

# LN Ranch

2,118± acres | \$9,520,410 | Cross Plains, Texas | Brown County



*Chas. S. Middleton*

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

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# LN Ranch

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We are extremely proud to offer for sale this exceptional ranch property. The LN Ranch has been under continuous family ownership for almost 20 years and is now being offered for sale for the first time.

## Location

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The ranch is in the far northwestern corner of Brown County, due south of Cross Plains. Access is provided by well-maintained county roads. Brownwood is 24 ± miles to the southeast, Coleman is 20 ± miles to the southwest and Abilene is 50 ± miles to the northwest.

The main access to the ranch is from the north on County Road 121. There is a deeded and fenced lane on the south that also gives access to County Road 114.

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## Property Description

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The LN Ranch is extremely well located with easy access, yet offers privacy and solitude. Improvements have been well thought out and tastefully constructed and the beautiful native flora is healthy and diverse. Large canopies of oak, including live oak, post oak, black jack oak, and other varieties are scattered among substantial large bull mesquites, elm and hackberry trees, and other hardwoods. Much of the ranch is in its prime native state with a diversity of browse and good palatable grasses. The turf is in exceptional condition and save for the owner's favorite longhorns, the ranch has been void of livestock for several years.

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The ranch offers multiple large ponds of surface water which are dispersed throughout the property. Many of the largest ponds have been either recently constructed or cleaned out and rebuilt in recent years. Several of the larger and deeper ponds are stocked with fish and the seller continues to stock bait fish, as needed.

A wet weather creek, Turkey Creek, winds its way through the eastern portions of the ranch. This deep and winding creek bed is lined with large mature trees and will hold pockets of water throughout portions of the year.

The majority of the ranch offers deep and fertile soils with rolling terrain, predominately laden with good grasses, however, the western portion of the ranch is rocky, and mesquite and juniper are more common. This area has the feel of the Texas Hill Country with taller bunch grasses and shallower soils. This is one of the more remote portions of the ranch and views from plateaus on this part of the property are astounding. Several roads and trails have been established in this area, some accessible by four-wheel drive and some better suited for off-road vehicles.

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There are two large, cultivated fields on the ranch, both centrally located. The larger field contains approximately 65 acres and is currently in Johnson Grass. The other field is approximately 21 acres and is currently planted to grain sorghum for hay production. There are a few old fields on the ranch, no longer in production that are growing back to native grasses. These fields generally have canopies of regrowth mesquite that provide cover for wildlife and livestock.

Over the years, the current owner has created many landmarks which have been thoughtfully named, along with an abundance of roads and trails through the property. Most of the boundary has been cleared and is accessible by vehicle and there are two main crossings on the creek.

The ranch is fenced and cross-fenced into four main pastures and fences appear to be in good condition overall. When livestock were present, the ranch implemented rotational grazing practices.

Elevations range from about 1,500' to around 1,650'.

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## Water Features

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As previously mentioned, there are an abundance of ponds on the property as well as miles of Turkey Creek, which will often have holes of water. The structural improvements benefit from rural water, which is piped to the property from Cross Plains. Additionally, two water wells serve as backups and for stock water purposes. Overall, the LN Ranch is considered to be extremely well-watered.

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## Hunting • Wildlife • Recreation

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This region has bountiful populations of wildlife which include whitetail deer, feral hogs, some exotics, and plenty of turkey. Quail are present in years of timely precipitation and migratory and local populations of dove are very good.

The LN Ranch is well set up for deer hunting. Currently, there are seven hunting blinds strategically located with fifteen wildlife feeders. The ranch has not been hunted commercially and has only been enjoyed by family and friends.

Several of the ponds are stocked with fish and fishing is reported to be very good.

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## Improvements

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The structural improvements are the centerpiece of the ranch, and the focal point has to be the sturdy and beautiful owner's home. This two-story home features a master suite with an immense master bathroom, three upstairs guest bedrooms, each with it's own full bathroom, spacious and open living area, a gourmet kitchen, complete with a huge island, bar, and plenty of storage in the large pantry. Upstairs is a game room for entertainment overlooking the living area. There is a lot of attention to detail throughout this spacious home and it is very nicely furnished. A considerable number of furnishings are available to be included in the purchase of the property, making this a nearly move-in-ready sale.

The exterior of the home is limestone rock with a metal roof, very complimentary of the setting and this area. The home is set up to house up to eight guests currently. Peaceful mornings and evenings are well complimented by the very spacious screened-in porches complete with ceiling fans. The landscaping surrounding the home is extremely attractive, very well maintained, and fitting for the surroundings.

