

# Crooked Tree Ranch

9,400± acres | \$39,153,000 | Albany, Texas | Shackelford County



All wind energy rights and royalties will be conveyed.

*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Crooked Tree Ranch

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## Property Description

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Crooked Tree Ranch is 9,400± acres located in Shackelford County, Texas approximately 16 miles south of Albany, Texas, and 13 miles northeast of Abilene, Texas. The property has frontage along with the main entrance located on Highway 351. We are very pleased to have obtained the listing on this very special ranch, with properties of this size very rarely changing hands.

The Crooked Tree Ranch is very centrally located, being only 2.5 hours from the DFW Metroplex, 2.5 hours to Midland, and approximately the same to Lubbock.

After entering the property through the electric gated entrance, you will find everything very well manicured throughout the ranch as you pass the headquarters and reach the main owner's home toward the back of the property.

The fences, roads, grass turf, and improvements have been cared for in a detailed fashion. Cattle have been very lightly stocked through the years providing great grass for the cattle and cover for the quail and deer. The roads have been constructed and maintained by a wind company that currently has turbines located on the ranch along selected ridges.

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## Improvements

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Toward the front of the ranch, you will pass the headquarters where there is a 3-bedroom, 2-bath manager's home with ample parking in the front. Also located at the headquarters is a new 5-bedroom 3-bath mobile home for overflow guests and hunters. The front drives are surrounded by trees and mowed yards.

There are also some additional improvements located in the headquarters area. There is a small set of cattle pens, an equipment barn, a small barn with horse stalls, and another small barn set up to house bird dogs utilized for quail hunting on the ranch. There is also a refrigerated processing room fully equipped with saws, grinders, packaging machines, and other items needed to process meat harvested and raised on the ranch. Two large walk-in coolers are also located on-site for meat storage. An arena and round pen are also located in the vicinity of the main improvements.

Once you leave the headquarters headed to the owner's residence, you travel on highly improved roads providing a smooth trip. As you arrive at the main residence you will see three structures, all finished in rock with matching looks. There is a large storage building that could be used for storage or a garage. Another building is used as storage for a large travel trailer with room to set up chairs to sit in the evening and overlook the canyons and draws of the ranch.

The final building is the main residence. The home is a 3-bedroom, 3 1/2 bath rock home. Two of the bedrooms with baths are set up as private suites, away from the master bedroom for guests or family providing additional privacy. There is an office also located in the main house. The finishes in the house are beautiful and very comfortable. The current owners have paid attention to all the details marking all the improvements top-notch and very well kept.

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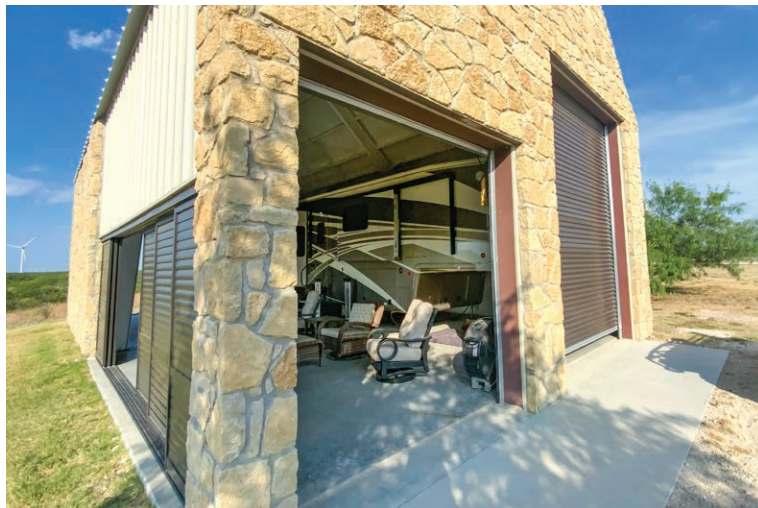






















## Water • Minerals • Wind

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The ranch is considered to be very well watered. There are scattered ponds throughout the ranch providing water to both cattle and wildlife. Rural water is also available and piped to all improvements located on the ranch. A water storage facility is located at the headquarters and then piped to the main owner's residence and facilities for use there also. The smallest lake is around 7 acres when full and a larger lake has been built toward the back of the ranch, which is approximately 11 acres when full.

All owned minerals and wind energy rights will transfer with an acceptable offer. Mineral ownership which is believed to be 50% will be conveyed. In addition, there are 54 wind turbines located on the property. All wind energy rights and royalties will also be conveyed to the buyer.

