

Watts Creek Ranch

1,622.36± acres | \$7,300,620 | Coleman, Texas | Coleman County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Watts Creek Ranch

We are honored to have been selected as the broker to exclusively market the Watts Creek Ranch, an excellent hunting and cattle ranch located in the western portion of Central Texas. The Watts Creek Ranch is part of the famous Warren Ranch and has been owned and operated by the same family for over 30 years.



The ranch is a combination of gently rolling pasture ascending to rugged and rocky hills. Watts Creek runs through the northern portion of the property for approximately 1.1 miles. This ranch has an excellent native grass turf and diverse topography and cover.

There are numerous hardwood trees such as live oak, post oak and scattered pecan trees as well as other hardwoods. Scattered mesquite thickets and some cedar combine to create great habitat for the wildlife that is native to this area.

Soils are generally loamy and rocky in this region.

Almost 200 acres of the ranch have been grubbed and cleared of invasive brush, leaving an ideal pasture for grazing.

There is a gravel pit located in the central portion of the property that has been used for road base throughout the ranch.



Location

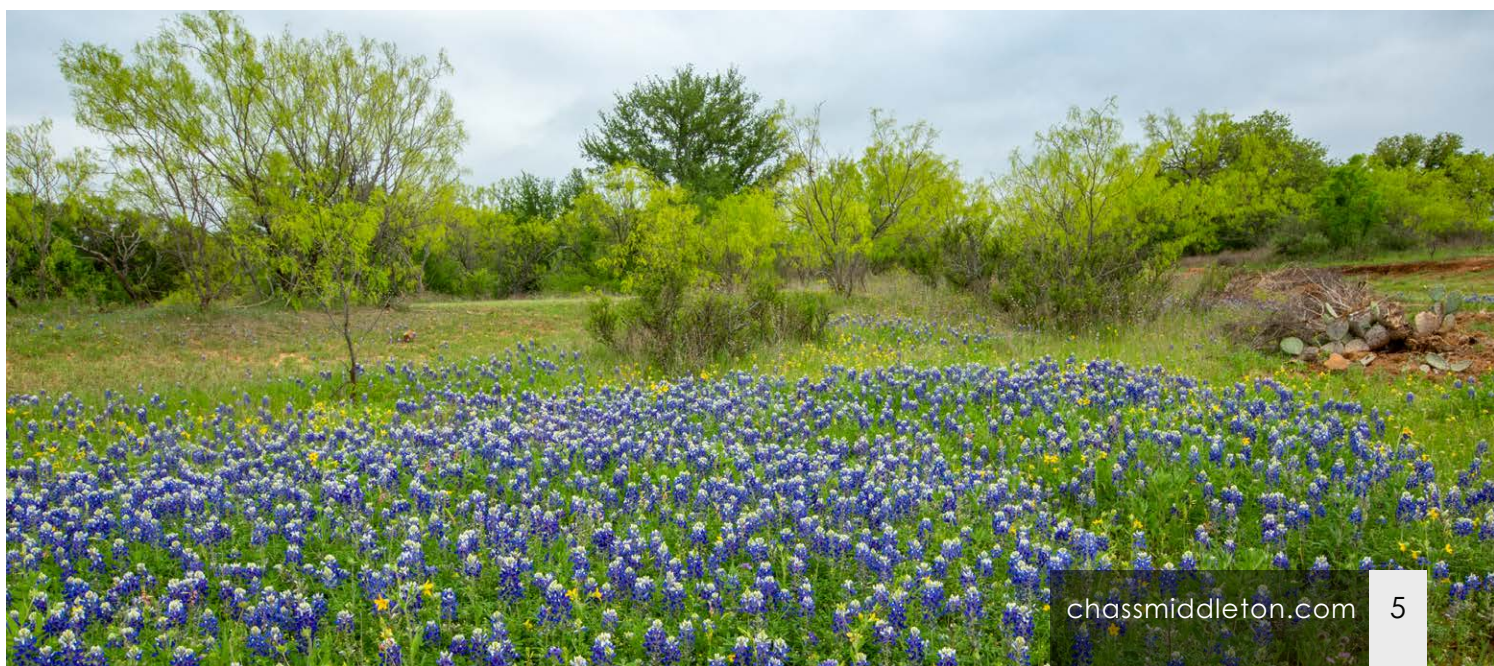
The ranch is in northeastern Coleman County and is located close to several metro areas of Texas which include:

Waco - 144 miles
Austin - 160 miles
Midland - 180 miles
Dallas - 190 miles

Coleman Municipal Airport (KCOM) is located approximately 16 miles west of the ranch and offers a 4,500' asphalt runway and fuel. Brownwood Regional Airport (KBWD) is located approximately 26 miles southeast of the ranch and offers two runways, a 5600' asphalt runway along with a 4,600' asphalt runway and fuel. Abilene Regional Airport handles a commercial jet service and is located approximately 67 miles northwest of the ranch.