Additionally, there are three well-built guest cabins located nearby. These three cabins are of pier and beam construction, and all have an open floor plan. The exterior is treated wood for a rustic log cabin appearance. There are several carports and sheds nearby as well as a portable building that currently serves as a work room and a detached two-car garage.

A short distance from the main headquarters compound is an equipment shop, storage barn, and stack yard. The seller owns quite a bit of ranch equipment and some or all the equipment may be available for purchase separately.

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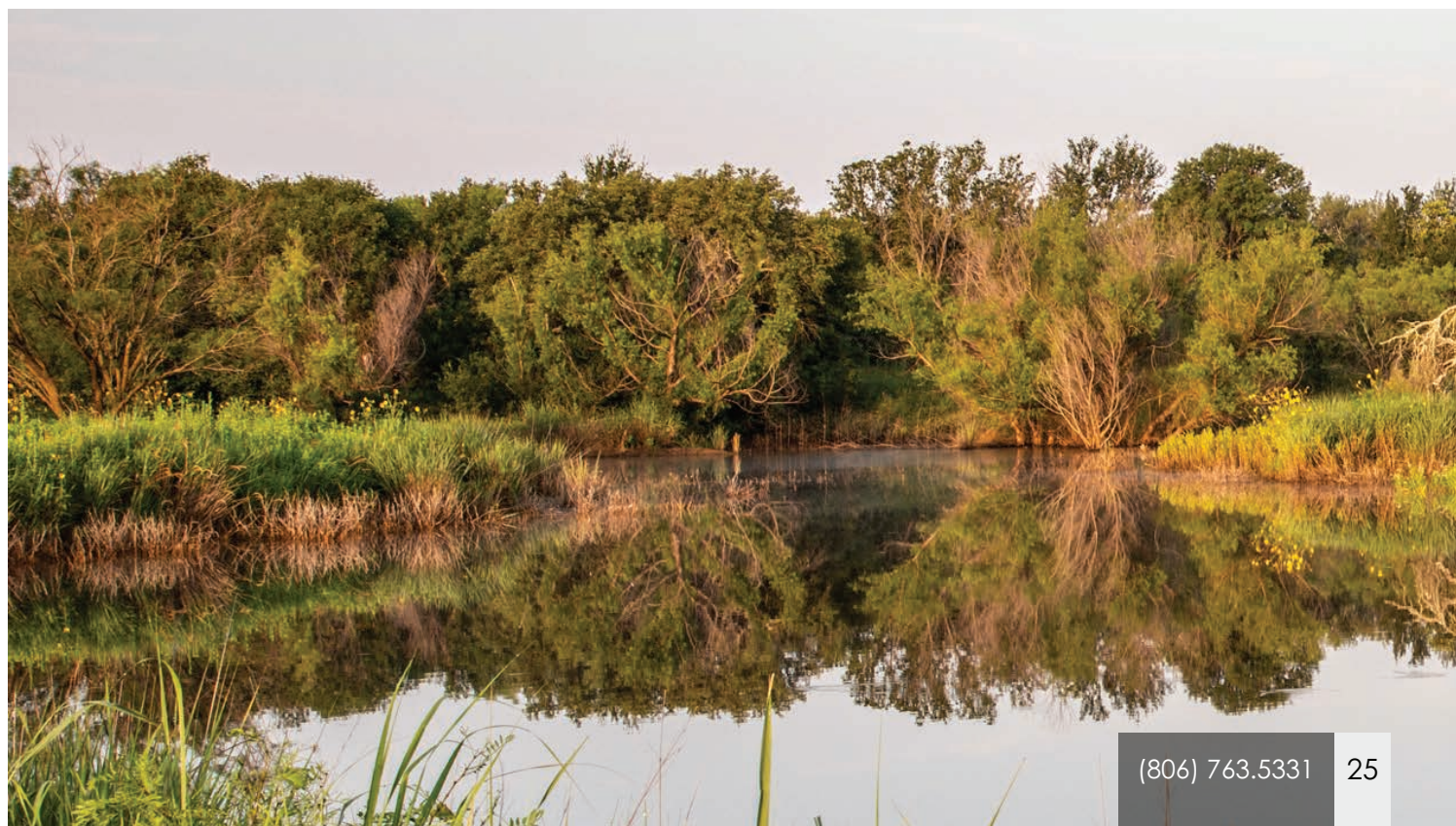














## Resources

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The ranch was pieced together in approximately four separate purchases. The seller believes that a portion of the minerals were obtained on each purchase and all owned minerals are included in the sale, along with all solar, wind, and other green energy royalty rights. There is currently no production on the ranch, although there are some pipeline easements through the property.

