



COBB PROPERTIES

SELLING FINE TEXAS RANCHES

THE LAND: Approx. 440 Acres +/-

The highest point of elevation on the property is on the southeast boundary at approximately 1184 feet above sea level. The ranch is covered in trees including, native pecans, mesquite, a variety of oaks and blue juniper. The breathtaking aspects of the ranch are not only its views but also, the vast stance of Bear creek, which extends approx. 3800 sq. ft. on the Northwest boundary of the property. The Bear Creek winds its way through the property's stony clay loams at a gentle pace, drawing animals to its banks. There are (2) tanks on the property and (1) substantial lake that is approx. 5 acres. There are a variety of trails on the property, making it easy for riding in your ATV or horseback riding with friends. The ranch has approximately 10,000 feet of perimeter game fencing and interior barbwire cross fencing installed in 2016.

THE LODGE: Five thousand square feet of rustic luxury, perched on a hill overlooking pecan trees and lush fields where exotic animals wander less than a hundred yards from the windows. The lodge has four master bedrooms, each room is spacious, featuring a queen and a twin bed and having it's own private bath. The rooms are spacious enough to accommodate a group of seasoned outdoorsmen, but elegant enough to pamper couples wanting a weekend getaway.

The great room features wood vaulted ceilings, custom windows that flow with light and slate floors to accompany leather sofas and chairs. The grand fireplace makes a great place for pre-dinner conversations. Guests can enjoy beverages made from the spacious bar outfitted with a wine cooler, icemaker and more. The custom kitchen features a commercial stove with a four-burner gas range and griddle. When guest awaken they can enjoy coffee at the coffee bar and dine at the kitchen bar or large dining room tables.

The lodge features a large back porch that over looks the grand 5-acre lake. In the cool of night, under a canopy of stars, conversations have been kept warm with the dancing fire from the custom firepit.

The Lodge is rented out 95+ days per year.

THE VENUE: Bear Creek Ranch has been the venue of choice in Hamilton, Texas for over 6 years. The space accommodates weddings from 20 people up to 200. The venue has many options for both ceremonies and receptions. The newly constructed outdoor wedding pavilion attracts large events and provides the perfect setting to enjoy the exotic high fenced ranch.

THE GAME: A wide array of exotic and domestic game roam free throughout the lush pecan bottoms and prairies of bluestem and curly mesquite. There are quality trophy animals throughout, some have scored extraordinarily well in the TGR and SCI record books. It's a global hunting experience, right here in Texas. Species on the property include: Oryx, Waterbuck, Impalla, Eland, Axis, Blackbuck, Elk, Red Deer, Pere David, Fallow, Sika, Whitetail Deer, Turkey, Deer, Dove, Ducks, and other game.

THE AREA: The ranch is centrally located in Hamilton, TX and an easy 2-hour drive from Austin or the DFW area. The ranch is located about 6 miles west of Hamilton, Texas, the Dove Capital of Texas. Hamilton is a friendly Texas hometown with a population a little over 3000. Carved from the rocky cliffs of Central Texas, the canyons of Bear Creek wind through the ranch, giving the vast expanse of lush lowlands and jagged bluffs breathtaking beauty. Beyond beauty, this area of Texas is rich with history. Artifacts from civilizations past can be found throughout the property and in town you can visit the memorial to the heroic schoolteacher, Ann Whitney. In Hamilton, history lives – from Indian raids to Billy the Kid, the past comes alive in the landscape.

IMPROVEMENTS:

- 5000 sq. ft. lodge- 4 bedroom/4 bath/2 (1/2) baths/large utility and service pantry
- Wedding Pavilion constructed in 2016- 2000 sq. ft. open space
- Ranch Forman's house #1- 1200 sq. ft. log cabin 2bed2/bath
- Ranch Forman's House #2 metal construction 3/bedroom/2 bath
- Metal Building/Shop- 1200 sq. ft.
- Office- 850 sq. ft.
- Barn & Cattle Working Pens
- (1) 5 +/- Acre Lake
- (3) Tanks
- (3) Deep water wells (1) to the lodge, (1) to the Forman's houses and (1) to the lake
- 63 +/- Acres of productive coastal pasture
- Taxes: the ranch is currently operated under Ag. Exemption, which could easily, be converted to a Wildlife exemption if necessary.
- Minerals: The Sellers(s) owns a portion of the mineral estate, which may convey with negotiated price.

Exclusively Listed by Tai Cobb-Klam, Broker (254) 253-0157 and Stefanie Cobb, Broker (972) 989-5220. Cobb

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