

Aces & Eights Ranch

105.38± acres | \$479,000 | Sonora, Texas | Sutton County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Aces & Eights Ranch

The Aces & Eights Ranch is located approximately 2 - 3 miles west of Sonora, Texas, just north of Interstate 10 in Sutton County. It is accessed by a deeded easement with excellent roads. The ranch is 105.38 acres and is a great hunting ranch that is set up and ready to enjoy on day one. The current owner did an excellent job setting up this turn-key hunting ranch.

Location

The property is also in close proximity to several towns and cities for shopping, day trips, or a quick getaway with San Antonio – 172 miles; Austin – 196 miles; Abilene 156 miles; and Houston 350 miles away.





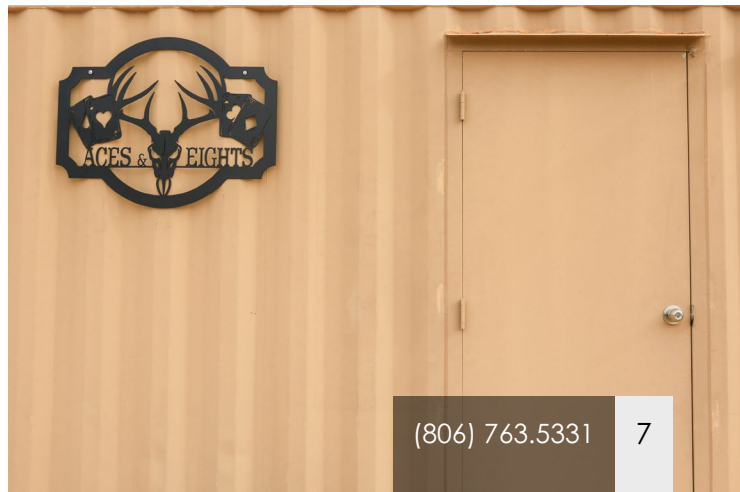






Improvements

The ranch has a 75' mobile home that is 3 BR/2.5 BTH and comes fully furnished. There is a 40' storage container that is separated into three compartments. One compartment is for ATV storage; the middle compartment is for general storage, and the third is set up with a walk-in cooler and deer processing area. This compartment has a stainless steel table, sink, deep freezer, and an electric deer hanger with two hangers. The property is fully fenced with a barbed wire fence and has a water well, electricity, water troughs and blinds, and feeders. There are two picnic tables and a BBQ pit for the new owner to enjoy. This is a turn-key ranch that has all of the work done and is ready to enjoy.



Water Features

The ranch has one water well that provides water to the mobile home, the walk-in cooler, and water is piped to four water troughs scattered across the property for the wildlife that is native to this area of Texas. The water troughs are connected to the well with a timer to provide plenty of water for wildlife.





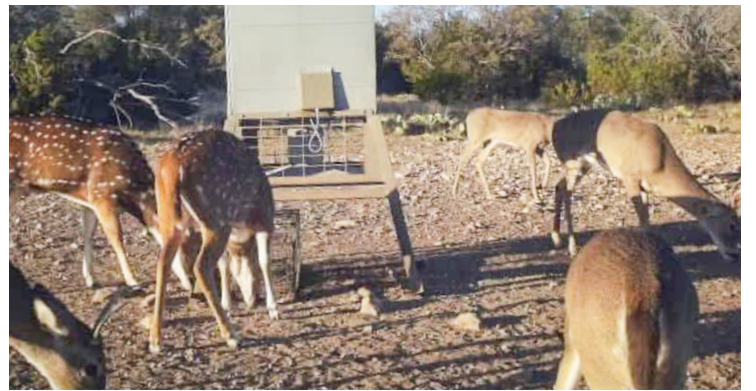
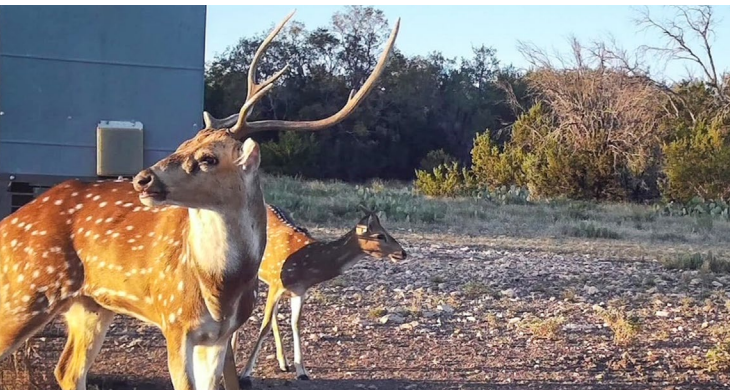
Hunting • Wildlife • Recreation

The Aces & Eights Ranch is a great hunting ranch that is set up and ready to go with three fiberglass blinds—two 3-man and one 2-man—along with three All-Season stands and fill feeders, and three All-Season hay feeders. The ranch offers outstanding hunting opportunities for whitetail deer, axis deer, turkey, and javelina, as well as dove hunting.

