



JC WILSON RANCHES

ROCKHENGE RANCH

679± Acres • Haskell County, Texas



Contact: Joe Wilson (214-784-3725) www.jcwilsonranches.com

GENERAL OVERVIEW

The Rockhenge Ranch gets its name from the three rock columns which are located in the northwest corner of the ranch. This is an outstanding recreation and cattle ranch located in Haskell County. This area is known for producing trophy whitetail bucks and has an abundance of turkey, quail, dove and hogs. With four large wheat fields that serve as food plots for wildlife and good brush cover, this property is truly a hunters paradise.

LOCATION

Rockhenge is conveniently located just southeast of Haskell, TX, and is approximately 3 hours from the Dallas/Fort Worth Metroplex.

WILDLIFE

Wildlife on the ranch includes trophy whitetail, turkey, quail, doves and hogs.

WATER

The Ranch has five ponds and two creeks so there is an abundance of surface water. Three of the ponds are stocked with fish.

IMPROVEMENTS

The property has two metal pole barns and a set of metal working pens. In addition, there are four large wheat fields.

MINERALS

Property is being offered surface only. There is currently no oil or gas production or active leases.

WIND

All seller's wind rights shall convey with sale.

TERRAIN

Much of the land is rolling with scattered hardwood and mesquite tree cover. There are many varieties of browse for deer. Excellent native grasses include little bluestem, side oats, tabosa, silver bluestem, blue grama, harry grama, buffalo and switch grass. The roads and fences are good and food plots round out this productive ecosystem. Most of the ranch is a strong red sandy loam soil ... the best.

SUMMARY

Don't miss out on this unique opportunity to own a hunter's paradise of a recreation and cattle ranch.

