

We are excited to offer an opportunity to purchase one of the most history-filled ranches in south Crockett County. Situated a short 30-minute drive south of Ozona, TX, the T.A. Kincaid Ranch headquarters boasts excellent hunting and ranching potential. This ranch dates all the way back to the early 1900's. T.A. Kincaid Sr. migrated to Crockett County in 1902 and eventually became the seventh president of the Texas Sheep & Goat Raisers Association in 1924. He served 11 years, longer than anyone else before or since. His son, T.A. Kincaid Jr., was the 30th TS & GRA president, serving from 1956 to 1958.

LAND SIZE

The property consists of approximately 3,500 acres (plus or minus) based on a survey performed in 2017. The Crockett County Appraisal District Property ID numbers are including, but not limited to: 2791, 2792, 2793, 2797, 2798, 2799, 2800, 2801, 6548

LOCATION/ACCESS

The ranch is located approximately 27.50 miles southwest of Ozona, TX. From the intersection of Interstate 10 and US Highway 163, go south for 14.50 miles to FM 1973. Go west on FM 1973 for approximately 9.80 miles to the intersection of CR 402. Continue for 11.50 miles along CR 402 to the ranch's main gated entrance. There is no paved airstrip on the property, but there was one on the property at one time. The Ozona Municipal Airport is also nearby.

ROADS

Always an important component of any ranch or hunting operation are its roads. As noted earlier, the ranch is bisected by CR 402, which is a gravel-paved, county-maintained road that terminates just on the west end of the ranch. Most all interior roads are in good shape which provide easy access throughout the entire property. The entire perimeter is accessible via Ranger, Jeep, horse, etc.

SITE CHARACTERISTICS

The ranch has both rolling to level topography with excellent elevation changes, which are conducive to a well-managed hunting and grazing operation. The property has standard perimeter fencing and cross fencing that is in good condition. All perimeter fencing has been replaced (or in the process of being replaced) since 2011. Over 90% is new fencing. The fence is constructed of pipe and t-posts, the water gaps are secured with 4-inch square panels and steel stranded cable. The fence is a high tensile roll wire design for large or small animals (sheep, goats, cattle, etc.).

There are two water wells on the property, both with electric pumps. There is also an additional water supply via a deeded shared water well agreement on the southeast corner of the ranch. This agreement will convey with the sale of the property. By one of the water wells is over a 50,000-gallon stock tank reservoir that is designed to gravity feed all water troughs. There is a system of 12 water troughs throughout the property to allow for a sustained ranching operation. Vegetation includes native grasses, wildflowers, bluebonnets, oak, cedar, mesquite, pecan, sycamore, sage, and other plants that are typically native to the subject's area. The ranch retains its agriculture exemptions. The stocking rate for the ranch has been estimated by the owner at 1 animal unit per 35 acres.

WILDLIFE & HUNTING

The ranch has low perimeter fencing, divided into multiple traps and pastures. The ranch offers excellent whitetail deer as well as other native game and some free-range exotic hunting. There are abundant Dove and Rio Grande Turkeys found throughout the ranch, as well as varmints typical for the area. Exotics include Axis, Sika, Fallow Deer, Russian Boars, Feral Hogs and Black Buck.

IMPROVEMENTS

Main House, Guest House, Ranch Foreman Family House, Hunting Cabin, RV Park with elect, septic and water. In addition, there is a large barn with a concrete floor, a small barn with a concrete floor, 3 sheds and lean to. A summary of these improvements are as follows:

Main House: 2 bedroom/2 bath, utility/wash room, fireplace, tile floors, office, built in shelves for library, large closets, gas water heaters, electric stoves. There is an established St Augustine yard with 3 well-established large pecan trees. The 6' chain-link fenced yard is approx. 125 x 100 feet.

Guest House: 1 large bedroom (2 full beds, 2 twins), kitchen, bathroom

Foreman Family House: 1 bedroom/1 bath, kitchen, fireplace, large dining/sitting area, gas and electric

RV Slips: 6 spaces with electric, water, septic

Hunting Cabin: recently remodeled, kitchen, bathroom, dining area, large sleeping area

Barns/Shed: Large Barn approx. 100 x 80 feet with concrete floor, attach shed for equipment, tac room, with a large lean to. This area used for shearing. Small Barn with concrete floor, approximately. 30x30 ft. In addition to the Barns there is 3 sheds within the pens.

In addition to the structures, the ranch has working pens designed for large or small animals, working livestock scales, and loading alley for semi-truck and stock trailers.

FLOOD PLAIN

The subject property is minimally located in the flood plain, mostly in canyons and low lying areas according to the FEMA Flood Maps (4801580027A, 10/20/1981). It is estimated that the ranch is less than 5% in the flood zone A.

LEASES & EASEMENTS

The ranch is currently leased for both hunting and grazing; however, the owner has indicated that these leases are year-to-year. The grazing is currently leased for \$7/AC/year. The hunting lease is based on number of animal units harvested per year, which is determined by the owner while working in conjunction with the hunters.

Noteworthy easements include: pipeline easement that extends along the south boundary of the property, high transmission line easement bisecting the property from north to south, two deeded

access easements for neighbors to the south and southeast along CR 402. There are two old abandoned locations on the property, but there are no active sites.

MINERALS

The listing price is for surface only; however, it has been reported that the owner of the property owns 100% of the mineral rights. He has indicated that the mineral rights are negotiable with additional consideration to the price.

FINANCING

This ranch is being offered for sale via cash, conventional, or owner financing. The seller is willing to carry the note with terms to be negotiated as part of the sale. Total 2018 taxes were \$2,295.63.

PRICE

This ranch is being offered for sale at \$2,975,000 or \$850/AC, surface only.

*Items that do not convey, unless expressly stated as part of the sale (including but not limited to):

All feeders, blinds, and hog pens

Apartment building on skids by RV slips

Any and all personal property in the house and barn

Any and vehicles/ATV/UTV/trailers, etc.

Buyer's agent must be present at all showings to participate in commission split. If this condition is not met, fee participation will be at sole discretion of Keller Williams Realty.

Seller's agents must be present at all showings

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When buying investment property, the buyer's agent, if applicable, must be identified on first contact and must be present at all showings of the property listing to the prospective real estate investor to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Keller Williams Realty.