



Selling Texas a Little at a Time.

Circle Moose
Whitetail Ranch

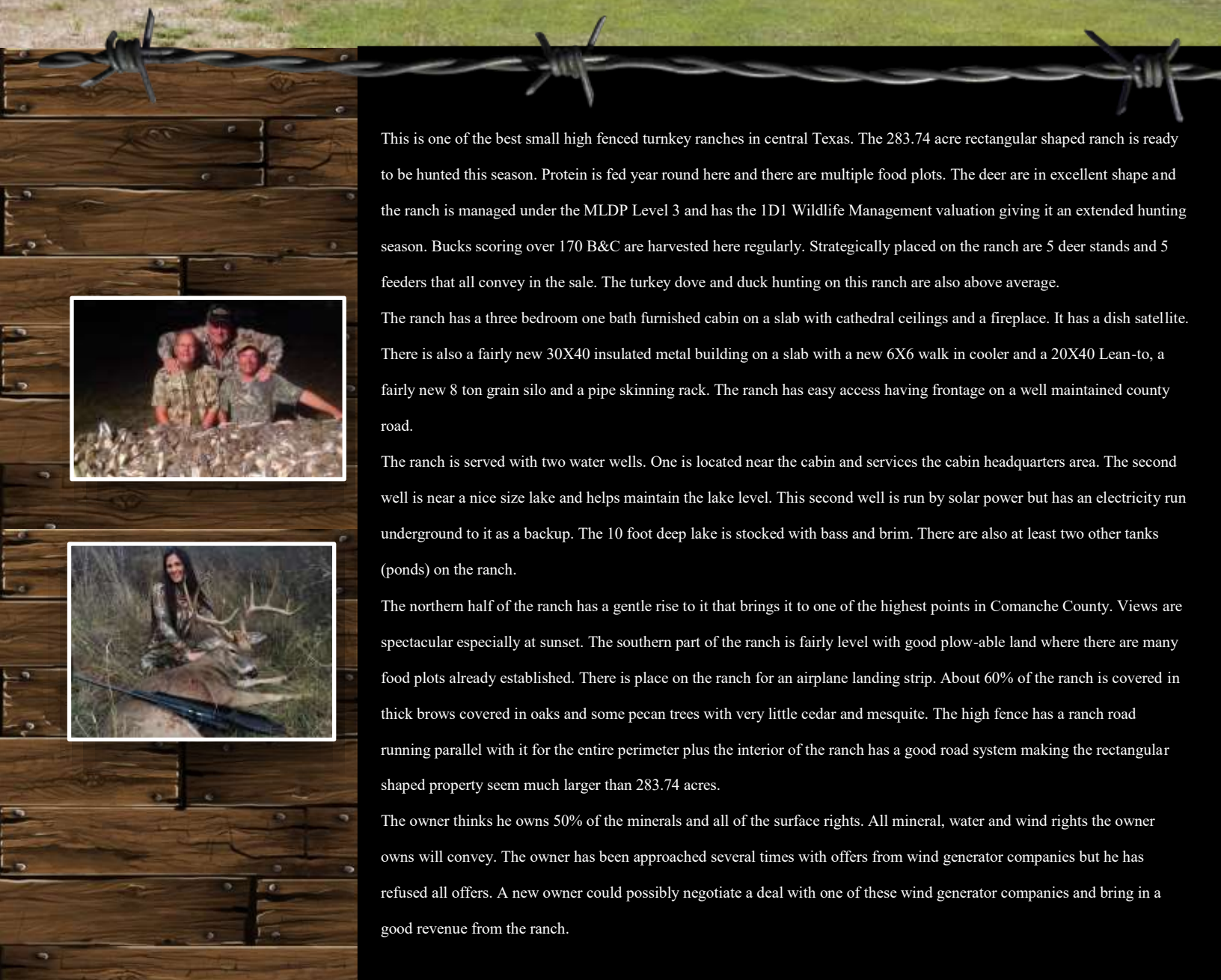
TBD CR 207 • Blanket, TX



GoreGroupTexas.com

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This is one of the best small high fenced turnkey ranches in central Texas. The 283.74 acre rectangular shaped ranch is ready to be hunted this season. Protein is fed year round here and there are multiple food plots. The deer are in excellent shape and the ranch is managed under the MLDP Level 3 and has the 1D1 Wildlife Management valuation giving it an extended hunting season. Bucks scoring over 170 B&C are harvested here regularly. Strategically placed on the ranch are 5 deer stands and 5 feeders that all convey in the sale. The turkey dove and duck hunting on this ranch are also above average.

The ranch has a three bedroom one bath furnished cabin on a slab with cathedral ceilings and a fireplace. It has a dish satellite. There is also a fairly new 30X40 insulated metal building on a slab with a new 6X6 walk in cooler and a 20X40 Lean-to, a fairly new 8 ton grain silo and a pipe skinning rack. The ranch has easy access having frontage on a well maintained county road.

The ranch is served with two water wells. One is located near the cabin and services the cabin headquarters area. The second well is near a nice size lake and helps maintain the lake level. This second well is run by solar power but has an electricity run underground to it as a backup. The 10 foot deep lake is stocked with bass and brim. There are also at least two other tanks (ponds) on the ranch.