The ranch is accessed by paved FM 568 and CR 134.





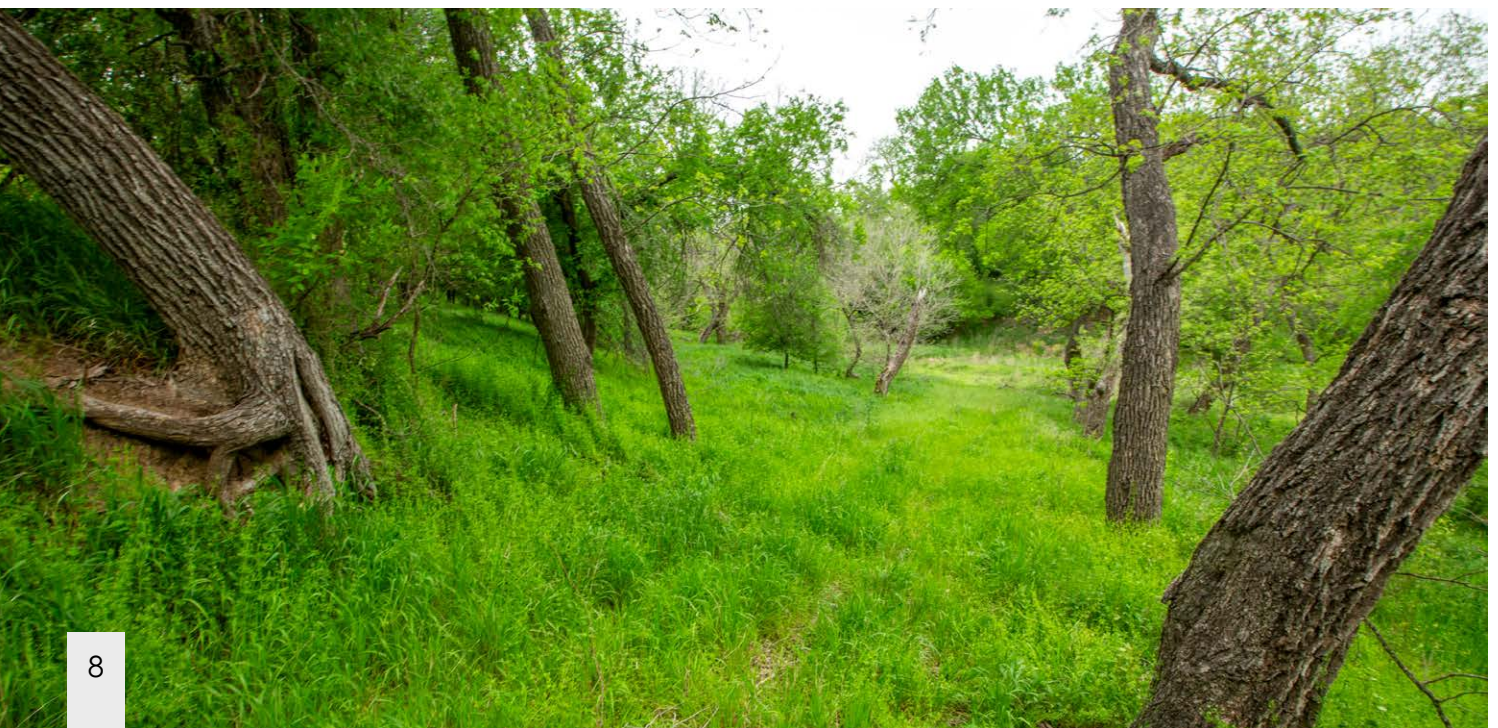
Water Features

The ranch is considered well-watered by Watts Creek and Bee Branch Creek, both of which flow intermittently throughout the year. There are numerous earth tanks as well as taps for Coleman County rural water. Each pasture has several options for water.