In addition to hunting, the property offers plenty of places to ride ATVs and look for arrowheads and Indian artifacts. It would be hard to find a hunting ranch of this caliber with great access and is ready to go on day one.











Resources

The Ranch will be sold as "Surface Only" regarding oil & gas. All wind, solar, and alternative energy rights will be conveyed to the Buyer at closing.

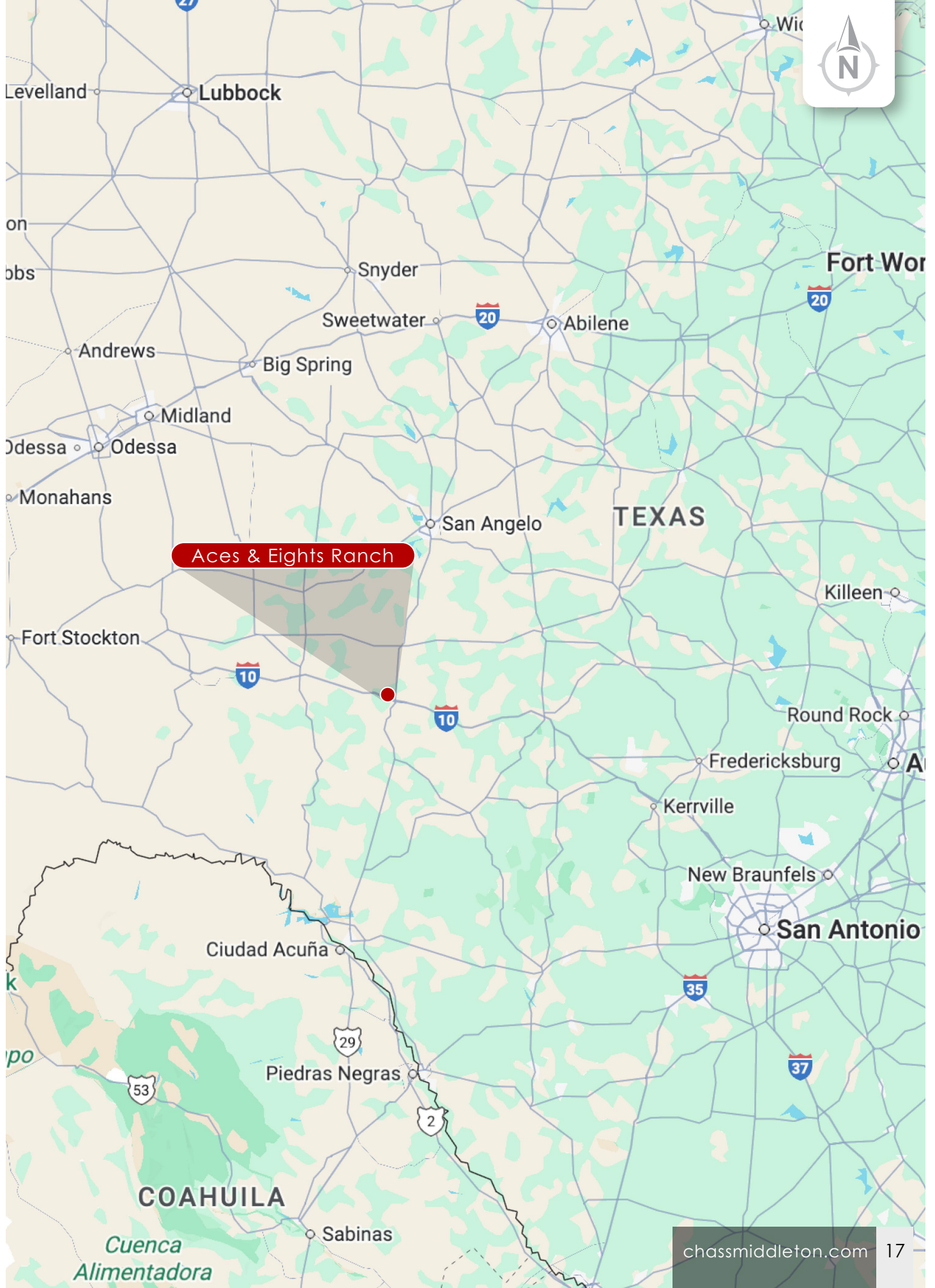
Broker Comments • Price

The Aces & Eights Ranch is a really good turn-key hunting ranch that is set up and ready to enjoy on day one. All of the work is done, and it is ready to enjoy and experience. There is excellent hunting in this area, and the current owner has set this ranch up really well to maximize the hunting experience. The ranch is reasonably priced at \$479,000 turnkey!

