

Jayhawk Creek Ranch

2,310.95± acres | \$10,500,000 | Colorado City, Texas | Mitchell County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Jayhawk Creek Ranch

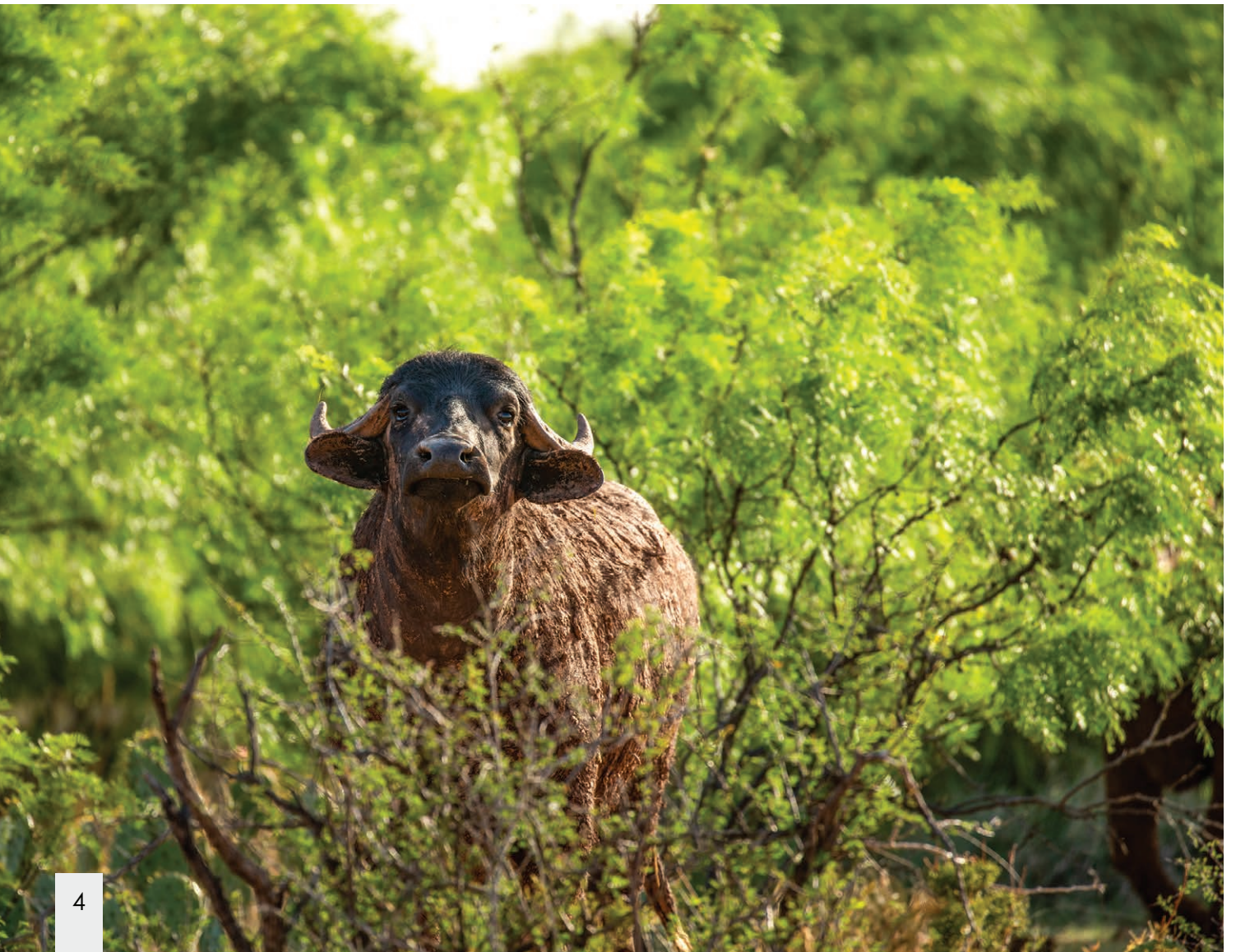
We are proud to have obtained the exclusive listing of the 2,310.95± acre Jayhawk Creek Ranch. This outstanding high fenced hunting and recreational ranch is located in Mitchell County, Texas 13 miles south of the town of Colorado City at the end of CR 123. The Jayhawk Creek Ranch is one of the finest hunting properties in the area with first class accommodations, world-class whitetail deer, unsurpassed live water, and an outstanding herd of exotics which features over 33 species of animals.

