



Protecting Clients. Conserving the Land.

Ford Lightner Ranch

2,830 +/- acres,
Concho and McCulloch Counties



James King, Agent

Office 432-426-2024

Cell 432-386-2821

James@KingLandWater.com

King Land & Water LLC

600 N. State Street, Fort Davis, TX 79734

www.KingLandWater.com

Ford- Lightner Ranch

2,830 Acres

Concho and McCulloch Counties

Brady, Texas

James King, Agent

Harrison King, Agent

Office 432-426-2024

James@KingLandWater.com

Location

The Ford Ranch located 11 miles west of Brady, the geographical “Heart of Texas”, is one of the largest contiguous hunting and cattle ranches in Central Texas spanning three counties and covers more than 32,000 acres of live oak covered grasslands. This was famous Texas A&M 1895 graduate G. Rollie White’s home ranch who came “crawling into” McCulloch County at age 1 with his parents in a covered wagon in 1875, leased the Ford Ranch and later purchased it in 1902.

The 2,830 ac Ford-Lightner Ranch is the northwest corner of the famous Ford Ranch fronting on paved FM 2028 and County Road 128 to the north which was the old Fort Worth and Rio Grande Railway grade and where the abandoned townsite of Lightner was located. The Lightner community was established about 1911 and had a post office till 1918. Lightner had a grocery store and a population of thirty-five in 1914. By 1936 the community consisted of a dwelling and a few farm buildings, and by 1960 only the name of the locale remained. The Ranch is just a few miles south of Melvin, Texas famed as home to Jacoby’s Feed and Seed and their great café/ranch store.

Acreage

2,830 acres in Concho and McCulloch Counties

Description

Ford-Lightner Ranch was once called the Ford-Henderson Ranch which is a combination of Central Rolling Red Plains fields and Edwards Plateau limestone hills. Reubes Creek runs west to east through the north part of the ranch which has semi-permeant pools with large mesquite and oak lined wooded banks. Elevations range from 1,875 feet to 2,000 feet with excellent long views from the hills on the south looking north over the fields and pastures on the ranch. The old community of Lightner is now a variety of old houses, barns and outbuildings some of which if restored could provide for a unique headquarters setting. An improved caliche road from the entrance on FM 2028 to the old headquarters provides excellent year-round access.

The main north south drainage on the ranch has several dirt tanks (one a large Soil Conservation Reservoir) and huge century oaks and mesquites in a rolling hill county landscape that is classic Edwards Plateau ranchland. Ford Ranch has over 100 years of excellent land management practices and today its rangeland is the beneficiary of decades of rotation grazing and wise land stewardship.



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There is an excellent set of pens, several pastures and traps that make the Ford-Lightner Ranch a working cattle operation.

Habitat and Wildlife

The ranch is predominantly native rangeland and supports mixed grass communities with oak and mixed brush savannah. It has a good diversity of palatable native grasses, with the predominate grasses being Texas winter grass, mesquite grass, several varieties of grama, bluestem and a favorable mix of forbs, filaree, wild rye and winter weeds. In the past, approximately 200 acres were in cultivation and has now been seeded to established stands of improved grasses. The Ford-Lightner Ranch has a scattered to dense canopy of brush and trees, principally being live oak, shin oak, mesquite along with agarita, persimmon, plum, pear, ephedra and lotebush. Little bluestem is found in abundance throughout the rolling limestone hills, a testament to its historic excellent grazing practices.

The ranch is known for its tremendous Whitetail deer and Rio Grande turkey population as well as its upland and migrating game bird habitat for bobwhite quail, morning dove and waterfowl. Axis deer and fallow deer are also present as well as several other game and non-game animals including bobcat, javelina, hog, coyote, badger, and armadillo. Ford Ranch was home to the legendary Brady Buck shot in 1890 with 78 non-typical points scoring 284 3/8ths B&C. Neotropical songbirds and hummingbirds are abundant and in wet springtime months the grasslands are covered in hill country wildflowers.

