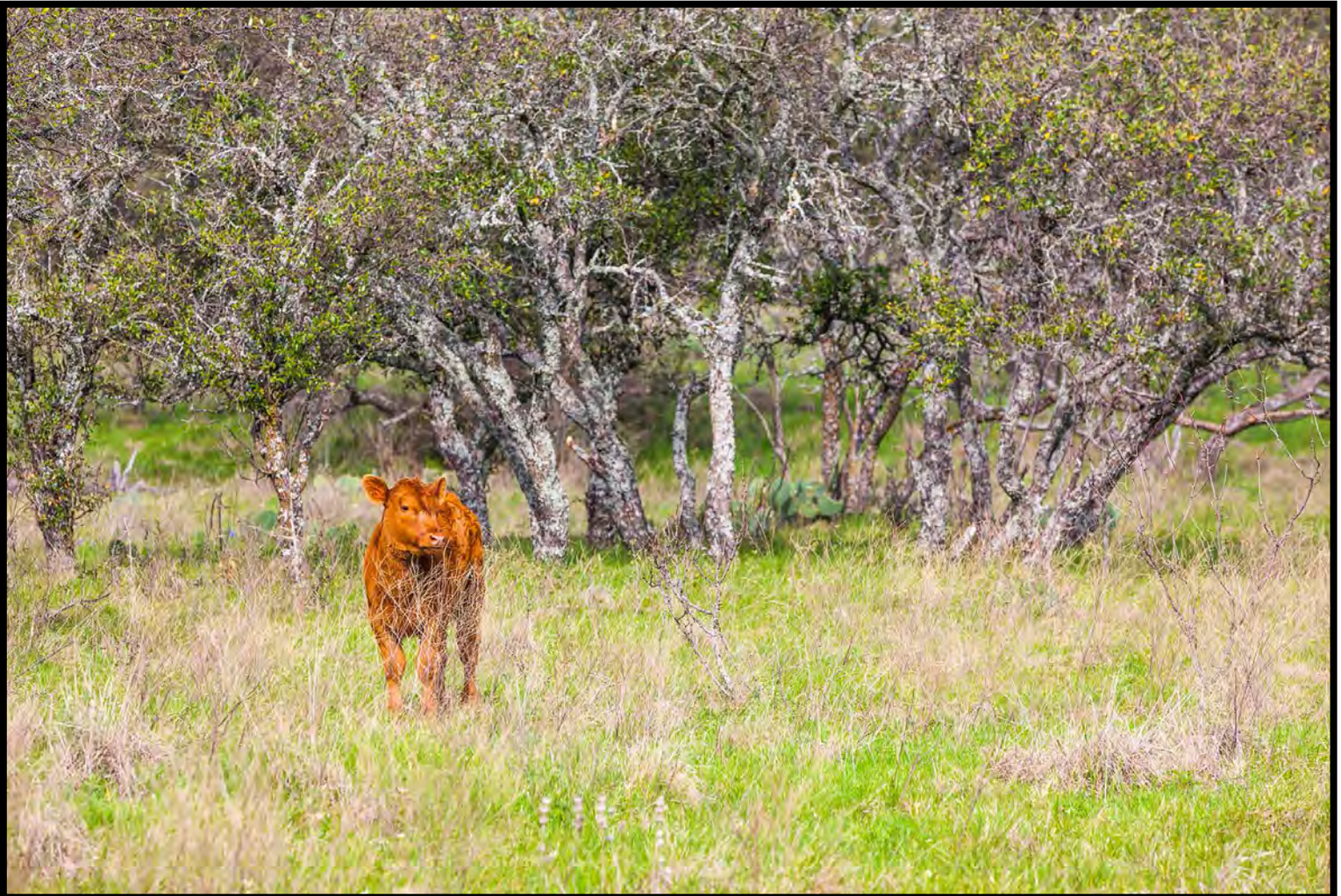




The Ford Ranch has a scattered to often times fairly dense canopy of brush and trees, principally being Live Oak, Shin Oak, Mesquite, some Cedar, along with Algerita, Plum, Pear, Ephedra and Lote Bush. Soils throughout the ranch are typically dark loam with limestone rock outcrops. Overall, the Ford Ranch has a great blend of fairly open country transitioning to areas with moderate to fairly dense cover, offering outstanding habitat for wildlife, but still maintaining quality grass cover for the extensive livestock ranching operation.

