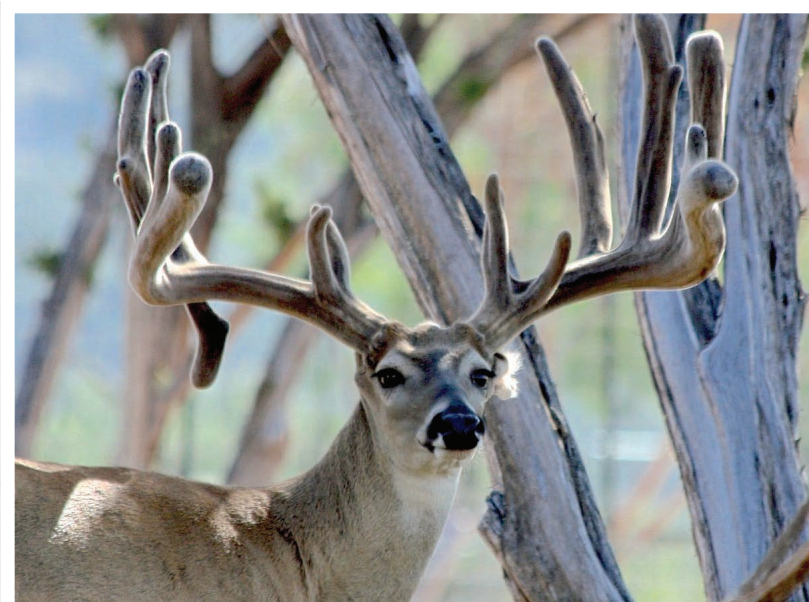


Flying C Ranch

FM 574 GOLDTHWAITE, TX 78629
MLS# 8905886

\$1,750,000

380 Acres



Dave Murray, Broker,
REALTOR®, CRS
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dmtn.com



Coldwell Banker United

FLYING C RANCH

Central Texas
Hunting Ranch

\$1,750,000
380 acres

Location

From downtown Goldthwaite, take FM 547 West for approximately 12 miles, look for 10ft high fencing and the big Flying C gate

Deer

Native deer population has been removed, and the ranch was restocked with top quality genetics whitetail deer— 200"-300" big. (See Attachment) The 380 acres are completely high-fenced (10ft.), with MLDP Level III permit allowing for an extended hunting season. Currently there are approx. 130 top-quality deer on the ranch.

Water

Flying C Ranch has 2 wells, with 1 solar-powered well feeding a constant-level pond- pumping 18-GPM. This also feeds to water troughs for deer and other wildlife. Additionally, there are multiple wet-weather creeks criss-crossing the property.

Land

The land offers a variety of Hill Country terrain, with flat level pasture to sloping hills. There is a wealth of cover in the 380 acres, with cleared land surrounding the homes, including a 2,000 ft. long east-west grass runway.

Roads

A gravel road extends from FM 547 to the homes in the property. Dirt roads have been cleared surrounding the borders of the property, and criss-crossing throughout.

Taxes

Taxes came out to approximately \$5,081 in 2014

Home

3 structures reside on the property – a 2400 sqft 3BR/2Bath main residence with wood floors and rustic feel, a 2000 sqft structure with 650 sqft guest apt and barn equipment area with up to 12' high roll up doors, & a 1200 sqft equip. barn. The main home is exquisitely rustic with rough cedar & douglas fir vaulted ceilings, hand-scraped wood floors, and master suite with coffered ceiling.

The kitchen opens to main living, featuring stainless appliances and granite counters. A wide porch wraps around the home, with built-in outdoor kitchen, leading to a flagstone patio with outdoor fireplace. The standalone guest quarters features 2 bedrooms and full bath. Both the main residence and barn guest quarters are protected with bug control system that sprays exterior of the structures.