Water

Through a prior purchase in the 1970's from the White family the City of San Angelo owns and operates the Hickory Aquifer as a municipal water resources for the benefit of the citizens of San Angelo. The City will convey the Ellenberger and above water resources with the sale of the ranch. There is an existing ranch water supply system that ties into the City of San Angelo Hickory well municipal system located on the adjoining land. The City may be willing to sell based on availability a metered tap and limited water exclusively for agricultural and wildlife purposes on the Ranch. Reubes Creek, and several excellent dirt tanks also supply additional ranch water.

Minerals

Seller will retain 50% of minerals owned. Seller believes they own 25% of the mineral on the Ranch. There are active shallow oil wells adjacent to the ranch.

Property Covenants

The City of San Angelo owns the Ford Ranch and intends to protect its reserved groundwater resources by placing Deed Restrictions on the Ford-Lightner Ranch that will limit subdivision while retaining its agricultural and recreation heritage.

Price

\$2,200 per ac or \$6,226,000.00

Contact

James King, Agent

King Land & Water, LLC

432 426.2024 Office

432 386.2821 Cell

James@KingLandWater.com

Harrison King, Agent

King Land & Water, LLC

512-840-1175 Office

432-386-7102 Cell

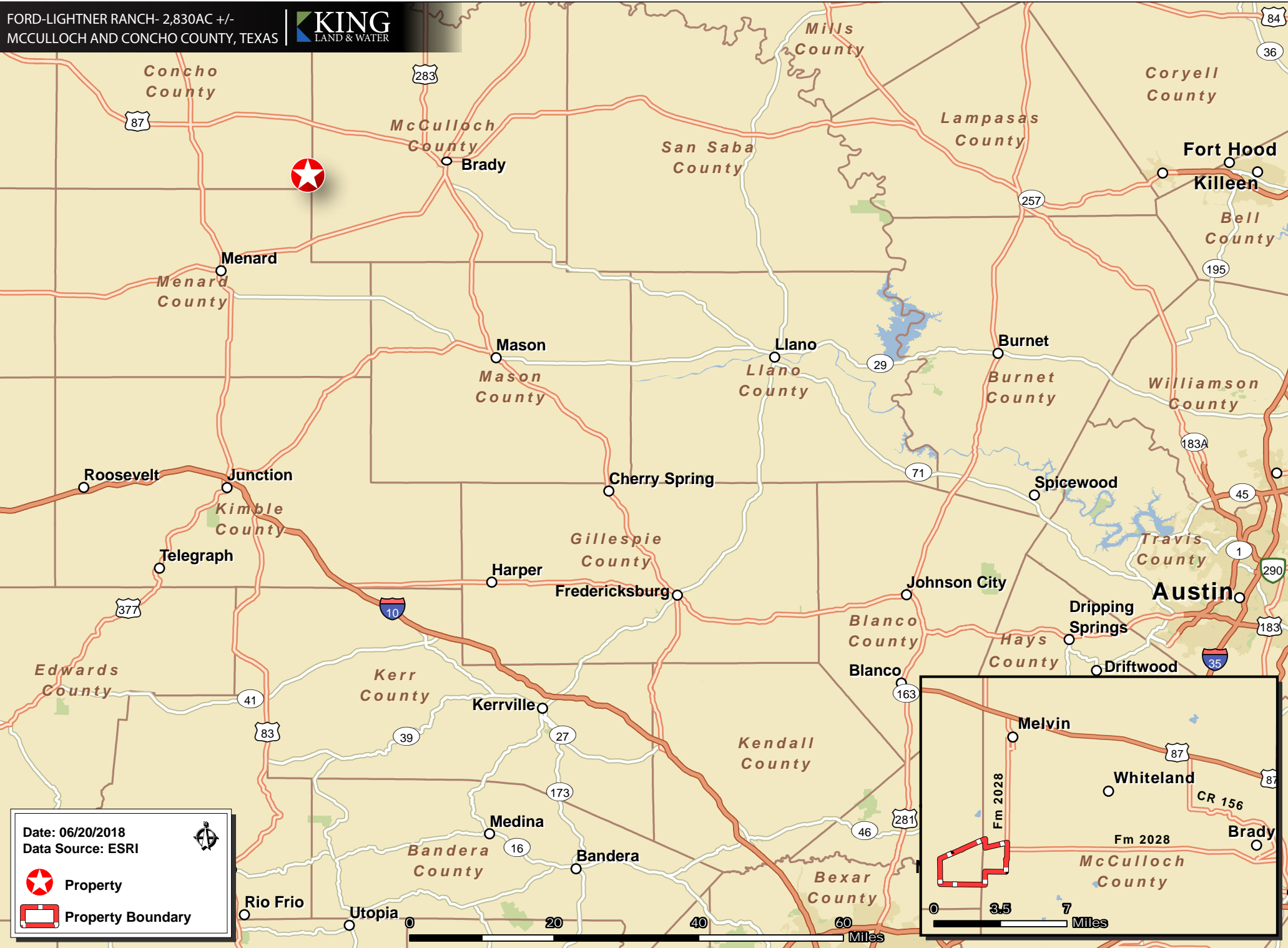
Harrison@KingLandWater.com

Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



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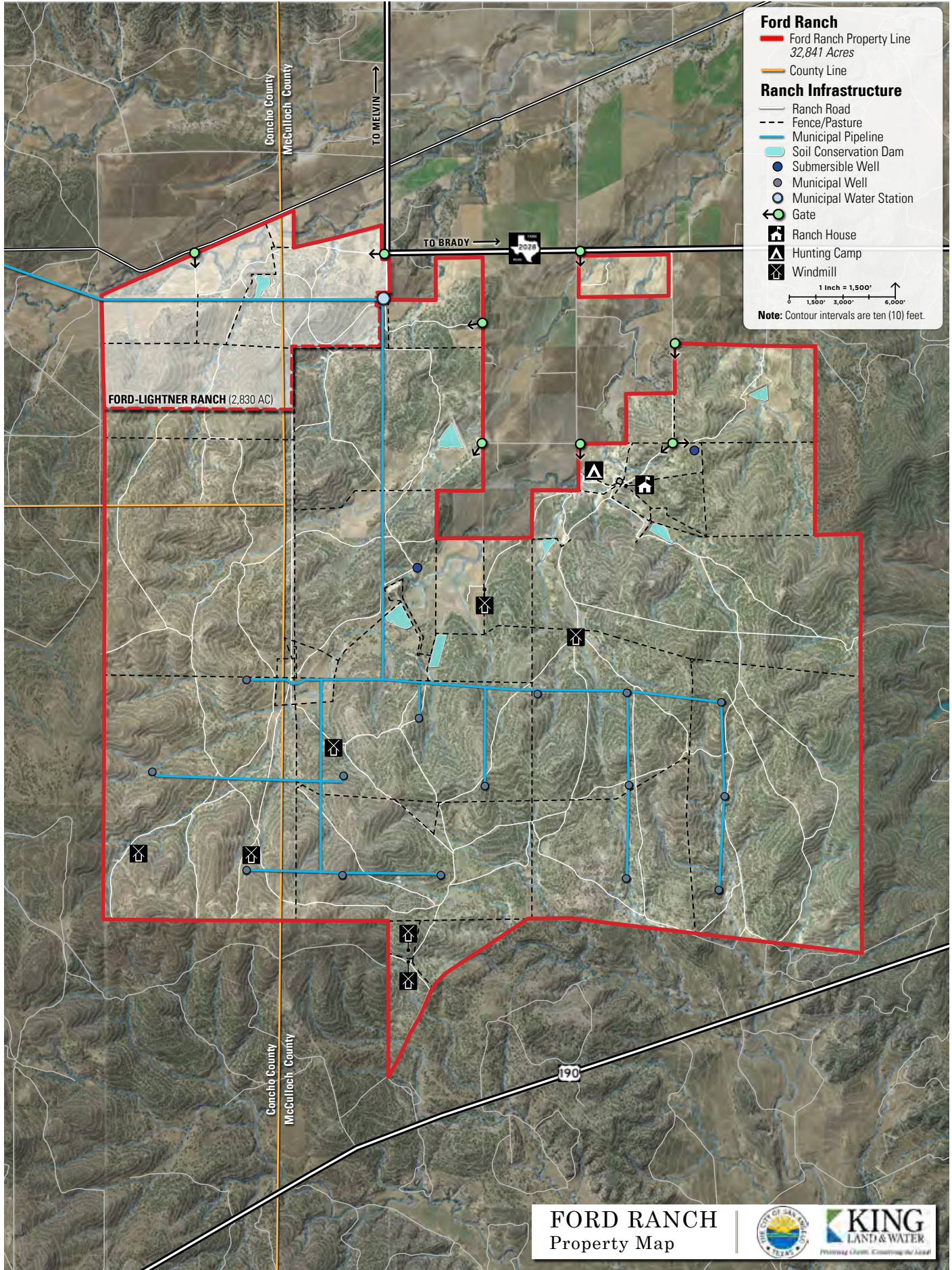
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Property