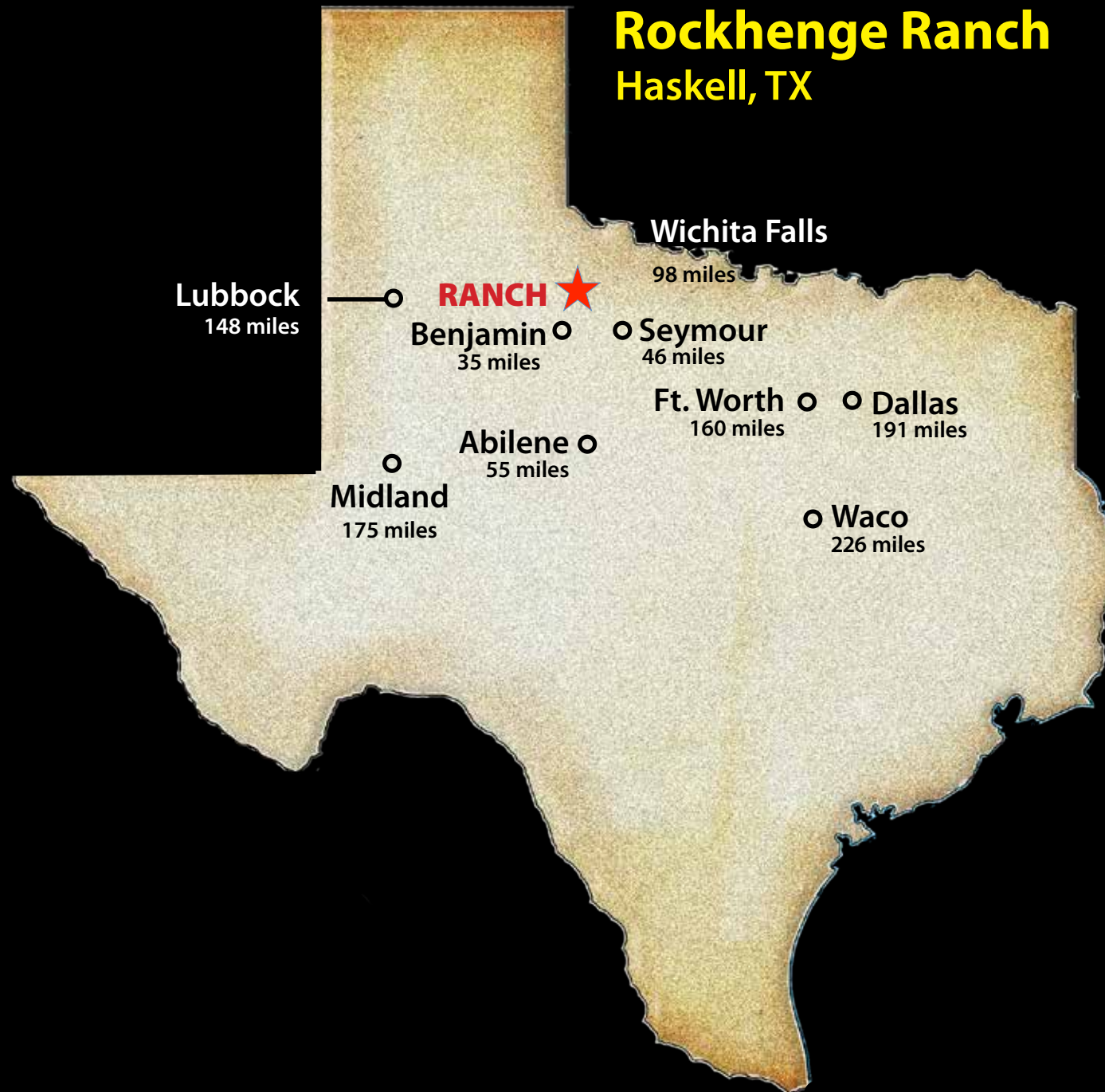
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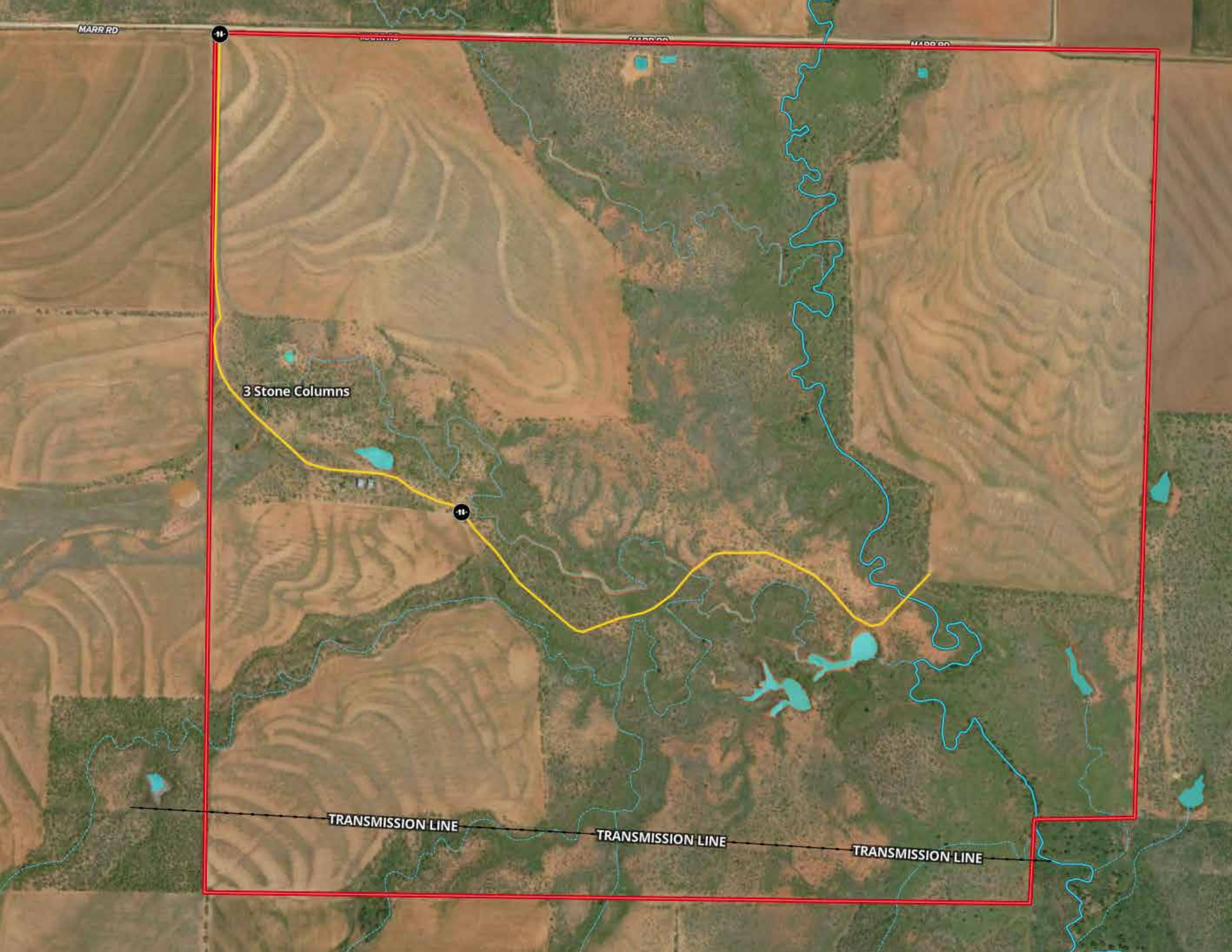
Buyer's Agent must be identified on first contact and must accompany buying prospect on all showings to be allowed full participation. Seller's agent must be present for showings.



Rockhenge Ranch

Haskell, TX





MARR RD

11

MARR RD

MADDO RD

3 Stone Columns

11

TRANSMISSION LINE

TRANSMISSION LINE

TRANSMISSION LINE































One of Four Wheat Fields














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Seller can receive and accept backup contracts.