



**Listing Agent:** ANTHONY SIMPSON

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## 6037 ACRES, TOM GREEN CO., TEXAS

LOCATED JUST NORTH OF SAN ANGELO, TEXAS, THIS RANCH IS CONVENIENT TO CITY AMENITIES (RESTAURANTS, SHOPPING, HOSPITAL, AIRPORT, ETC.) YET FAR ENOUGH OUT TO FEEL LIKE A MILLION MILES FROM NOWHERE.

THIS RANCH IS COMPRISED OF TWO NEIGHBORING PROPERTIES BEING OFFERED AS A WHOLE. THE LARGER OF THE TWO IS A HIGHLY IMPROVED TURNKEY PROPERTY CONSISTING OF 4248 ACRES THAT IS COMPLETELY HIGH FENCED. THE ADJOINING PROPERTY OF 1789 ACRES COULD BE HIGH FENCED AND STOCKED FROM THE BREEDING FACILITY THAT CURRENTLY HOUSES BETWEEN 600-700 DEER OF THE HIGHEST QUALITY WHITE-TAILED GENETICS TO BE HAD. THE EQUIPMENT BEING OFFERED WOULD BE PLENTY TO OPERATE THE ENTIRE 6037 ACRES.

THE EXTREMELY DIVERSE TERRAIN CONSISTS OF CREEK BOTTOMS, MESQUITE FLATS, LARGE VALLEYS AND MOUNTAINS WITH VIEWS FOR MILES AND MILES.

OFFERED AT \$19,561,255

### Property characteristics

- WORLD CLASS DEER HUNTING
- STATE OF THE ART BREEDING FACILITY
- 6000 SF FULLY FURNISHED LODGE
- BREATHTAKING VIEWS
- EQUIPMENT, MACHINERY, VEHICLES
- SOME MINERALS AVAILABLE
- 45+ WATER WELLS 10-120 GPM
- FOREMAN'S HOME, CABIN
- BARN, WALK-IN COOLER
- FEEDERS AND BLINDS
- 5 IRRIGATION PIVOTS
- UNBELIEVABLE DOVE HUNTING
- 6037 ACRES



# TEXAS HUNTING RANCHES

Trophy Ranches • Turnkey Ranches • Exotic Hunting Ranches



GOOD SOLID HABITAT SUPPORTS A WIDE VARIETY OF WILDLIFE THAT INCLUDES OF COURSE TROPHY WHITE-TAILED DEER, ABUNDANT TURKEY, AXIS DEER, A VERY SOLID QUAIL POPULATION, A FEW WILD HOGS, AND AN ENORMOUS AMOUNT OF DOVE. THERE IS A 3 ACRE LAKE THAT IS STOCKED FULL OF FISH THAT ALSO PROVIDES FOR SEASONAL DUCK HUNTING. THIS RANCH HAS EVERYTHING THAT AN OUTDOOR ENTHUSIAST COULD DREAM OF!



ABSOLUTELY GORGEOUS IMPROVEMENTS INCLUDE A 6000 SF FULLY FURNISHED LODGE, A 3/2 ROCK HOUSE (FOREMAN'S HOME), A DOUBLE WIDE TRAILER, A NICE HUNTING CABIN, IMPLEMENT BARN, HAY BARN, GAME CLEANING FACILITY WITH ELECTRIC HOISTS AND WALK IN COOLER, 3 LARGE GRAIN SILOS, 30+ INSULATED MONSTER BLINDS, BOW STANDS, 15 ON TIMER PROTEIN FEEDERS, 30 GRAVITY PROTEIN FEEDERS, 35 CORN FEEDERS, THE LIST GOES ON. DETAILED LISTS OF EQUIPMENT, FURNISHINGS, MACHINERY AND VEHICLES ARE AVAILABLE.



FOR THE HUNTER, THERE IS NO QUESTION ABOUT THE ABSOLUTE ATTENTION GIVEN TO THE BREEDING OF THESE AMAZING DEER. A FULL TIME TEAM THAT INCLUDES A WILDLIFE BIOLOGIST DEDICATES THEMSELVES TO THE QUALITY OF THE WILDLIFE AND THE HABITAT OF THIS RANCH.



**PLEASE GIVE ANTHONY SIMPSON A CALL FOR FURTHER DETAILS ON THIS PROPERTY OR TO SET UP A SHOWING AT (210) 854-6365. LOOK UP OUR NEW WEBSITE FOR ADDITIONAL RANCHES FOR SALE AT [SIMPSONRANCHES.COM](http://SIMPSONRANCHES.COM)**

**ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE BUT SHOULD BE VERIFIED BY POTENTIAL BUYERS**