The northern half of the ranch has a gentle rise to it that brings it to one of the highest points in Comanche County. Views are spectacular especially at sunset. The southern part of the ranch is fairly level with good plow-able land where there are many food plots already established. There is place on the ranch for an airplane landing strip. About 60% of the ranch is covered in thick brows covered in oaks and some pecan trees with very little cedar and mesquite. The high fence has a ranch road running parallel with it for the entire perimeter plus the interior of the ranch has a good road system making the rectangular shaped property seem much larger than 283.74 acres.

The owner thinks he owns 50% of the minerals and all of the surface rights. All mineral, water and wind rights the owner owns will convey. The owner has been approached several times with offers from wind generator companies but he has refused all offers. A new owner could possibly negotiate a deal with one of these wind generator companies and bring in a good revenue from the ranch.

Your dreams are our goals...

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Property Information Overview

Acreage.....	283.74 Acres
Location.....	TBD CR 207, Blanket, TX 76432
Price.....	\$1,090,000
Hunting Cabin.....	3 Bedroom, 1 Bath
Utilities.....	2 Wells (both wells are approx. 385 ft. deep and static pressure on well with solar power is 300 ft., Co-op Water
School District.....	Blanket ISD
Taxes	Comanche County: 716.71 Brown County: 822.06 Total Taxes: 1,538.77
Soil.....	Hensley Loam, Denton Silty Clay
Minerals.....	All owned will convey
Trees.....	Oak, Pecan
Topography.....	Level, Rolling, Great Views
Wildlife.....	Whitetail Deer, Dove, Turkey, Duck
Surface Water.....	Lake
Distance from Waco.....	116 Miles
Distance from Temple.....	119 Miles
Distance from Austin.....	141 Miles
Distance from Houston.....	292 Miles
Distance from DFW.....	161 Miles
Special Features.....	High Fenced Ranch, 30x40 insulated metal building, 6x6 walk in cooler, 20x40 lean to, 8 ton grain silo, pipe skinning rack





