



MY Ranch
STRAWN, TEXAS





MY Ranch

STRAWN, TEXAS

\$4,995,000 | 531± ACRES



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Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Nestled at the western edge of Erath County, just south of Interstate 20 and the historic community of Strawn, Texas, between Fort Worth and Abilene, this 531± acre high-fence ranch offers an ownership opportunity for a functional, managed and stocked game ranch. With sufficient water, sensible improvements, and clean operation, all less than an hour west of Fort Worth.

The ranch has been managed under high fence since 1998 and operated for personal use, with only family and friends harvesting animals for over 27 years. It has never been commercially hunted or sold hunts. The ranch is stocked with large genetic whitetails and a host of exotic wildlife, all continually supported by well-established food plots, water sources, and extensive feeding infrastructure.

Multiple ponds, boat docks, and a reliable water treatment system ensure plentiful water and recreational opportunities. With a main lodge, bunkhouse, barns, and equipment facilities, the property is fully equipped for immediate enjoyment. This rare offering presents unmatched potential for recreational use, outfitting, hunting, and long-term investment, all in proximity to Dallas–Fort Worth.



Improvements

The main lodge has three bedrooms, two-and-a-half bathrooms, multilevel porches, and a large open-concept kitchen, bar, and living area. The bunkhouse is used for guest or staff lodging and contains five bedrooms and two bathrooms. Outbuildings consist of a 40x60 shop with lean-to sheds and free-standing covered equipment parking for storage and ranch operations. There are four Outback 2,000-pound protein gravity feeders, six Outback 1,000-pound spin feeders, one HB 700 stand fill, one HB 8x10 blind, four Executive blinds, two Atascosa 14-ton bins, and a two-and-a-half-ton feed wagon.

The improvements are in good condition and ready for immediate use. Furniture may be included with an acceptable offer. Utilities include Oncor electric service, Starlink internet, and satellite television (DirecTV and HughesNet).

