

The C BAR Ranch

570 +/- ACRES

HARDEMAN COUNTY, TX



This is an excellent combo ranch and will provide the new owner the opportunity to graze cattle, farm grain crops or hay, and hunt a variety of wildlife. The ranch is 570 +/- acres large and consists of roughly 200 acres of native pasture, 100 acres of improved grasses, and 270 acres of dryland farm ground.

The 200 acres of native pasture contains tall range grasses and dense mesquite brush. The pasture is located primarily on the west side of the ranch, with a small portion in the northeast corner. This area provides good bedding areas for whitetail deer and is a natural bobwhite quail habitat.

The owner has kept corn feeders going for the past several years and has taken some impressive deer off of the property, scoring into the 150s. There is also hunting for turkey, hog, dove, and varmits.



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A long creek wash runs through the native pasture, draining rainfall to Spring Creek a couple of miles away. The owner has recently constructed a large dam going across this wash to form a deep basin. When full, this dam is expected to create a 3+ acre lake.

Other sources of water on the ranch include two ponds, one of which is fed by a windmill-powered water well, and a solar-powered water well for livestock.



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The 100 acres of improved grasses is all continuous and is fenced off separately from the wheat fields, to allow for rotational grazing.



The 270 acres of farm land is divided into three separate fields and is currently sewn in winter wheat. This ground will also grow milo, haygrazer, coastal bermuda, or other hay crops. The fields and the grass pasture meet in the middle of the ranch, where the solar-powered water well is located.

There are brand new cross fences separating the fields and pastures, and the perimeter fence is in good shape itself. All of the fences are five-line, barbed wire, with metal T-posts.



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The owner has a deer camp set up just off of the large block of native pasture on the west side, where the north wheat field starts. There is a camping trailer, cooking area, small storage shed, and outhouse here.



The pond with the windmill is near the campsite. It is common to see trophy whitetails come out to graze right in front of you here.



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The C Bar Ranch's terrain has a gentle roll to it. It is bordered by a 5000 acre ranch on the north side and either wheat fields or improved grass pastures on the others, so there is minimal hunting pressure around it. The property has 1/2 mile of frontage on Hamby Road on the west side, but the main entrance is located on the east side, where it is secluded at the end of a dirt road.

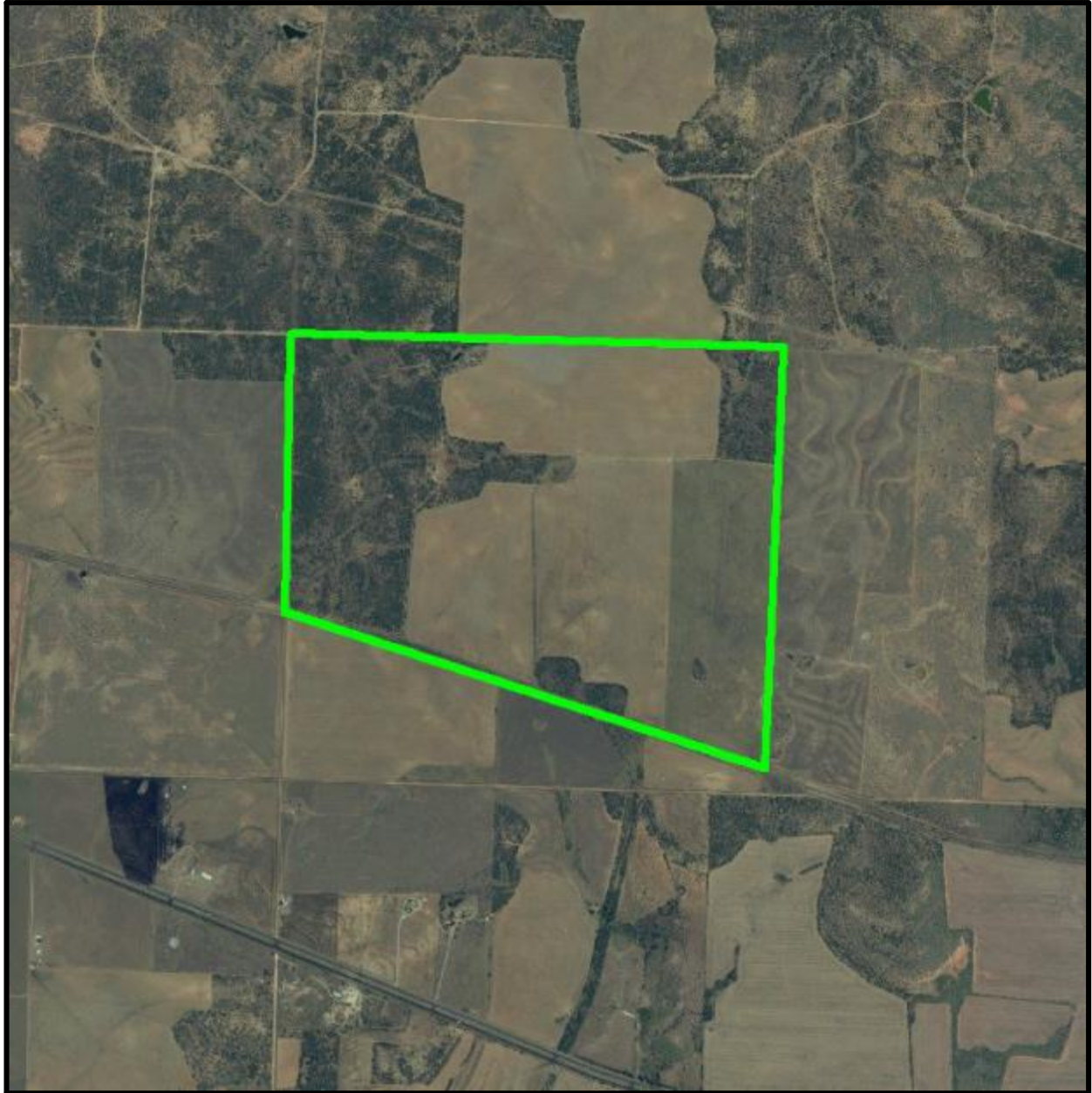


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ASKING PRICE: \$1250/acre



Contact Land Agent **Ben Belew** at cell phone (940) 357-9940 or email ben@rivercreeklandsales.com for more details and to arrange a time for your private viewing of this ranch.