Topography

The topography of the Jayhawk Creek Ranch is very diverse with over 3 miles of both sides of the flowing Colorado River, and 2.3 miles of live water in Jayhawk Creek. Elevations on the ranch range from 1,980 feet along the river, to 2,080 feet along the elevated ridges and bluffs. There are many areas on the ranch that overlook the rough and scenic Colorado River Valley below. There is a moderate to sometimes thick canopy of brush species which includes mesquite and cedar that provide excellent wildlife cover. Average annual rainfall on the ranch is 21 inches.













Main Lodge

The accommodations on the Jayhawk Creek Ranch are second to none. The main lodge is 5,000± square feet and offers stunning views of the Colorado River and Jayhawk Creek valley below. The lodge is fully equipped with a commercial kitchen and includes a dining area and a large living/entertainment area with fireplace, a full bar, multiple tv's and pool table. The lodge also features five hotel style bedrooms each with their own full bath and walk-in closet. There is a large porch off the front of the main lodge complete with a fire pit, lighted skeet range with automatic launcher, rifle and pistol range, and golf driving range.

On the back side of the main lodge there is a general store that features Jayhawk Creek Ranch branded goods. There is also a large covered concrete area for vehicle parking along with a full game cleaning area with electric hoists, two walk-in coolers with track systems, a walk-in freezer and laundry room.









Buffalo Lodge • Casita • Barns

Adjacent to the main lodge is the Buffalo Lodge. This 1,220± square foot building was built in 1920 and has been totally remodeled. It features a full kitchen and dining area, fireplace and living area, two bedrooms, and one and one-half bathrooms. It also includes a gunroom on the backside that features two large gun safes and built-in gun racks and cabinets. A large, covered porch connects the Buffalo Lodge to the main lodge.

Across the drive from the main lodge is a 500± sq foot Casita. This structure features a large bedroom, seating area along with a coffee bar, full bath, and a covered porch.

The ranch also features a 50-foot diameter above ground concrete swimming pool with a deck, and a 250 sq. foot pool house with a bathroom. This area of the ranch is known as the Acapulco Lounge.

The employee and guide compound features multiple houses, a 3,000 ± square foot insulated barn with three roll-up doors, an adjacent barn with two roll up doors and overhead feed storage bins.















Water Features

There are few ranches in West Texas with as much live water as Jayhawk Creek Ranch has to offer. As previously stated, the ranch has over three miles of the Colorado River, and over two miles of Jayhawk Creek. Along with the river and creek, there are two large earthen ponds fully stocked with fish. There are also two solar water wells, and three electric submersible water wells scattered throughout the ranch.

Champion Creek Reservoir is a 1,577-acre lake located less than a mile from the entrance of Jayhawk Creek Ranch, and features some of the best fishing in the State of Texas and is known for record largemouth bass.