Property Boundary



Ford Ranch

- Ford Ranch Property Line
32,841 Acres
- County Line

Ranch Infrastructure

- Ranch Road
- Fence/Pasture
- Municipal Pipeline
- Soil Conservation Dam
- Submersible Well
- Municipal Well
- Municipal Water Station
- Gate
- Ranch House
- Hunting Camp
- Windmill

1 inch = 1,500'
0 1,500' 3,000' 6,000'

Note: Contour intervals are ten (10) feet.

FORD-LIGHTNER RANCH (2,830 AC)

190

FORD RANCH
Property Map



Ford-Lightner Ranch

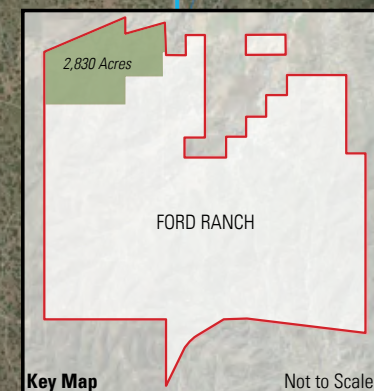
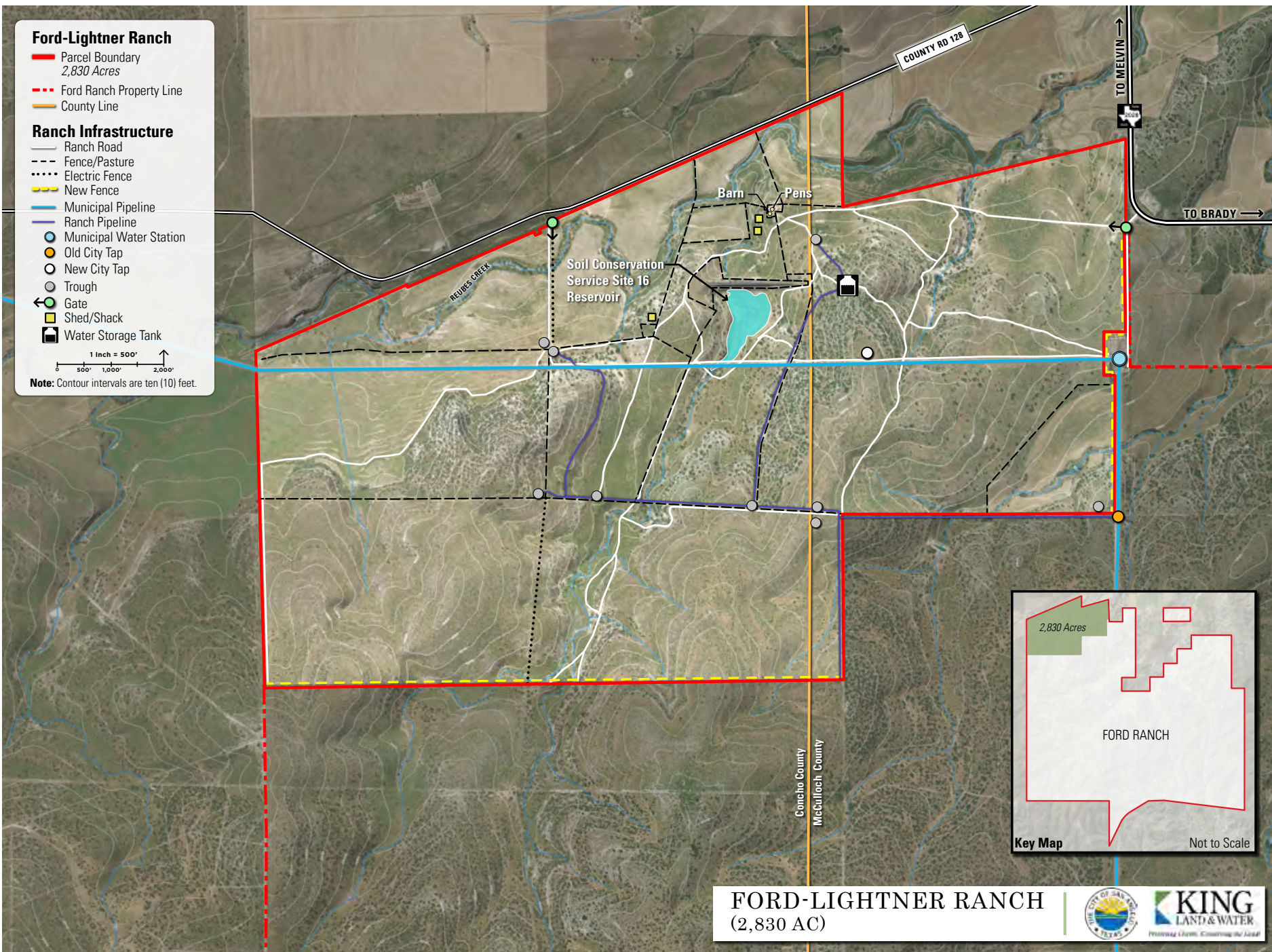
- Parcel Boundary
2,830 Acres
- Ford Ranch Property Line
- County Line