There is a large earthen pond located on the southeastern portion of the property that covers over 3 acres when at capacity. Another large pond is located in the southwestern portion of the ranch that has a surface area of about one and a half acres when full.







Hunting • Wildlife • Recreation

This is one of the finest low fence hunting ranches to come on the market in this portion of Texas and is a rare find.

The Watts Creek Ranch is a hunter's paradise with trophy whitetail deer, Rio Grande turkey, and quail. The creek bottoms and tanks offer good migratory dove and upland bird hunting. Some of the tanks are stocked with fish, and the fishing is exceptional. There are plenty of roads and trails for riding ATVs.





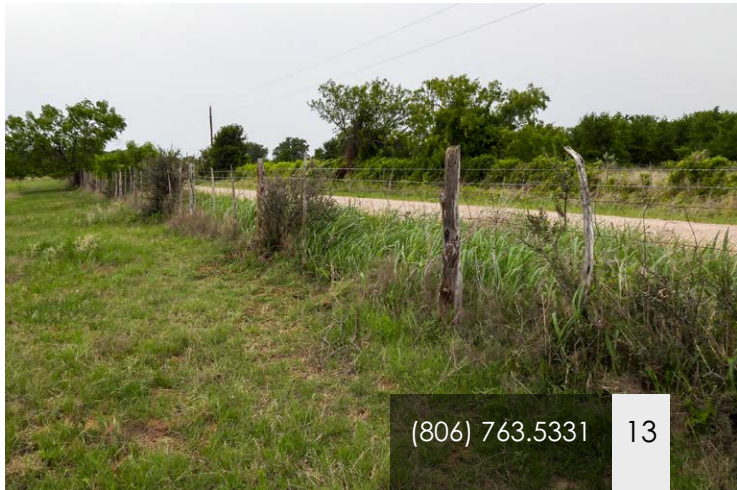


Improvements

The main improvements on the ranch consist of really good perimeter and cross fencing with two sets of pipe corrals. The main set of corrals has a truck and trailer load out and a set of scales.

There are numerous ranch roads that allow access to every portion of the ranch.





Resources

The owner owns a portion of the minerals and will convey to Buyer at closing all mineral interest owned by Seller. All wind, solar, and alternative energy rights owned by Seller will convey to Buyer at closing. There is no production on the ranch and the minerals are not currently leased.

Price • Remarks

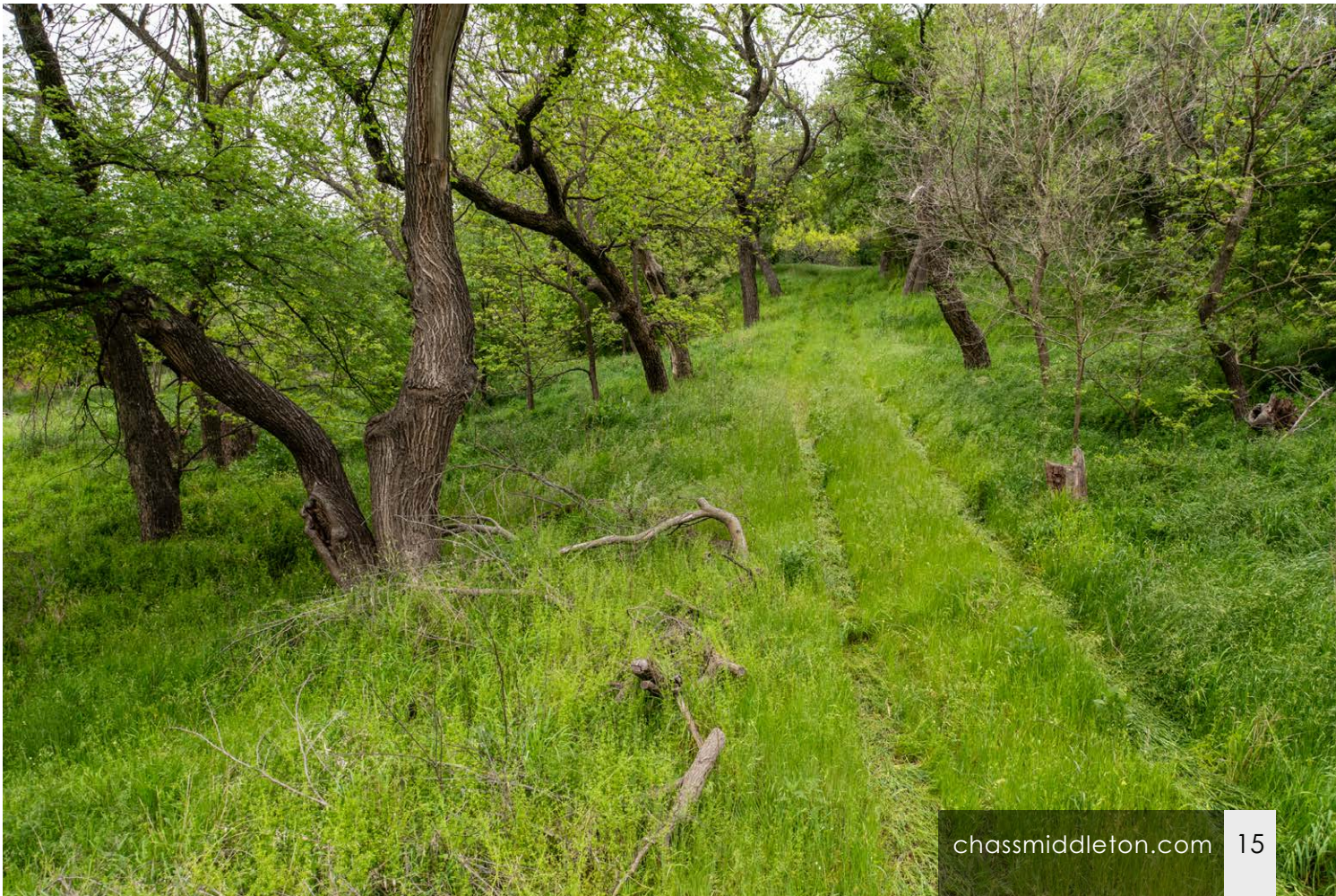
The Watts Creek Ranch is an exceptional and rare find, offering good hunting and recreation as well as good grazing opportunities. The ranch is realistically offered at an asking price of \$4,500 per acre. There may not be a better value in this region.