STEALTHCAM®

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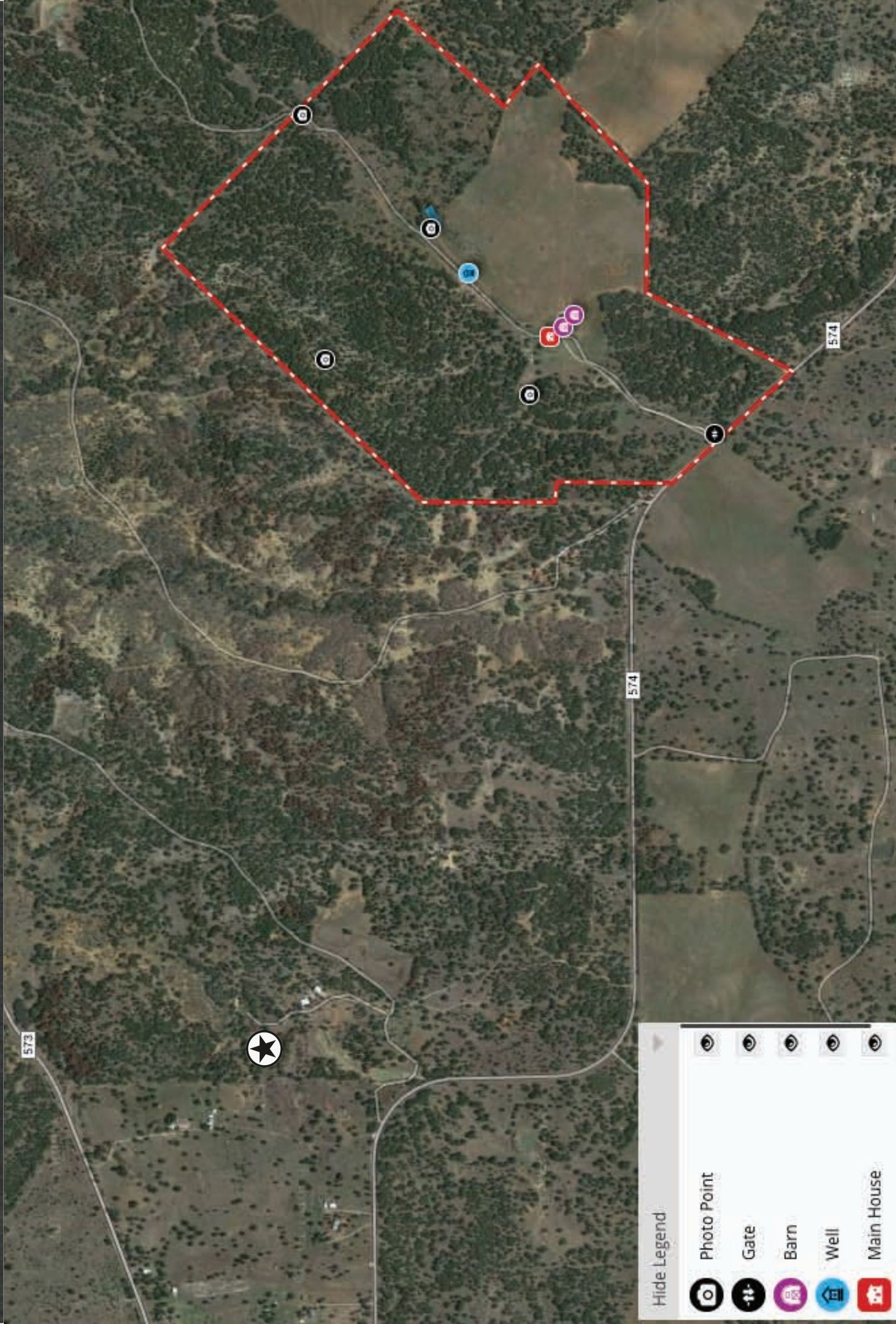
STEALTH CAM

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WILLIAMSON COUNTY, TX - 95 ACRES

