

Sunset Mountain Ranch

364± acres | \$3,094,000 | Lipan, Texas | Palo Pinto County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Sunset Mountain Ranch

The Sunset Mountain Ranch is located in Palo Pinto County approximately 25 miles southwest of Weatherford, Texas. The DFW metroplex is only about an hour drive to the east with easy access to I-20. The property is made up of 364 +/- acres with access off County Road 2803. A private gated paved entrance is located on C.R. 2803 along with substantial county road frontage.

The topography of the property varies from rolling hills that slope to the center of the ranch to elevated hills/ mountains as your approach the back portion of the ranch. The middle portion is a large, flat area with native grass and a large food plot for game.

Large Oak trees are found throughout the ranch with very thick cover as you enter the high hillsides. There is a wet weather creek that runs through the middle of the ranch with water pockets throughout. Cattle along with Blackbucks and Fallow deer are frequently seen in the open areas in the middle of the ranch with deer, Elk and Sika deer found up in the higher areas.





Location:

The Sunset Mountain Ranch is very well located in Palo Pinto County, just west of Weatherford, Texas and the DFW Metroplex. Possum Kingdom Lake is a short drive up Hwy. 4, which has access about a mile north of the ranch. Mineral Wells and Stephenville are a short distance north and south on Hwy. 281. Fort Worth is about a 45-minute drive on I-20 to the east. The ranch gate is located on C.R. 2803 approximately 5 miles south of I-20 via F.M. 4. County Road 142 is the southern boundary of the ranch providing another entrance.





Improvements:

There are no residential improvements on the ranch. There is a nice barn as you enter the property. The barn measures 30 x 40 inside the barn with a concrete floor. There are covered wings on each side that measure 20 x 40. These areas are currently used for storing hay. A small, covered shed is located in the center of the ranch along with an old antique single room home.

An adequate set of working pens for cattle is located in the southwest portion of the ranch with easy access from the county road.

There are several feeders including protein feeders located on the ranch along with a couple of blinds. The perimeter is completely high fenced with entrances on two sides.

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Water Features:

The property has very good water features starting with 3 water wells scattered throughout the ranch. One is located near the barn and pumps approximately 20 gallons per minute. The other two are not currently in use but could be hooked up.

There are 5 really nice tanks located in different areas of the ranch. They are stocked with fish and have had bait fish added in the past. The big attraction is the lake in the NW corner of the ranch. It is 5+ acres, stocked with fish and has beautiful views from all sides.

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Hunting:

The owner has never allowed anyone but a few friends to hunt on the property. The ranch is completely high fenced and contains Black Buck antelope, Sika deer, Fallow Deer, Elk and Whitetail deer. The whitetails come from great genetics and will provide some giant bucks in the future. Turkeys and Hogs can also be found on the ranch. Duck and Dove hunting is good in season.

Price: \$3,094,000 (\$8,500 per acre)

Broker Comments:

The Sunset Mountain Ranch is a great little ranch that will be easy to manage. The property provides coastal and native pastures for your cattle and beautiful tree covered hills for your game animals. You can leave the Metroplex and arrive at your ranch in under 2 hours from wherever you may live. If you are looking for a great recreational place for your family close to home, this place deserves a visit.

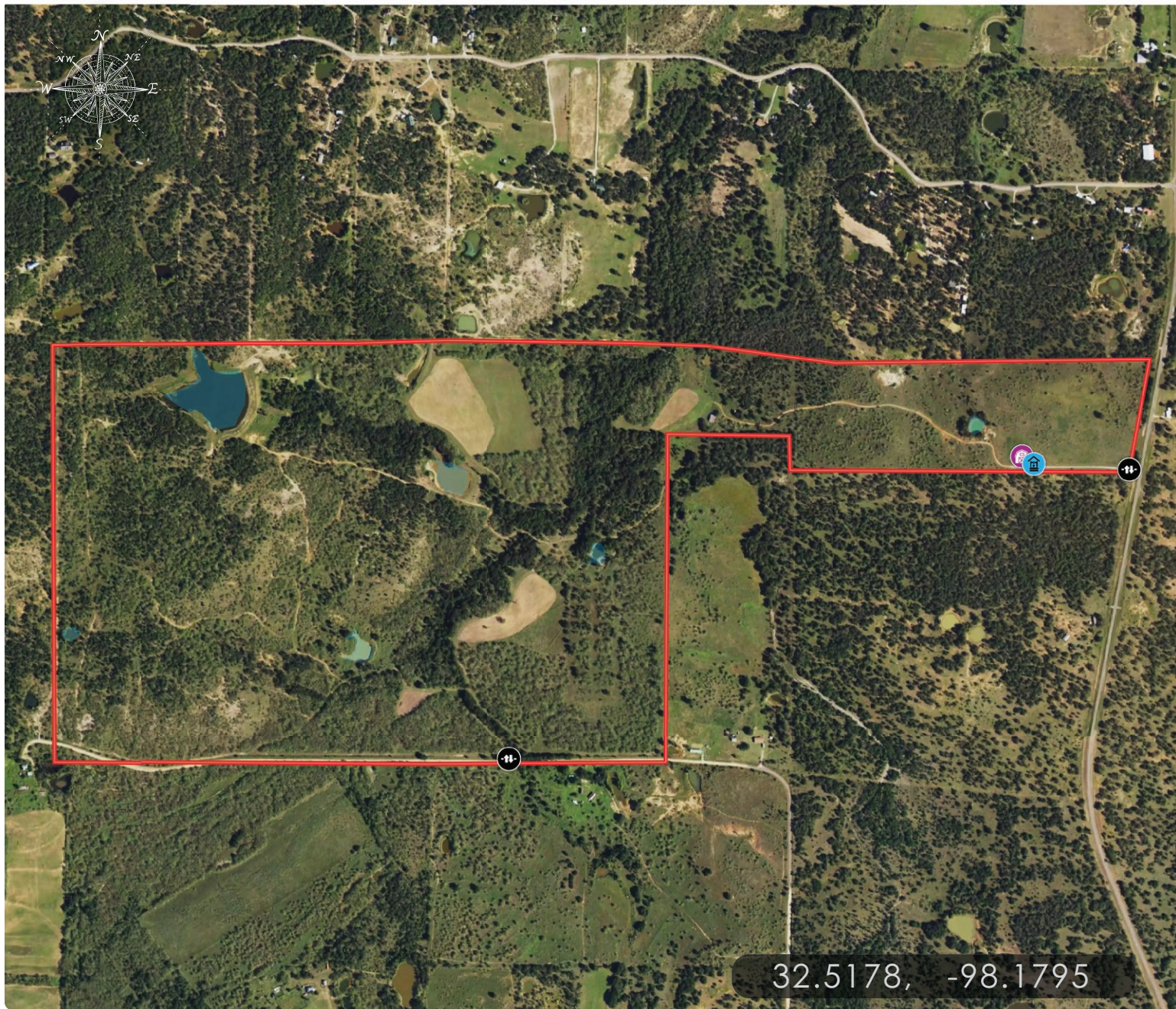
For more information or to schedule a showing, please contact Layne Walker at (214) 244-6484.