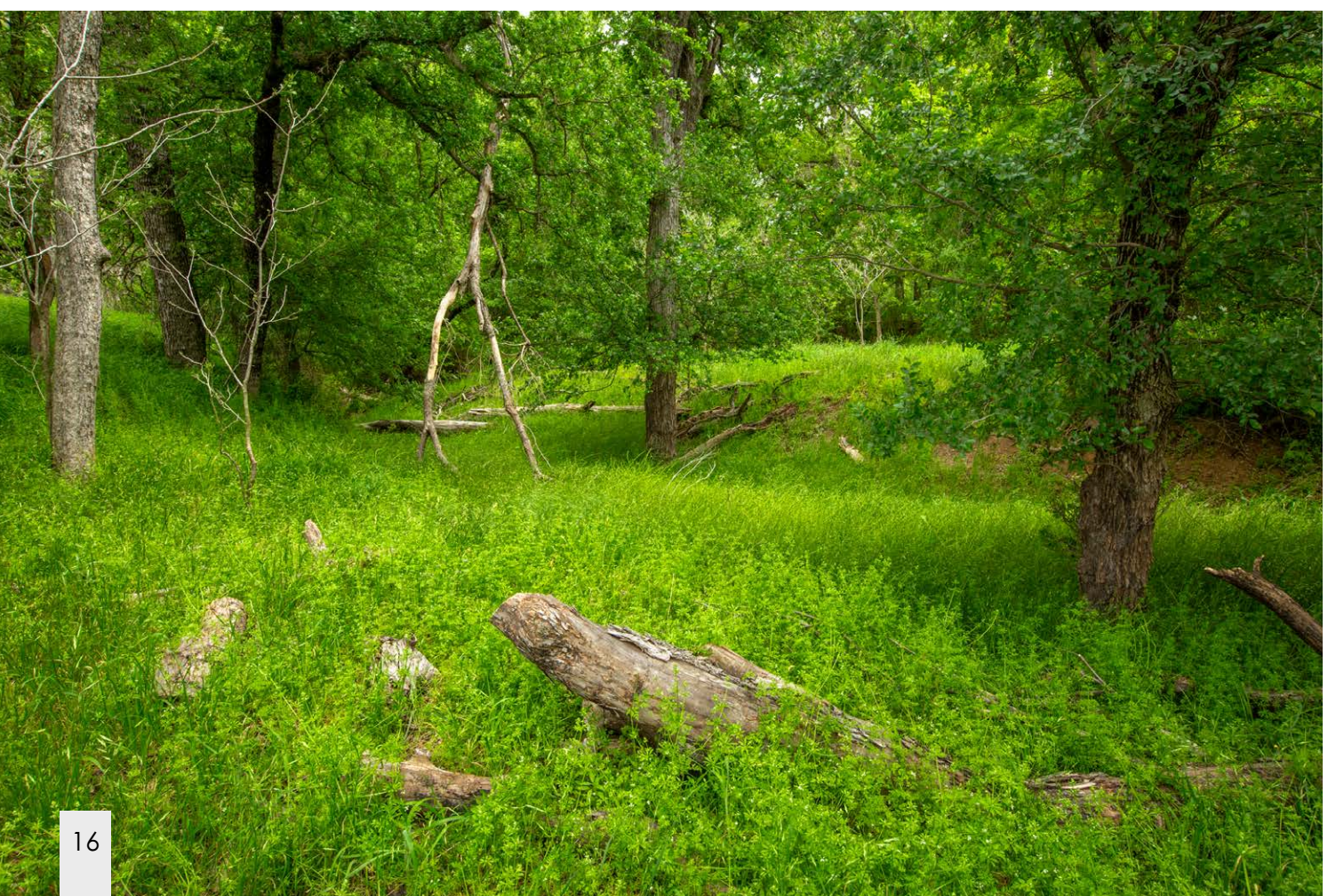


Broker Comments

If you are in the market for a versatile ranch in this part of Texas, the Watts Creek Ranch deserves your attention.

