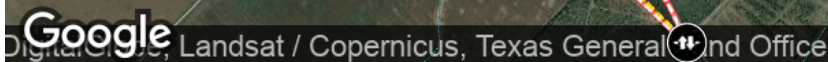




**BLACK BRUSH
PROPERTIES**



**BROKEN D RANCH
1,779 +/- ACRES**



LUXURY 1,779 ACRE HUNTER'S RESORT

THIS PROPERTY BOASTS A CROSS-FENCED DESIGN TO COMPLIMENT WILDLIFE AND CATTLE MANAGEMENT. THE "WILDLIFE KNOWLEDGE-BASED" GAME FENCING IS FOR THE SEGREGATION OF QUALITY GENETIC WHITETAIL, AXIS, ORYX, QUAIL MOTTS, DOVE HUNTER'S TANKS, LODGING AND A SUPERIOR ONSITE STOCKER PEN/PROGRAM. RANCH INCLUDES A BEAUTIFUL 6BR, 7 1/2 BA CUSTOM LODGE, FOREMAN'S HOME, BARNS, WATER WELLS, AND MUCH MORE.





The ranch topography varies significantly with different brush types, grass pastures, food plots and water piping from (3) wells with (4) cisterns supplying numerous troughs and (9) water tanks over (6) pastures.

The pasture wildlife segregation is specific to minimize annual feed cost and maximize natural high protein vegetation that improves horn and antler growth naturally. Gravity feeders for whitetail are set in trophy pastures designated for client quality experiences of a true non-guided hunt! About (20) double blinds with corn feeders are situated throughout pastures.



3 Jim Wells • 1,779 +/- Acres

The Lodge is a 6 BR 7.5 BA with multiple entertainment patios supporting a beautiful 10 mile valley view, outdoor kitchen, fireplace, fire pit, hot tub, shuffleboard gaming room, mesquite bar, great accessibility to excellent cell tower and internet streaming for ultimate television reception.

Every beautiful bedroom offers private full baths with massage showers all supported by hotel type tankless hot water heaters. The Lodge is a contractor's dream home built as a fortress against extreme weather and is highly energy efficient. Evenings fade into silent night fall that have darkness short of any city light.

The rock home is about a mile away from the lodge and features a 4 BR 2.5BA / carport/shop facilities with travel trailer hook ups/septic tank and a view of the largest water tank on the property. The 4,000 sqft (4) bay barn is equipped with work area bench, garaging for tractors, feed buggy, tools, office/apartment/full bath, butchers kitchen and walk in cooler.





If you are looking for a top notch, turn-key ranch where all of the work has already been finished, then this ranch is it. The fences, roads, senderos, blinds and feeders, homes, water wells and wildlife are all here and are of top quality! Just come make it yours.

Ranch is located in northern Jim Wells County (small portion is in southern Live Oak County) less than 5 miles from highway 281, 10 miles to Orange Grove and just 20 miles to George West. Take highway 281 south from George West to 624 toward Orange Grove. Take CR 228 NE approximately 1 mile until it dead-ends, go NW on CR 228 to dead-end at ranch entrance.

Electric Gated Entrances are from (2) different county roads leading to a lodge, rock home and guide quarters/barn all located at separate locations.

PRICE: \$6,735,000





The information contained herein was supplied by sources believed to be accurate and BlackBrush Properties, LLC makes no representation as to the accuracy of this information. All terms & conditions are subject to change without notice. Property is subject to prior sale and/or removal from market without notice. All maps show approximate property lines and are for information purposes only. Exact acreage and boundary lines will be determined by a survey prior to closing. Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of BlackBrush Properties, LLC. All of the information contained herein may not be reproduced without written permission from BlackBrush Properties, LLC. Texas law requires all real estate licensees to give the following Information About Brokerage Services: <https://www.trec.texas.gov/sites/default/files/pdf-forms/IABS%201-0.pdf>

BB BLACK BRUSH PROPERTIES



DAMON THORPE
210.844.0461
DAMON@BLACKBRUSHLLC.COM