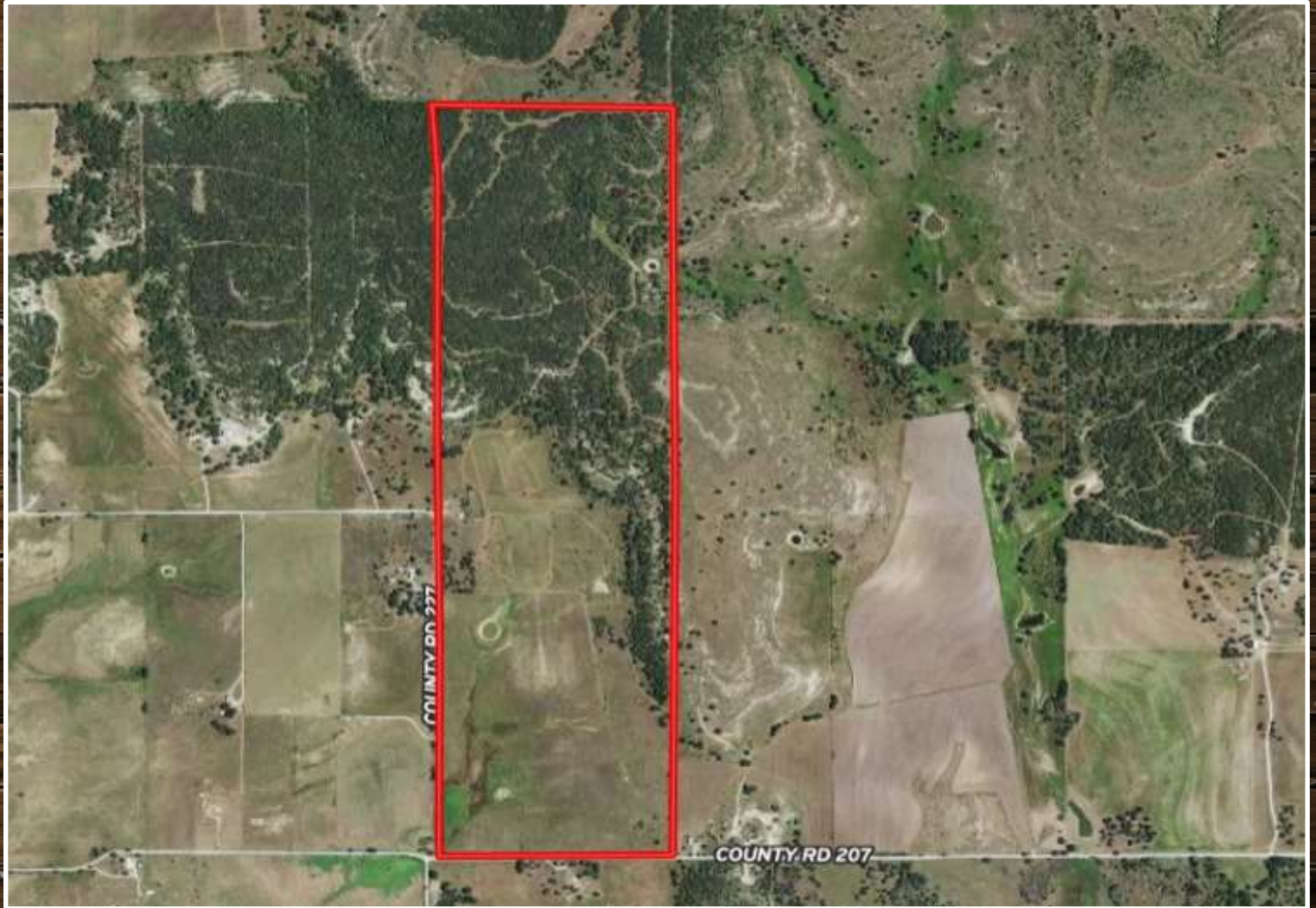








Aerial Map



Boundary lines are an approximation and are not final.

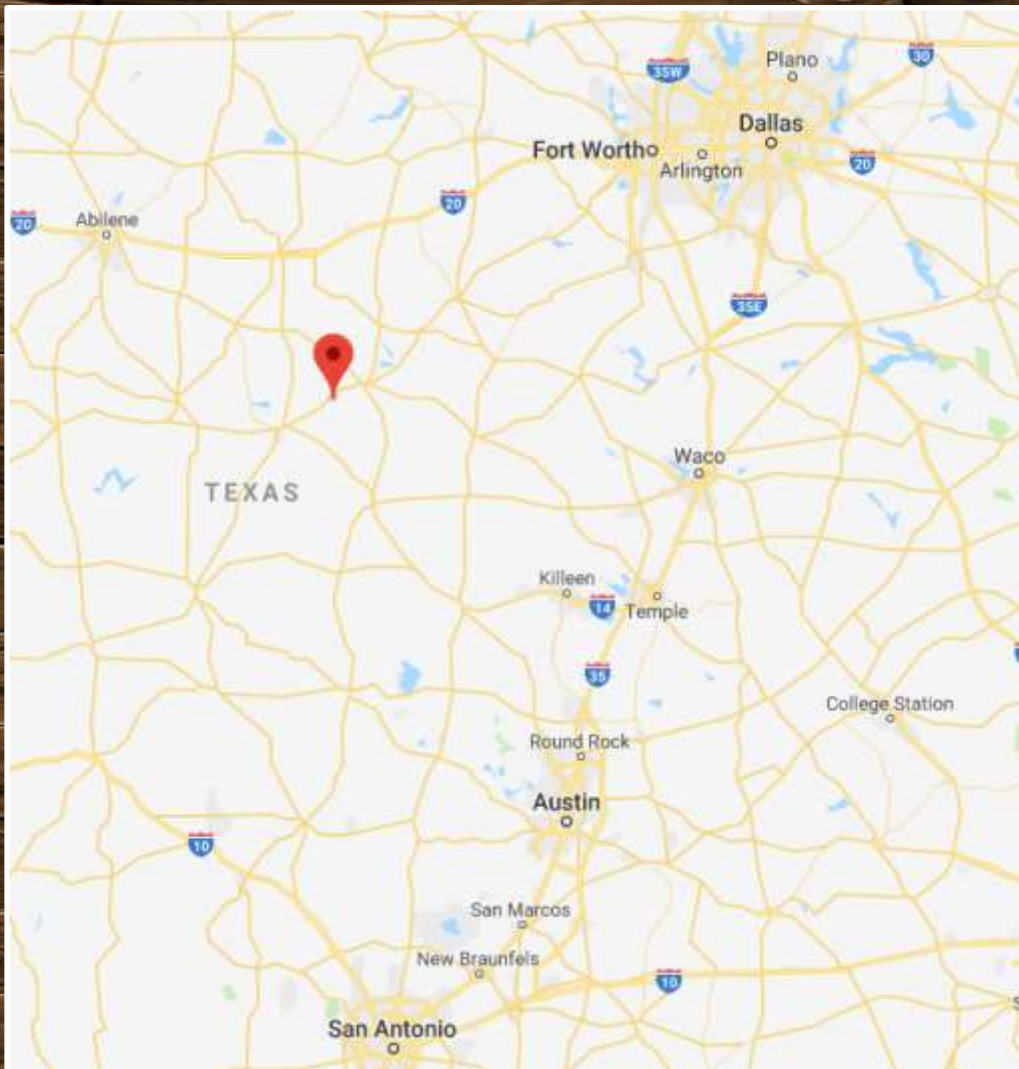
Directions: Coming South into Blanket TX turn left onto CR 358. CR 358 will come to an end at CR 227, follow around the corner to the right. At the end of CR 227 take a left onto CR 207. Gate will be on the left. GPS Coordinates to listing are: 31.8227, -98.7389

Topography Map



Boundary lines are an approximation and are not final.

Location Map



TBD CR 207 • Blanket, TX 76432

GPS Coordinates can be typed into Google Earth or
Google Maps for property location:

31.8227, -98.7389

Boundary lines are an approximation and are not final.

For more information on this listing, please contact:



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