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## Hunting • Wildlife

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The Crooked Tree Ranch is located in Shackelford County, which is one of the top hunting counties in Texas. Quail numbers have been hit and miss the last several years, but when quail are good in Texas, this area is known to be some of the best in the region. Grass and cover have been carefully taken care of to enhance the quail habitat.

Deer hunting is also famous in this county. Surrounding ranches are very large, making the ability for deer to age much easier increasing size and score. The current owner has also added a 200-acre high-fenced pasture stocked with deer. These deer have great genetics and also receive protein and irrigated food plots throughout the year. Native deer in the 170 to 180 range have been harvested with deer in the high fenced area easily going over 200 inches. Hogs, dove, and other native game found in this area can be found on the ranch.

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## Price

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\$39,153,000 • \$4,165 per acre

## Remarks

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The Crooked Tree Ranch is a one-of-a-kind property, and it is very rare for a ranch of this size in Shackelford County to come available with mineral and wind royalties included. The ranch has all the attributes a buyer looking for a legacy ranch would like to have, great turf, adequate water, minerals, wind royalty income, cattle grazing and hunting lease income, immaculate improvements along with location and competitive price. This ranch does deserve a look and your consideration.

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If you are looking for a once-in-a-lifetime opportunity to own a ranch that has it all, give Layne Walker a call at (214) 244.6484.