Historically, the Ford Ranch has been operated as a 1,000 – 1,200 animal unit ranch. The ranch is fenced and crossfenced with both permanent net wire and barbed wire fencing, along with electric fencing, which was incorporated a number of years ago for rotational grazing purposes. Without question, it appears that rotational grazing has not only benefitted the excellent grass cover, but also enhanced the carrying capacity of the ranch.

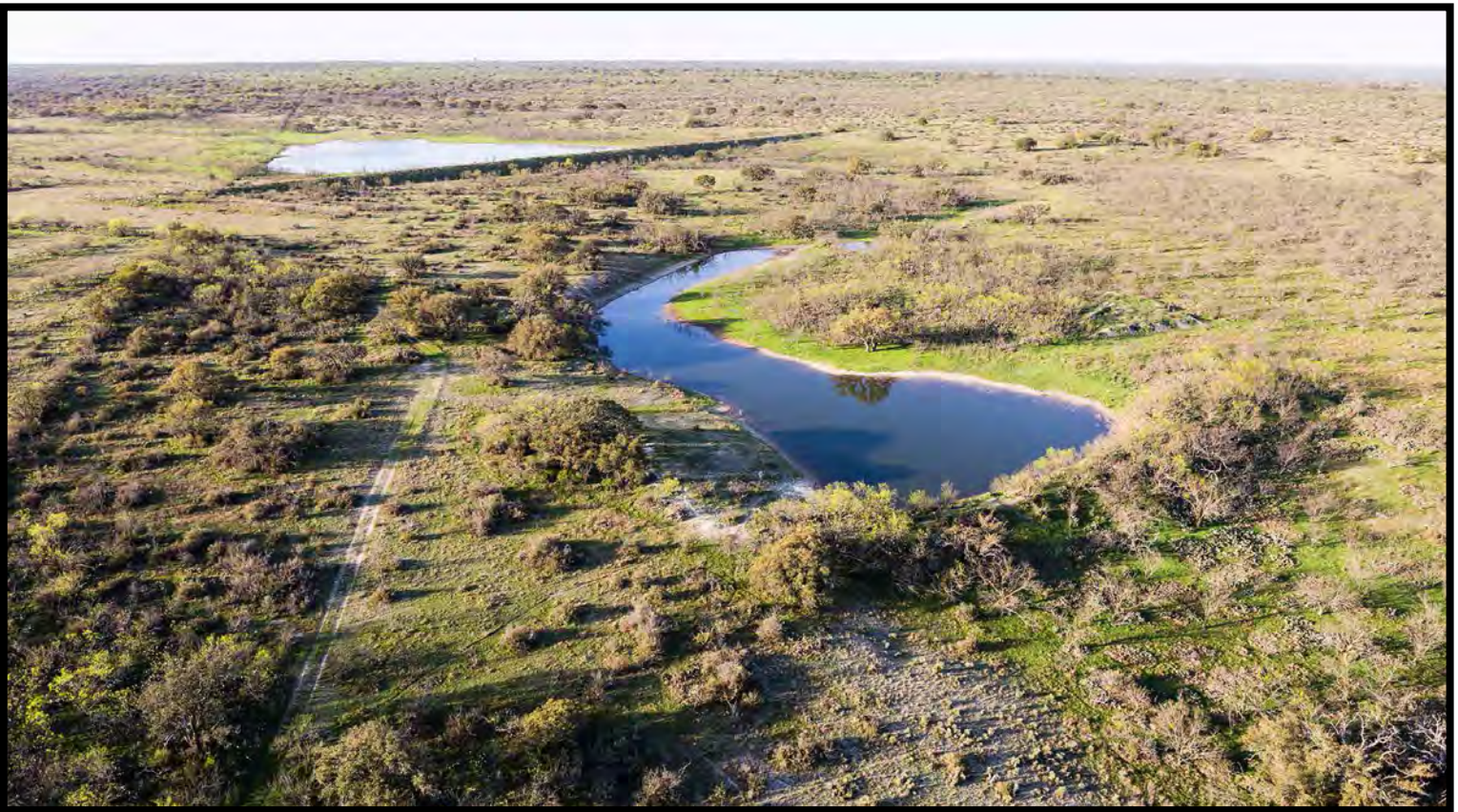




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Structural improvements on the Ford Ranch are modest and consist of the manager's home, help house, metal barn, hunter's cabins and a cook house. These improvements are functional, but do not contribute any significant value to the ranch.





For ranches of comparable size, the Ford Ranch is considered to be well watered using privately owned wells, water storage facilities and pipelines which produce, hold and transport water throughout the ranch. There are two ranch owned electric submersible wells pumping from approximately 1,200' below the surface along with approximately 11 ranch owned windmills pumping from depths of 75'-175'. Storage facilities for water pumped solely from windmills and submersible pumps consists of 6 cisterns and 18 troughs with a combined capacity of approximately 515,000 gallons. There is an extensive waterline network throughout the ranch. These private waterlines, constructed with PVC, black poly and galvanized pipe, range from 1 1/4"-2" in diameter and are connected to the windmills, submersible pumps and City water taps. Potential buyers should satisfy themselves as to water quantity and quality from these wells.





There are a number of good earthen ponds located throughout the lower bottom land areas and many years ago, the Soil Conservation Service constructed six flood control dams across major drainages through the ranch. These dam sites were created to retain and slow flood waters along these major drainages. They are not designed to totally capture and hold flood waters, but rather retain and slow down the fast running flood waters in order to control erosion. These large dams, however, do hold sizeable amounts of water at times.