Contact Dane Mount at 940-839-6247 or
email dane@csmanson.com to schedule your private showing today!



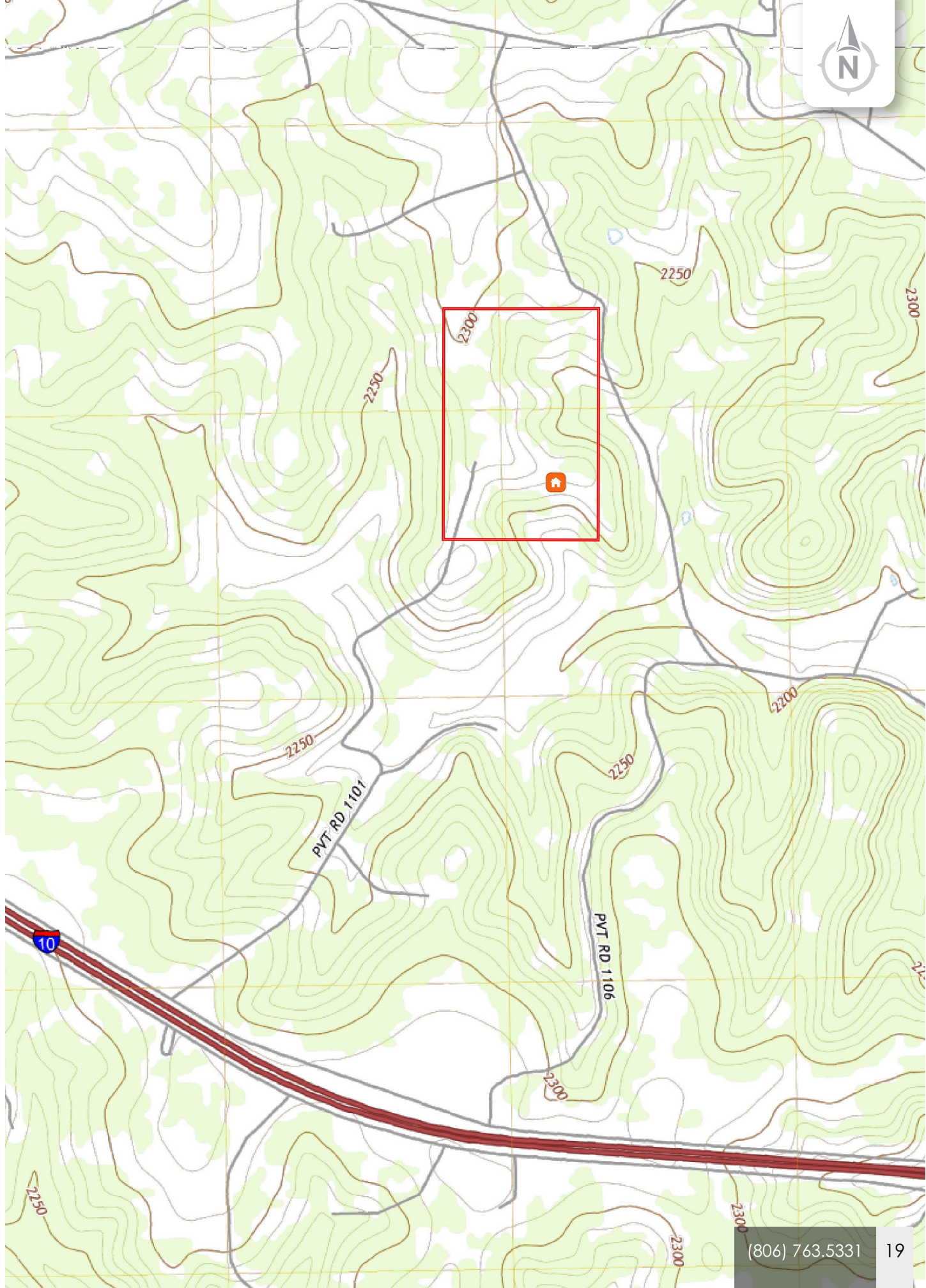




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30.6114, -100.6880



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