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Hide Legend



Photo Point



Gate



Barn



Well

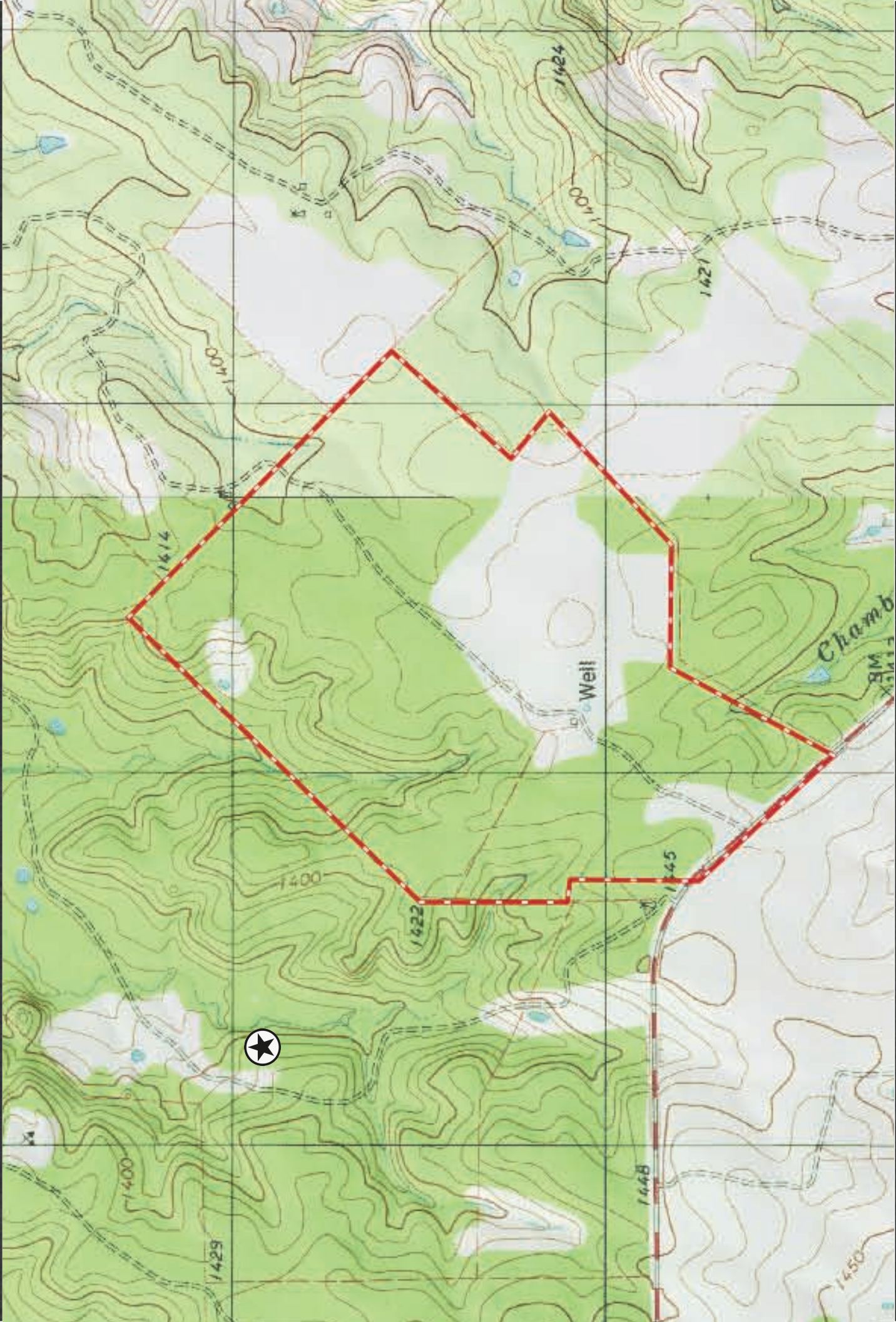


Main House

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GENETICS	RANCH:	FATHER:		NOTES:	
BUCKS:			MOTHER:		SCORE:
Green 648 (IceMan)	Cinco C Ranch	Patron	Unknown		192" @ 4yrs
White 508 (Sancho)	Cinco C Ranch	Thumper	Unknown	Mighty Jumper Grandson	186" @ 4yrs
Blue 929	The Non-Typical Ranch	TexRoller 272"	Oscar on Mighty Mouse	High Roller 419" Grandson	115" @ 1yrs
Green 707	The Non-Typical Ranch	Stickers 300"+	Oscar on Dugger	Stickers 300"+ 5yrs in a row	232" @ 3yrs
DOES:			BRED TO (2009):		
Red 702	Rebel Ranch	TinMan	Blue 503	B503 270" Tipps Buck	
White 758	Lone Star Whitetail	Stone Cold	Stoned Again	Stoned Again 200"+ @ 2yrs old	
White 407	Lone Star Whitetail	Don Juan	Mighty Scar	Might Scar 250"+	
White 530	Lone Star Whitetail	Don Juan	Mighty Flyer	Mighty Flyer 248"	
Blue 138	Triple JJJ	Benito	Al'd to TexRoller	Cover Buck: Easy Rock	Tex Roller 272"
Blue 139	Triple JJJ	Benito	Al'd to TexRoller	Cover Buck: Easy Rock	Tex Roller 272"
White 750	Santa Margarita	Oranger 562	Highgate	Highgate- Bodacious Son	
Green 860	Santa Margarita	Playboy	Archer G755	Archer 310" @ 3yrs	
Green 807	Santa Margarita	Playboy	Al'd to El Chingon		
White 667	Bar None Ranch	Bronco	Thicket	Thicket 220"	
White 6208	Bar None Ranch	Bronco	Thicket	Thicket 220"	
Yellow 610	M&S Ranch	Comanche	Green 613		
Blue 802	M&S Ranch	Sundance	Sundance		
Red 600	The Non-Typical Ranch	Maxbo		DNA on File	Maxbo 300"+
Red 719	The Non-Typical Ranch	Maxbo		DNA on File	Maxbo 300"+
Red 700	The Non-Typical Ranch	Maxbo		DNA on File	Maxbo 300"+
Red 714	The Non-Typical Ranch	Maxbo		DNA on File	Maxbo 300"+
Purple 802	The Non-Typical Ranch	Maxbo Extreme		DNA on File	Maxbo Extreme 300"+
Purple 805	The Non-Typical Ranch	Maxbo Extreme		DNA on File	Maxbo Extreme 300"+
Yellow 707	The Non-Typical Ranch	Easy Money		DNA on File	Easy Money 300"+
Yellow 809	The Non-Typical Ranch	Easy Money		DNA on File	Easy Money 300"+

	Spotlight Surveys for 2014-2015 Season					
		Flying C Ranch				
Date	Bucks	Does	Fawns	Undertermined	Total	
8/21/14	16	21	26	0	63	
9/6/14	13	15	21	1	50	
9/16/14	17	18	22	4	61	
Total	46	54	69	5	174	
Percentage	26%	31%	40%	3%		
			Total Route Visibility (acres):			504
			Calculated Acres per Deer:			2.90
			Total Acreage:			380
			Calculated Deer on Ranch:			131
	Bucks	Does	Fawns	Undertermined		
Calculated Total						
on Ranch:	35	41	52	4		