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## Price • Remarks

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The LN Ranch is an extraordinary offering, complete with exceptional water features, fantastic improvements, including guest accommodations, exceptional scenery, and four-season recreation opportunities. The ranch is very well priced at \$9,520,410 or \$4,495 per acre. All owned minerals are included, and a lot of the furnishings are available, as well as some ranch equipment for added consideration.

This ranch is ready to be operated and enjoyed, but also has the benefit of a substantial amount of depreciable assets.

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Call Charlie Middleton today at (806) 786.0313 for more information or to schedule a tour.











Abilene

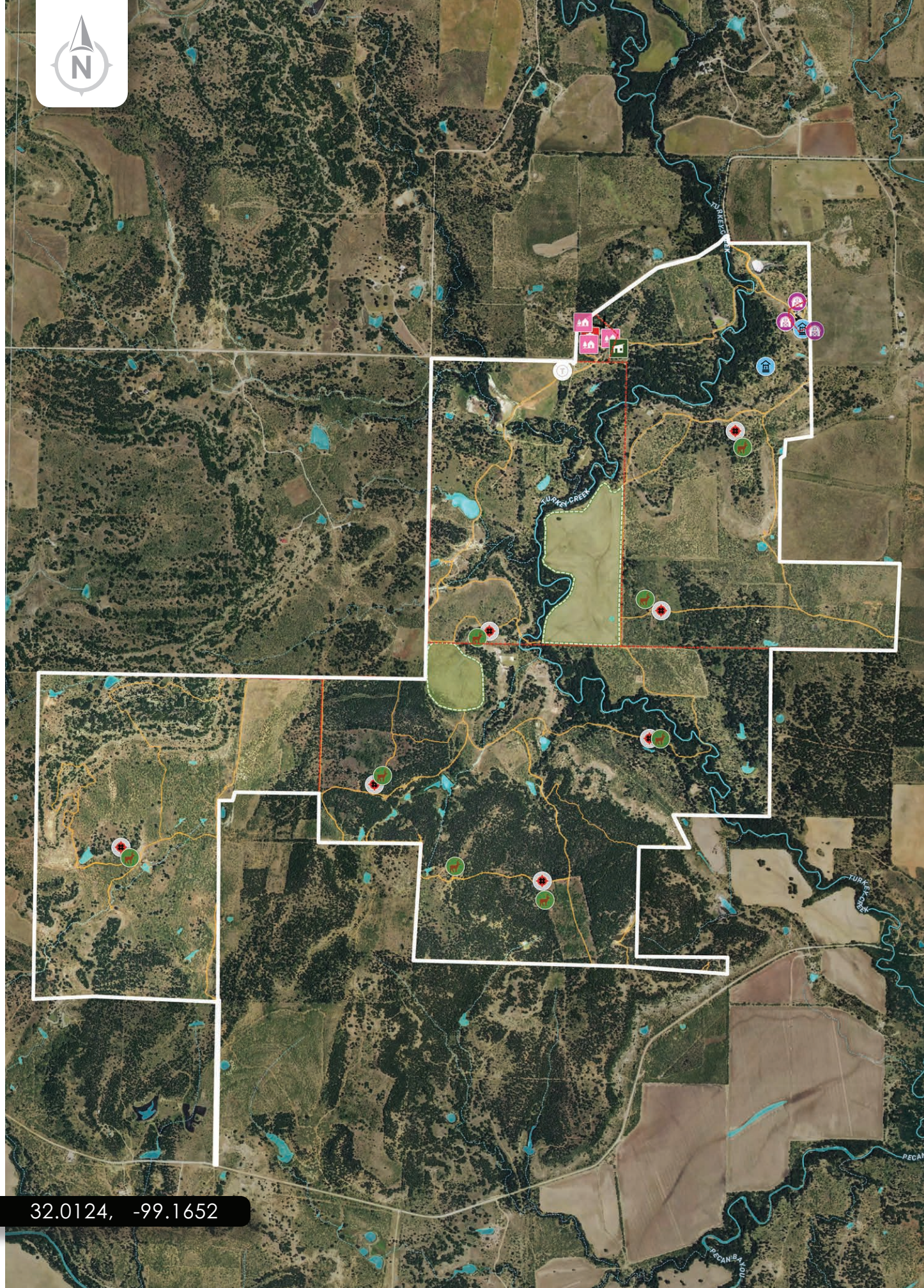
LN RANCH

Coleman

Lake Brownwood

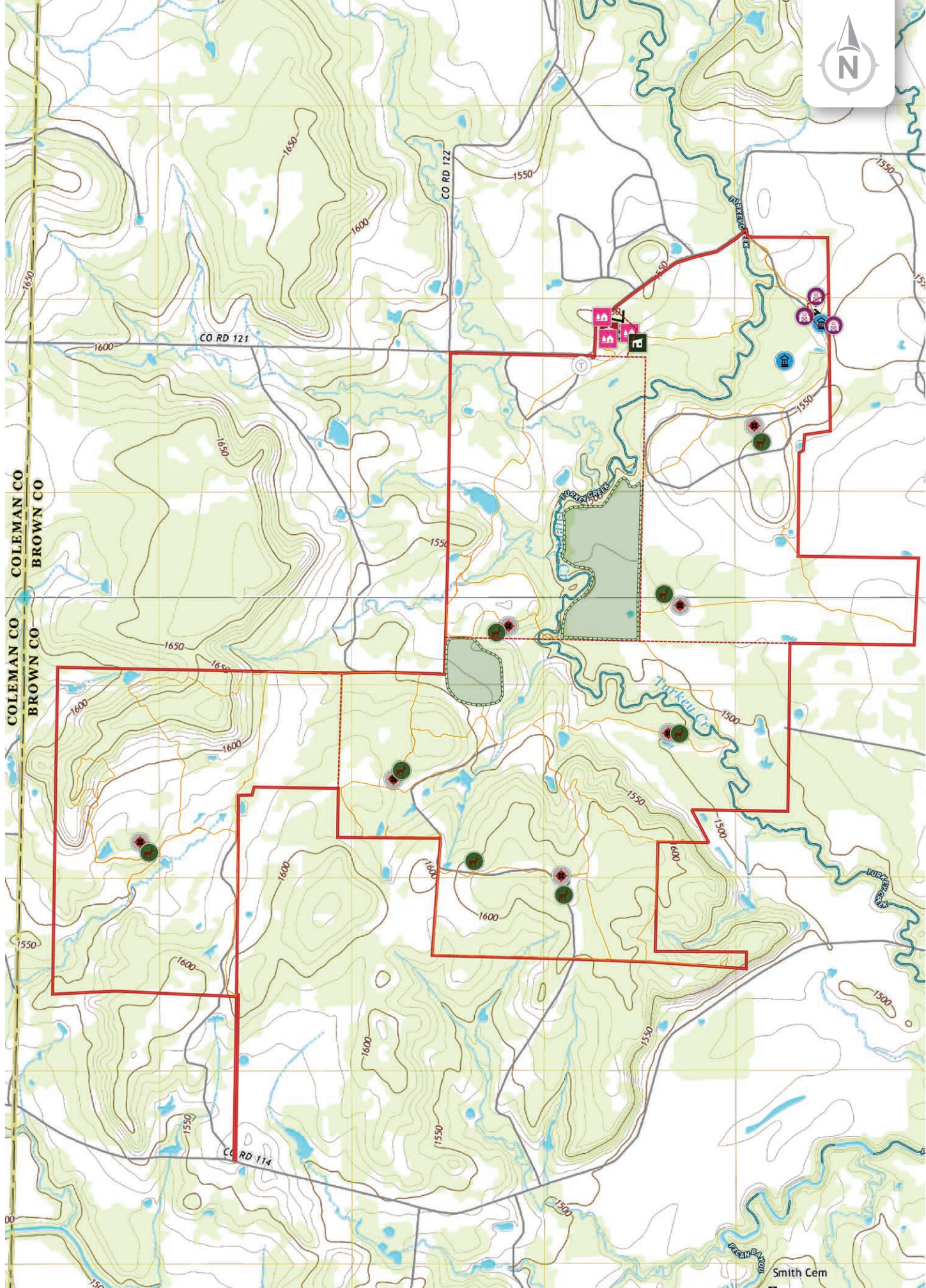
Brownwood





32.0124, -99.1652







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Scan QR Code for more details on the LN Ranch.

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