

BULL CREEK RANCH

Premier Texas Hunting and Recreation Ranch

Fisher County, Texas

968 Acres, more or less



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale the beautiful and productive Bull Creek Ranch. The property is located in western Fisher County, between Snyder and Roby in what is commonly referred to as “Quail Alley”. This ranch has been groomed and manicured, with brush work performed in strategic locations as to greatly enhance the huntability and the habitat of the property. Every acre of the Bull Creek Ranch is huntable, and habitat is ideal for quail hunting.

The location of the ranch is ideal for the avid quail hunter, as the ranch is very near to the Rolling Plains Quail Research Ranch (RPQRR - www.quailresearch.org), and the property is almost surrounded by two other large, well known quail hunting ranches.



Subject to sale, withdrawal, or error.



The ranch is set up ideally for quail hunting behind dogs. There is an excellent network of roads through the ranch, and roads are currently in great overall condition. Cover is considered to be ideal for quail habitat, and is generally provided by mesquite with scattered hackberry along the draws and creek bottom areas and a few small areas of cedar. Some of the available food sources for quail are ragweed, broomweed, lotebush, sunflowers and catchlaw. Ephedra, some sumac and scattered pear are also fairly common on the property.





The Bull Creek Ranch is in great condition and has not been stocked with livestock in several years.

Brushwork has been performed on several hundred acres throughout several areas of the ranch, and native grasses and weeds have been greatly enhanced in these areas. All brushwork was done with wildlife habitat in mind, removing nearly all cedar, thinning out some areas of thicker mesquite and leaving all hackberry trees and beneficial bushes and shrubs. There are some large areas of thick brush remaining for whitetail cover.



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The Bull Creek Ranch is considered to be exceptionally well watered in an area that is widely known to have water problems. The current ranch owner piped rural water to the ranch at great expense. Additional water is furnished by Bull Creek, an electric water well, a windmill and five earthen ponds. The water well is tied into a large water storage reservoir which accumulates 1,500 gallons of water for a wildlife watering system.

Several of the earthen ponds have just been completely cleaned out and reworked. These ponds are now in great condition and waterlines have been extended to some of the ponds to help maintain water levels. Additional waterlines have been extended throughout the central portions of the ranch for wildlife watering stations (pictured).

Bull Creek is a seasonal creek that will hold several holes of water throughout portions of the year, and there is a spring located near the northeastern corner of the property that maintains a steady supply of water throughout the year.





The Bull Creek Ranch has been modestly improved by a nice entrance gate, covered shed with electricity and a veranda with restroom, outdoor stainless sink for bird cleaning and a small storage room.

A gravel pit on the northeastern portion of the property is considered to be a great asset to the ranch and has been used to gravel many of the ranch roads.

The Bull Creek Ranch is in excellent overall condition and lends itself well to be a great hunting and recreational cattle ranch. The brush canopy is ideal for quail, but still thick enough in places for the ranch to hold deer.



Two foodplots are well established and are great for attracting whitetail and turkey. Large neighboring ranches also help produce quality wildlife. The ranch is in an area with great migratory bird hunting.

The Bull Creek Ranch is very realistically priced at \$1,050 per acre. The seller owns, and will convey, 25% of all minerals. Executive leasing rights for minerals are owned by the owners of the remaining 75%. A portion of the ranch has been leased but no production or drilling activity exists. Seller owns, and will convey, exclusive executive wind energy leasing rights and 100% of wind revenue to recover all surface damages, and thereafter 50% of wind revenue.

If you are in the market for a scenic, well located, very productive quail hunting ranch offering good recreational ranching appeal and excellent water features, the Bull Creek Ranch deserves your attention.

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