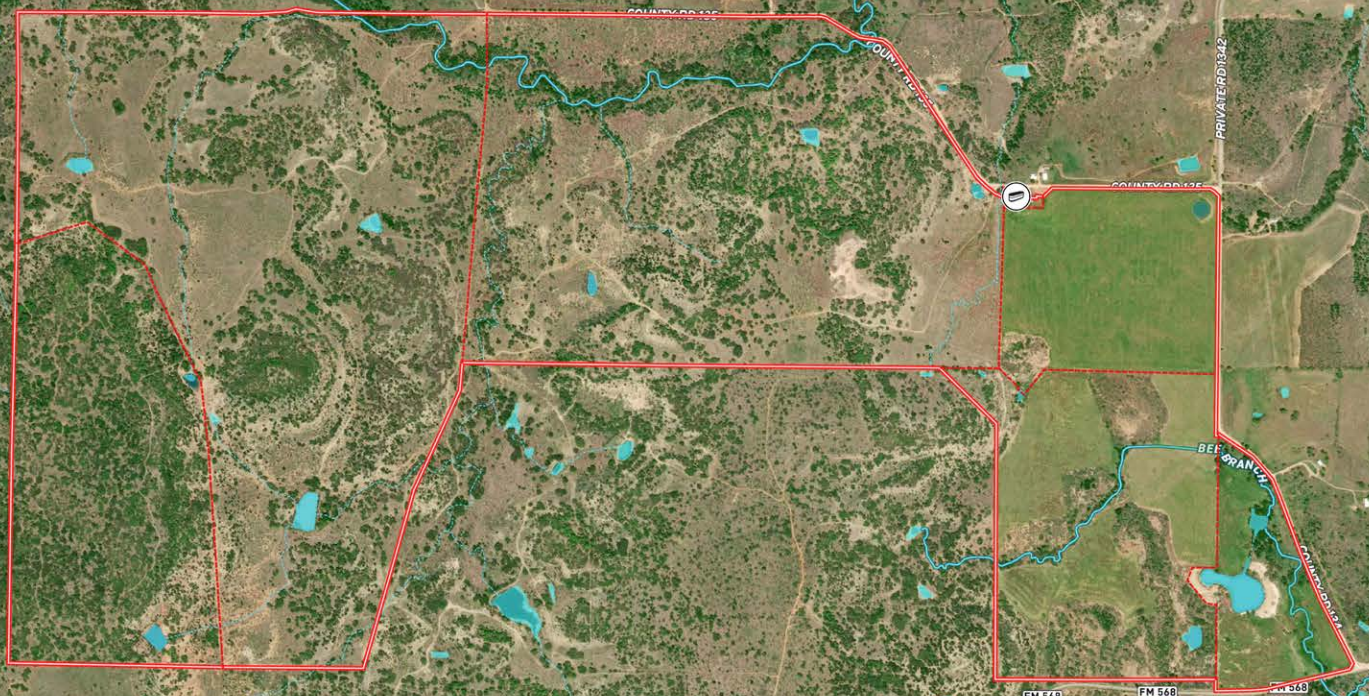
For more information or to schedule a private showing please call
Charlie Middleton (806) 786.0313 or Dane Mount (940) 839.6247