Ranch Infrastructure

- Ranch Road
- Fence/Pasture
- Electric Fence
- New Fence
- Municipal Pipeline
- Ranch Pipeline
- Municipal Water Station
- Old City Tap
- New City Tap
- Trough
- Gate
- Shed/Shack
- Water Storage Tank

1 inch = 500'
0 500' 1,000' 2,000'

Note: Contour intervals are ten (10) feet.

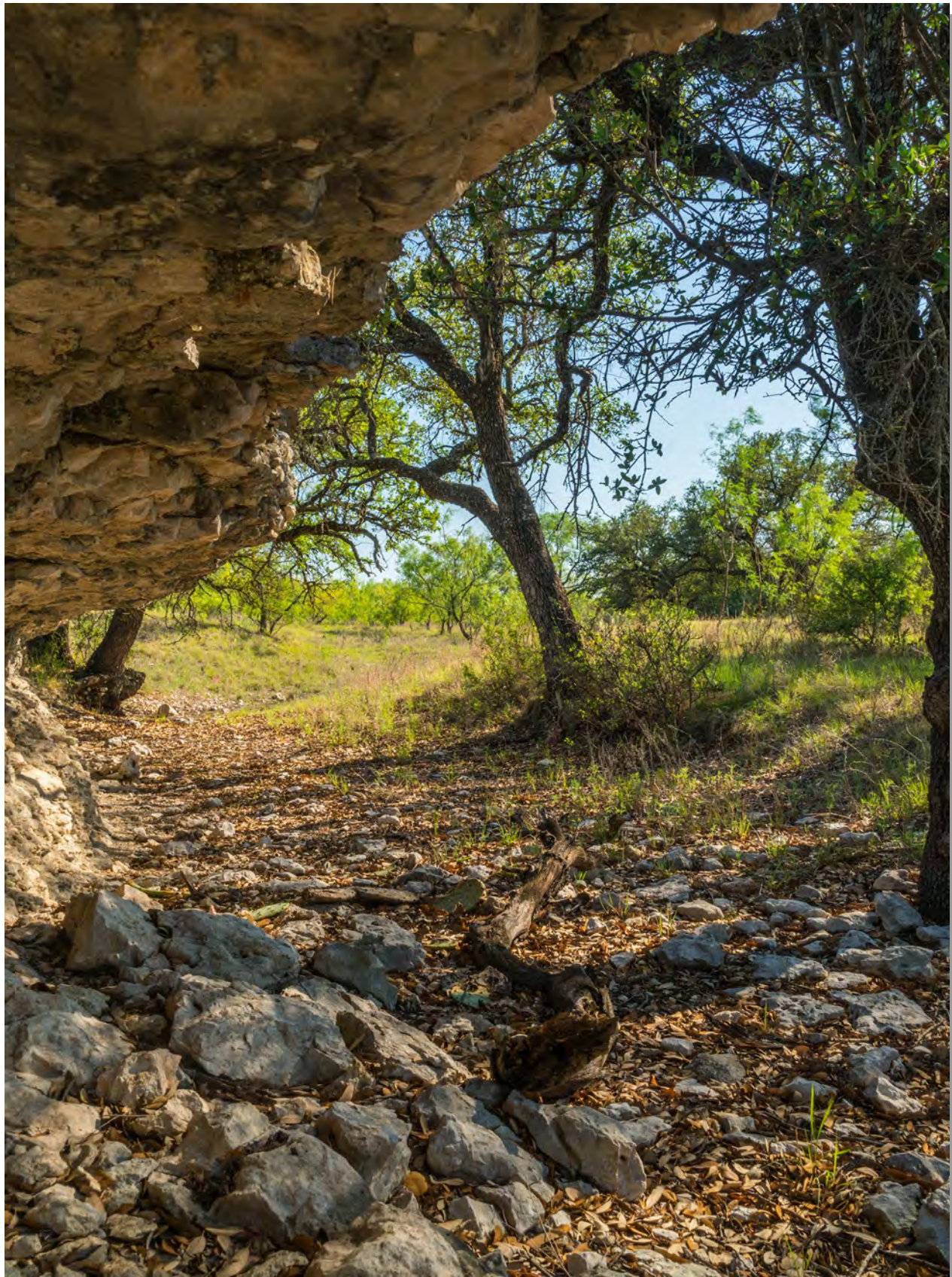


FORD-LIGHTNER RANCH
(2,830 AC)









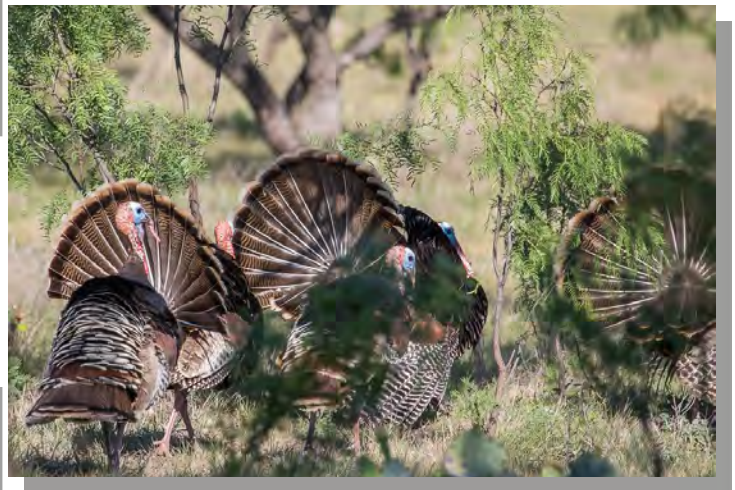




Barn & Water Troughs







Wildlife & Hunting





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

King Land & Water LLC	576133	office@kinglandwater.com	(432)426-2024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tammy King	531506	Tammy@kinglandwater.com	(432)426-2024
Designated Broker of Firm	License No.	Email	Phone
Tammy King	531506	tammy@kinglandwater.com	(432)386-3622
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James King	333585	James@KingLandWater.com	(432)386-2821
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date