In 1971 and 1972, through two conveyances of water rights (“Conveyances”), the Fort Worth National Bank, Trustee for the G.R. White Estate, sold to the City of San Angelo (“City”) the fresh water rights located at depths below the base of the Ellenberger formation under approximately 25,000 acres of the Ford Ranch lands.¹ The City has now drilled 15 water wells to pump fresh water to San Angelo. The water is located at depths of 2,200’-3,000’ below the surface, but reportedly rises in the wells to a pumping depth of approximately 485’. Each well site and pump station is enclosed by a galvanized chain link fence and easily accessed by a caliche road. The City pays royalties on the water pumped and in 2015 the royalty income to the owners of the Ford Ranch was approximately \$15,000. As the City’s water use increases, royalty income will likely increase. One 96’ tall City water storage reservoir is located near the southeast side of the ranch. City wells pump water into this large reservoir and, from here, the water flows by gravity to the northwest portion of the ranch where the main station pumps water to San Angelo. City waterlines on the ranch range from 20”-30” in diameter.

Strictly in accordance with the terms and restrictions of the Conveyances, City pumped water is available to the owners of the Ford Ranch from taps placed on City waterlines. From two water taps in 2014, the ranch used approximately 3.5 million gallons. In 2015, the ranch used approximately 6.5 million gallons from eleven taps. Currently, the combined storage capacity for City pumped water (with windmill backup) using 16 cisterns and 72 water troughs, is approximately 575,000 gallons. City pumped water is considered to be an enhancement to the ranch. Not only is this additional water source a desirable asset, but the City maintained caliche roads provide great access for much of the property. The owners of the Ford Ranch have developed a working relationship with the City and the water field continues to be created in a workmanlike manner. Construction and maintenance of facilities and rights-of-way are governed by an Operational Manual. This manual is available upon request. The ranch is currently using water from the City wells for agricultural and livestock use, but the water pumped from City wells pursuant to the conveyances will be untreated, non-potable² and provided on an “as-is” basis. Any purchaser will need to satisfy itself that the water available from the City wells meet any applicable regulations for its intended use.