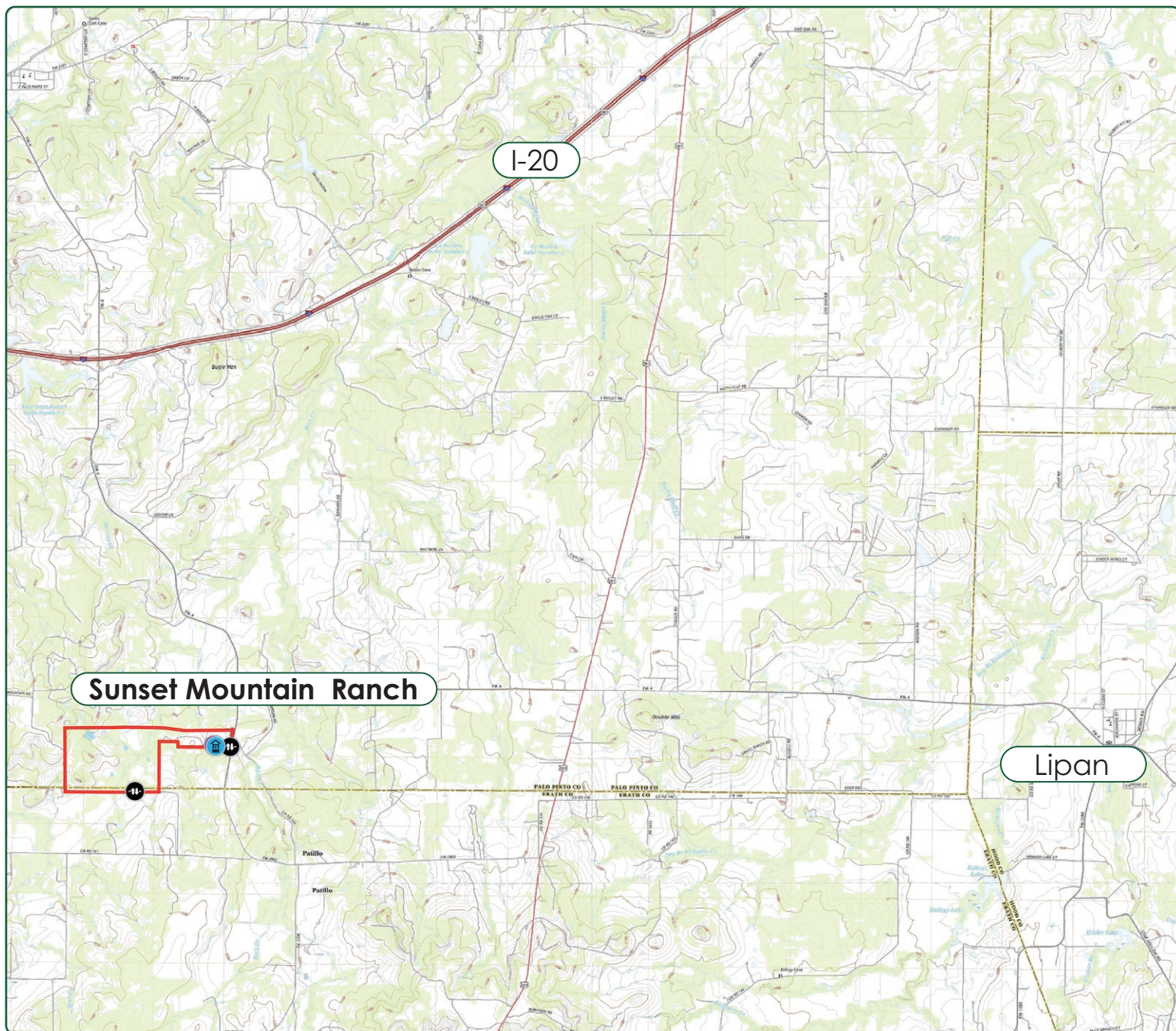








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