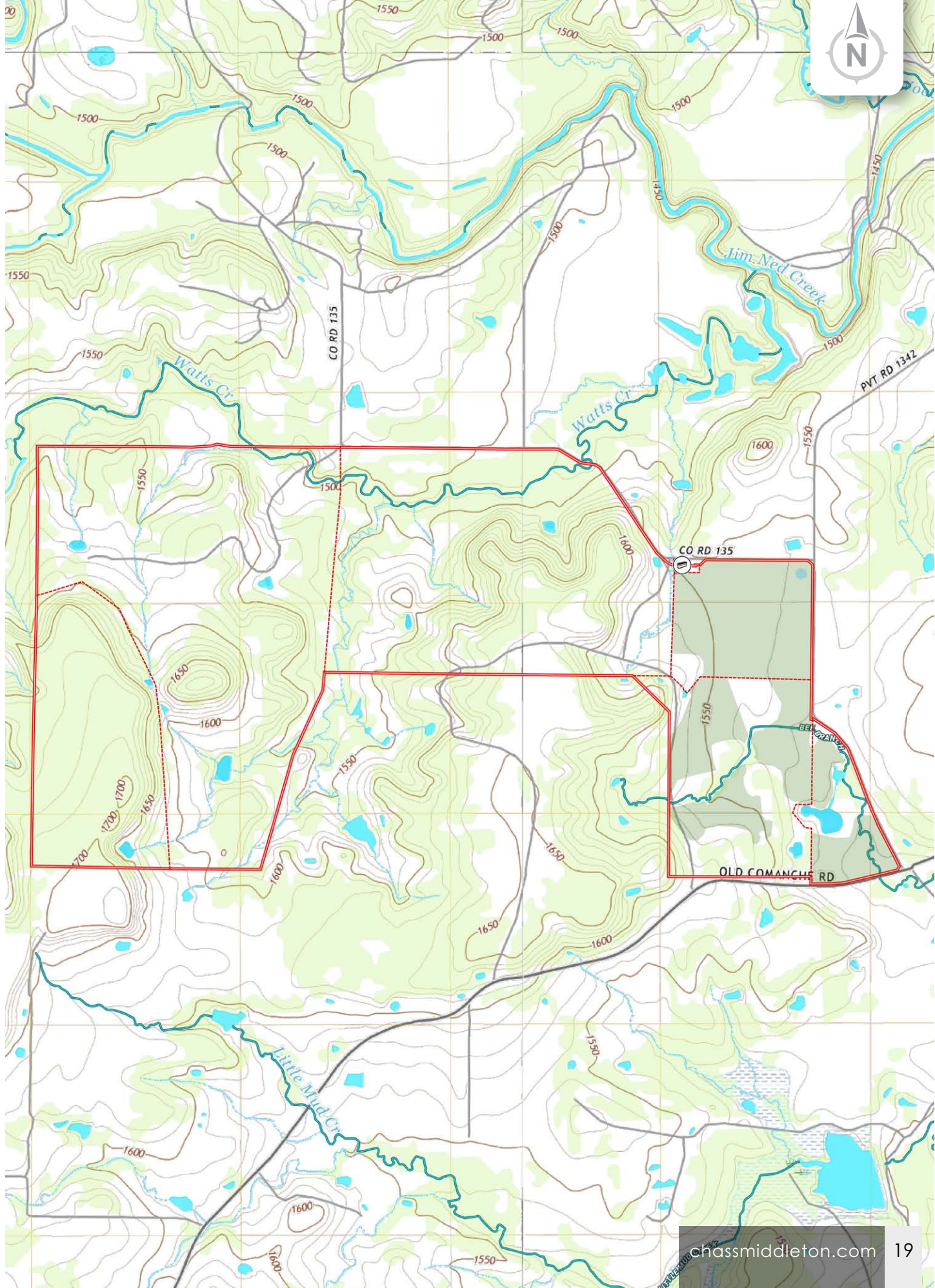




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31.8526, -99.2538



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