¹ (1) Water Rights Conveyance being undated, but acknowledged on July 2, 1971 and recorded in Volume 112, Page 62, Deed Records of Concho County, Texas; Volume 180, Page 662, Deed Records of McCulloch County, Texas; and Volume 88, Page 400, Deed Records of Menard County, Texas; and (2) Water Rights Conveyance dated July 27, 1972, recorded in Volume 180, Page 675, Deed Records of McCulloch County, Texas. The two above conveyances are collectively referred to as the “Conveyances”.

² Non-Potable water is raw and untreated water pumped from City Wells that has not been laboratory examined, properly treated, or approved by appropriate authorities as being safe for human consumption.



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In 2007, a mono-pole electric transmission line was constructed along the far west edge of the Ford Ranch. A 180 foot cleared easement was granted and representatives of the property negotiated an ongoing annual payment for this easement. This annual payment will transfer to the purchaser.





Commercial hunting is big business on the Ford Ranch. Hunters come from far and wide to hunt whitetail deer, turkey and quail, as well as free ranging axis deer. The ranch generally takes in 16 – 18 deer hunters each weekend for a total of 5-6 weekends during whitetail season. The ranch also caters to turkey hunters and quail hunters. The current longtime ranch manager stated that it is common for quail hunters to locate 15-20 coveys per day.

Hunting income from 2008 – 2011 averaged over \$306,000 per year. As the ranch entered into the prolonged drought beginning in 2011, hunting income was reduced to approximately \$275,000 per year, and is now increasing back to normal levels.





The Ford Ranch maintains an active hunting website. To view this website, go to: **www.fordranchhunting.net**.



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Serious big game hunters all over the world are familiar with a legendary whitetail known as The Brady Buck. This monster buck is reported to be the largest free ranging whitetail the Lone Star State has ever produced, and the deer was killed on the Ford Ranch. With 78 non-typical points, this bruiser held the record for the largest free range deer ever killed in the state for years, scoring an unbelievable 284 3/8ths B&C. After finding his sheds in 1891, the deer was killed in 1892. Genetics from the Brady Buck have made whitetail deer hunting on this ranch some of the best in Texas.







There are two marginally productive oil wells on the ranch. There is scattered mineral production in the area, but the ranch does not appear to be in an active mineral development area at this time. The seller is reserving all owned mineral interests, as well as all rights of ingress and egress to develop the mineral estate, and the Ford Ranch is offered on a surface only basis. However, the exclusive listing agreement with broker further states that "Seller has the discretion and flexibility to negotiate minerals to make a sale."

Annual precipitation is approximately 27 – 28 inches, and most of the rainfall occurs during the growing season. Annual property taxes were \$45,450 for 2015 or approximately \$1.43 per acre.

The Ford Ranch is located in a very desirable ranching area with the added bonus of tremendous hunting. The ranch has never been offered for sale during the over 100 years of the current ownership. In this area of Texas, a 50 section ranch, such as the Ford Ranch is considered to be of extremely large size. It would take considerable time and effort to assemble a ranch of this magnitude in this area of Texas. The Ford Ranch was initially listed at a price of \$60,000,000 or approximately \$1,885 per acre. Now, in an effort to move forward in a timely manner on this desirable property, the sellers have agreed to **reduce the listing price to \$52,500,000, or approximately \$1,650 per acre**. This recent price reduction indicates a genuine effort to sell this ranch in the near future.

Without question, if you are searching for a large Central Texas cattle/hunting ranch, the Ford Ranch deserves your immediate attention. Properties of this magnitude are seldom offered for sale.

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Farm and Ranch Since 1905