Hunting • Recreation

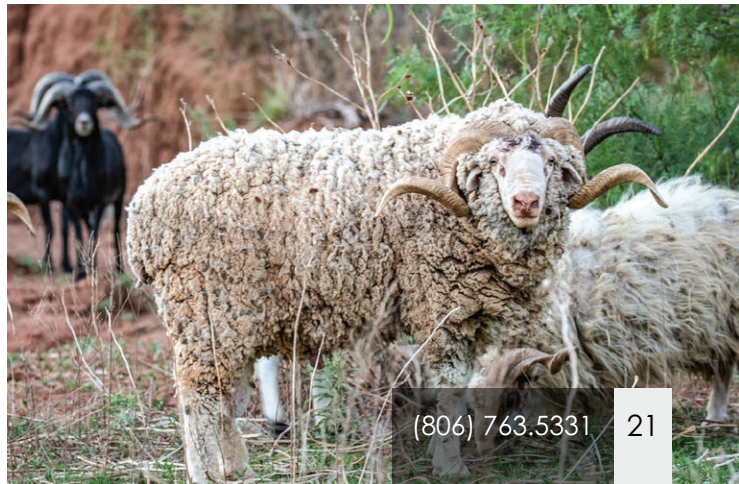
Jayhawk Creek is a hunter's paradise. The ranch is high fenced and stocked with over 33 species of native and exotic wildlife that includes such animals as Whitetail Deer, Elk, Aoudad, Black Buck, Pere David, Oryx, Water Buffalo and Addax to name a few.

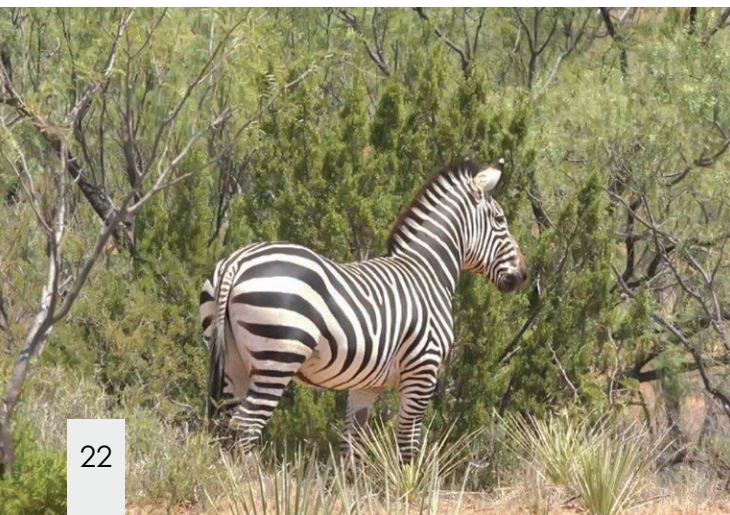
Bird hunting is considered exceptional on Jayhawk with outstanding dove hunting and abundant quail coveys found on the ranch, that include both Blues and Bobwhites.

Multiple species of waterfowl make their home on the ranch, including ring-necks, mallards, teal and also sandhill crane.

The ranch has an outstanding infrastructure of hunting blinds, protein feeders, corn feeders and quail feeders throughout the ranch that will convey. There are also multiple food plots throughout the property. The ranch has a very intensive feed program and they feed year-round.











Business

The ranch is currently being operated as an income producing first class hunting destination. The property is booked most weeks during the year for hunts, corporate retreats, private parties, and family gatherings. The ranch is fully staffed with a chef, ranch manager, guides, and maid. Most of the staff are interested and willing to stay on with a new owner.

This is an opportunity for a buyer to purchase an amazing ranch that is producing income from day one. The seller is willing to provide a copy of the ranch financials to serious buyers with a signed non-disclosure agreement.