Stamford

Albany

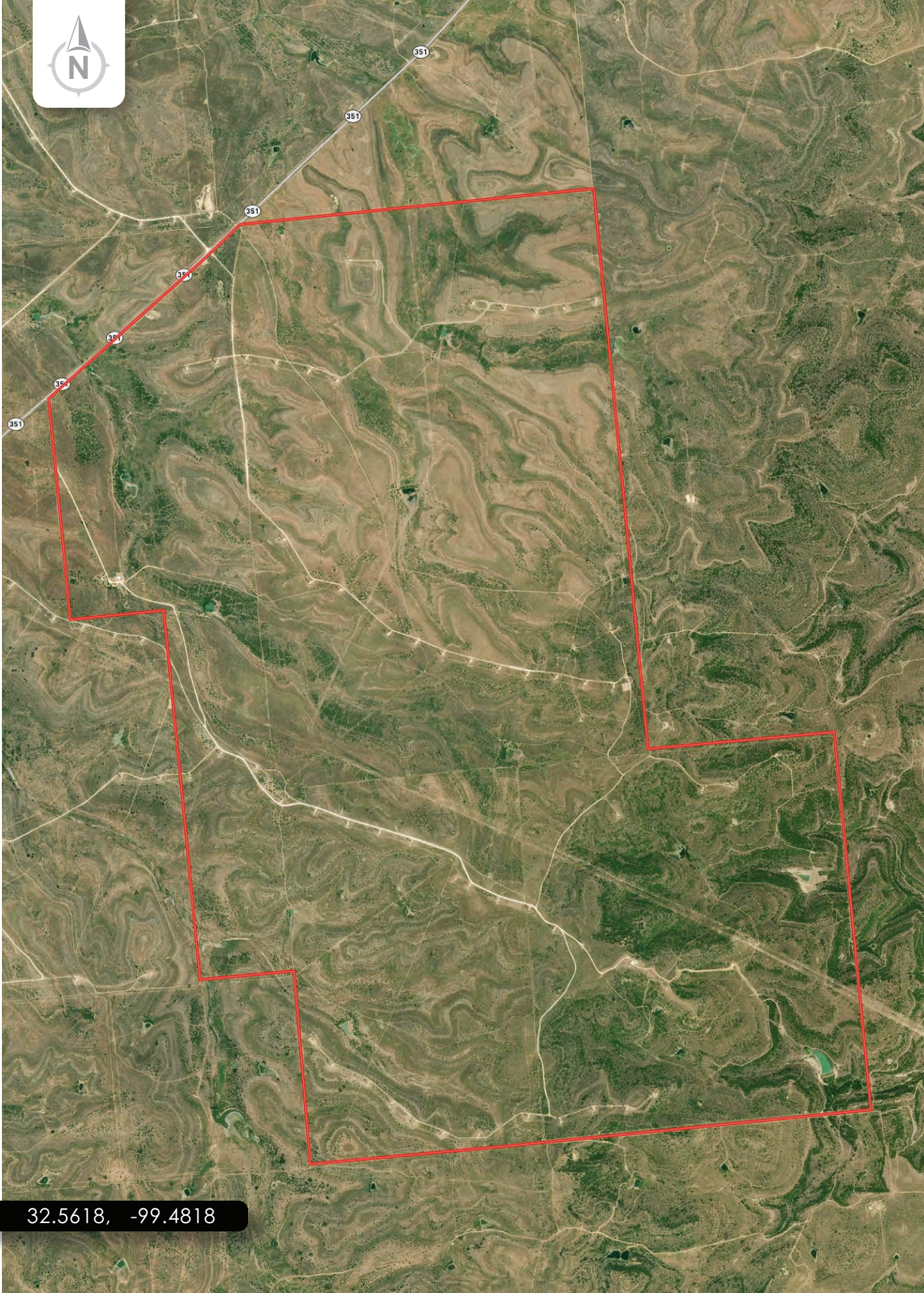
**CROOKED TREE RANCH**

Abilene

Blair

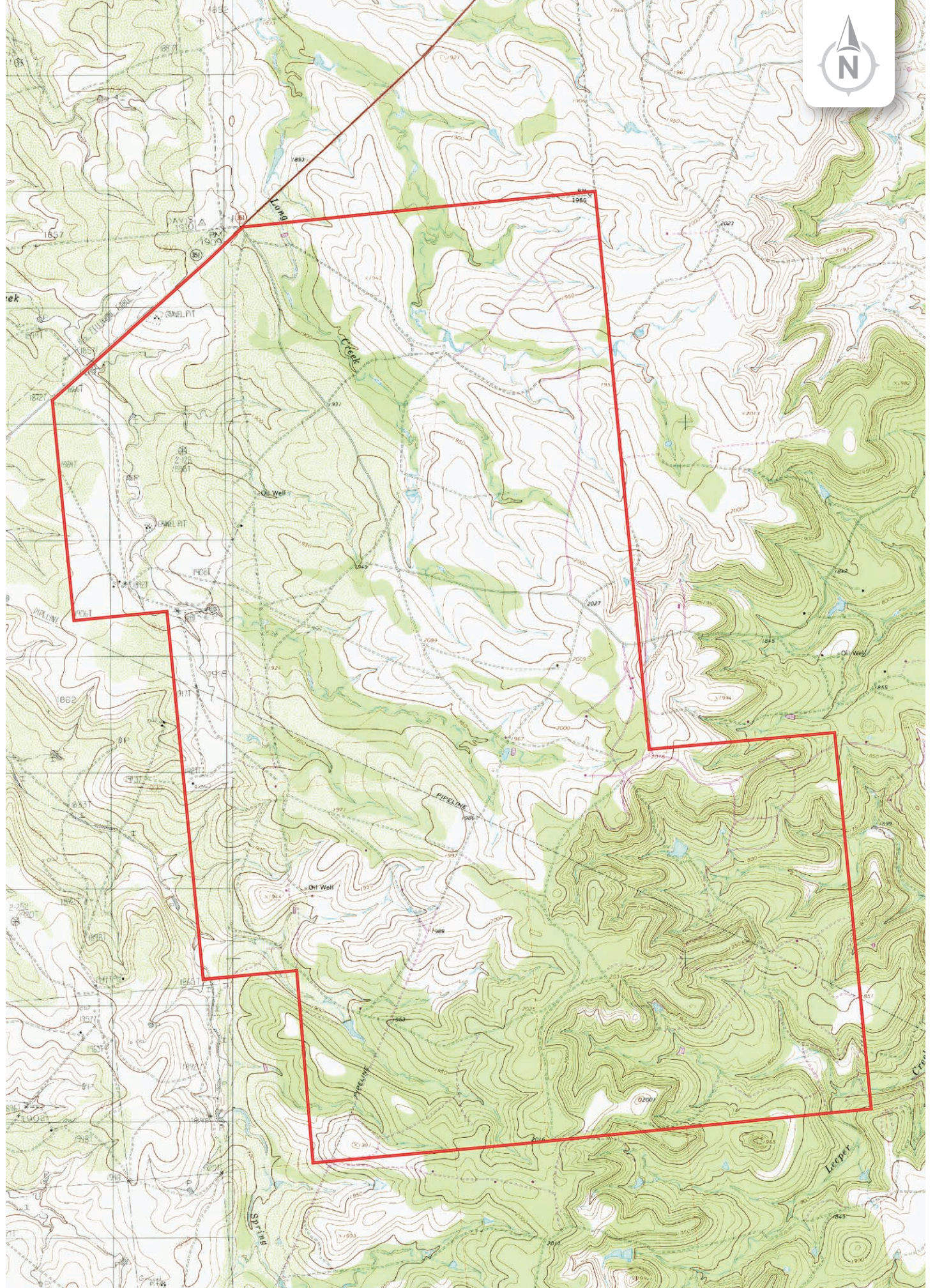
Clyde





32.5618, -99.4818







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Scan QR Code for more details on the Crooked Tree Ranch.

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