Brokers Comments • Price

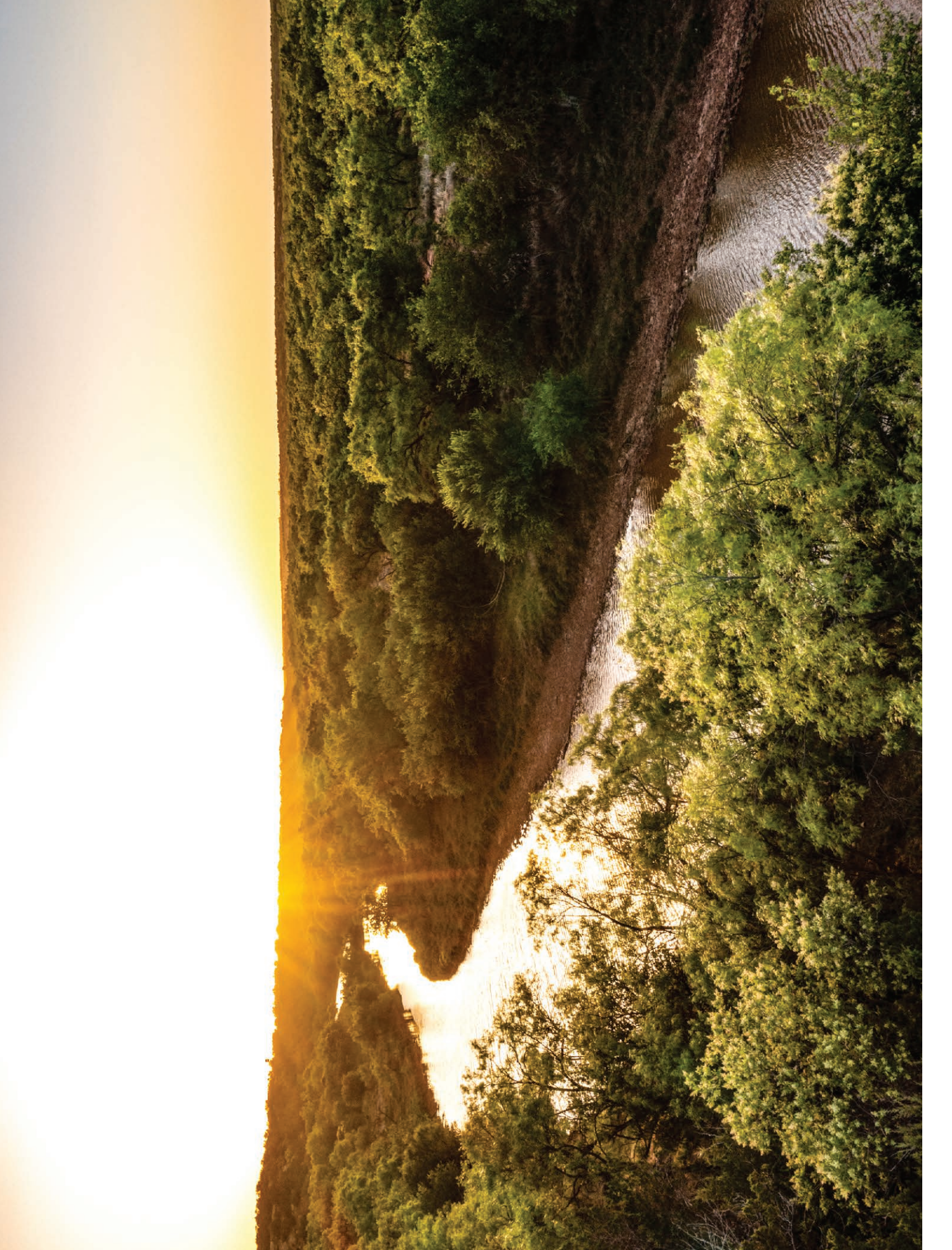
If you are in the market for a first-class hunting and recreational ranch in West Texas with outstanding water features and beautiful scenic views, within a short driving distance of San Angelo (68 miles), Abilene (78 miles) Midland (92 miles), Lubbock (120 miles) and DFW (257 miles), please give the Jayhawk Creek Ranch your full consideration.

This ranch presents an opportunity for the buyer to own a fully operational and income producing game ranch that is ready for your enjoyment. The ranch is being offered turnkey, with all furnishings, equipment, and animals, and is realistically priced at \$10,500,000.00.

*For more information or to schedule a showing,
please call Brendan Garrison (806) 790-5900 or Clint Robinson (806) 786-3730.*

Shown by appointment only with Chas. S. Middleton and Son, LLC. Buyers 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 the sole discretion of Chas. S. Middleton and Son, LLC.







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Snyder

Sweetwater

Colorado City

Jayhawk Creek Ranch

Big Spring

FISCHER COUNTY
NOLAN COUNTY

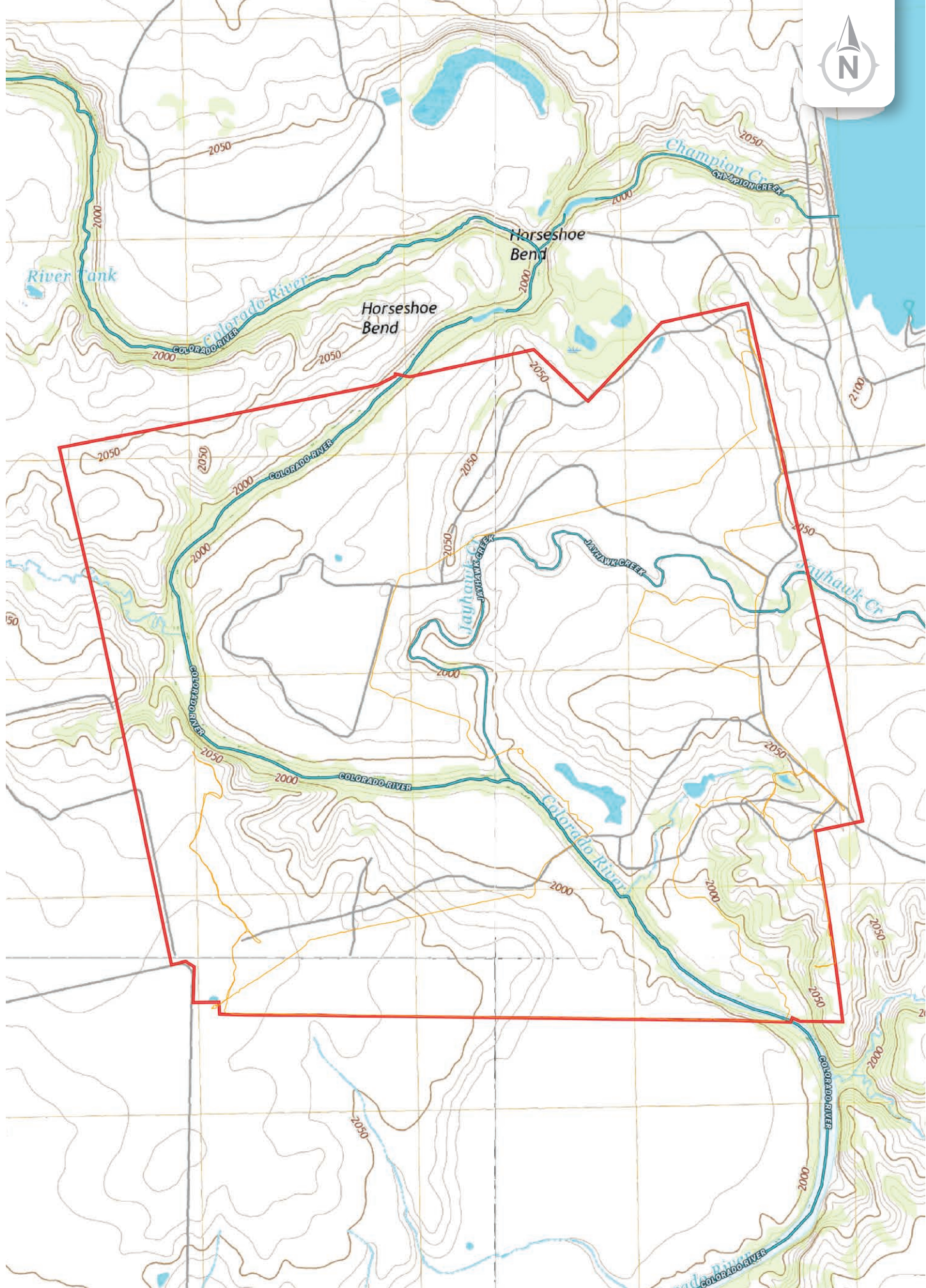
SCURRY COUNTY
MITCHELL COUNTY

BORDEN COUNTY
HOWARD COUNTY

Scurry County



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Scan QR Code for more information on the Jayhawk Creek Ranch.

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YouTube