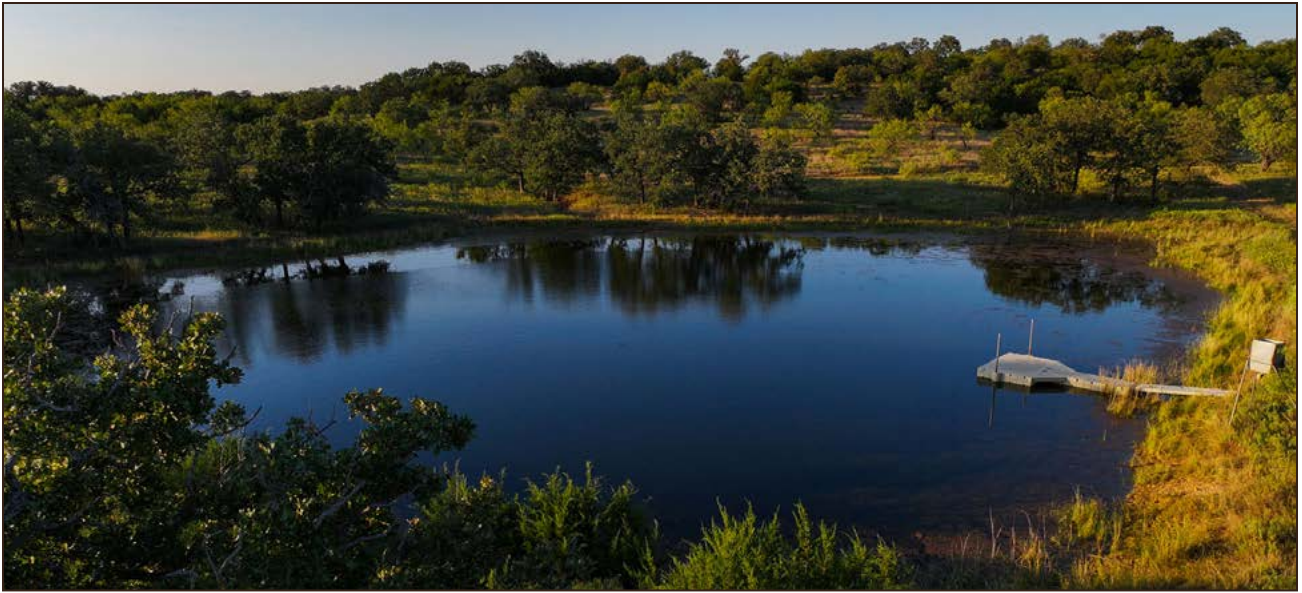




Location

The ranch lies at the western edge of Erath County, south of Interstate 20, between Fort Worth (60 miles) and Abilene (90 miles). It is easily accessible by paved roads, with direct connectivity to the Dallas–Fort Worth Metroplex and surrounding areas. Strawn is the nearest community, offering dining, basic services, and local culture. Commercial air service is available at Dallas–Fort Worth International Airport and regional service is available through Abilene. Several private airstrips nearby accommodate smaller aircraft, offering additional accessibility.





Locale

The surrounding area is a blend of larger ranches, mostly recreational agriculture production, and homesteads in the Strawn and Gordon School districts, with a rural community atmosphere. The ranch is situated within scenic rolling hills where Erath, Palo Pinto, and Eastland counties converge in the cross timbers region, giving broad views of the west and the gateway to the big country of West Texas. Strawn and Gordon, the closest towns, are well known for being bustling boomtowns riddled with ranching history, located between famous routes such as the Chisholm Trail and Western Trail, and later becoming main stops for the Texas and Pacific Railways. Today, they move at a slower pace, offering small-town amenities and proximity to attractions like Possum Kingdom Lake and Palo Pinto Mountains State Park.



General Description

Approaching the property down a county-maintained gravel road, the abrupt elevation is apparent at first approach. The ranch immediately conveys a sense of privacy and seclusion, climbing in elevation and through dense cover until reaching the lodge and headquarters. The land is diverse, with a strong mixture of cedar, mesquite, and a wide variety of oaks and other native hardwoods. The hilltop scenery from the main lodge and bunk house is some of the best this region has to offer, with views over miles of rolling terrain; there is a wow-factor most looked for in a recreational ranch. Open draws and bottoms hang with fog in early spring and fall mornings, and the wooded hillsides light up with the orange and purple haze of sunsets most evenings.

Thirteen ponds are scattered throughout the property, with water seeming to be around every turn. Each pond offers functional surface water and fantastic fishing and duck hunting opportunities. Five of which are larger impoundments and are improved with floating docks. The main lodge, constructed in 2011, is a perfect fit of character that complements the ranch with the modern comforts of a home. The bunkhouse has a rustic hunting camp charm but is functional and could easily be repurposed for a party barn or remodeled hunters' lodging for commercial use. The barns and shop facilities are the functional and necessary infrastructure for a property of this caliber, with covered parking for any equipment.

This region is known for sparse and, in most cases, poor-quality water wells. The ranch improvements, wildlife, and livestock have been more than sufficiently supported for nearly 30 years by the surface ponds fed by rain and runoff. A high-pressure jet pump supplies a 3,000-gallon water storage tank near the barn that pulls from one of the larger watersheds, purified with a Nations Pure filtration and treatment system. The water is treated and is potable water feeding to the improvements and several hydrants. The owner has survived multiple droughts and has sufficiently supported the wildlife and livestock with no issues.



Acreage Breakdown

Total Acreage: 531± acres

Classification: Native pasture, brush cover, managed habitat, and food plots

Fenced: High fence perimeter since 1998



Leases and Permits

The property is operated as a private recreational and hunting ranch. No outside grazing leases



Climate

Erath County enjoys a temperate climate typical of north-central Texas. Average annual rainfall is approximately 30 inches, with warm summers, mild winters, and long growing seasons that benefit both wildlife and livestock with little to no snowfall in most years.



General Operations

The ranch is currently operated as a private hunting and recreational property, with light livestock grazing consisting of ten negotiable Longhorns and one donkey. The established infrastructure supports hunting, fishing, and supplemental feeding programs, making the ranch easy to manage.



Wildlife Resources

The property has been under high-fence management since 1998 and supports abundant populations of native and exotic wildlife, including approximately:

**60–70 whitetail deer • 10–12 blackbuck • 6–7 Père David's deer • 20–30 scimitar oryx
25–30 aoudad • 8–10 fallow deer • 4 wild pigs (currently on camera)**



The ranch is fully equipped with blinds, feeders, and two overhead feed bins to maintain a feeding program.



Grazing Resources

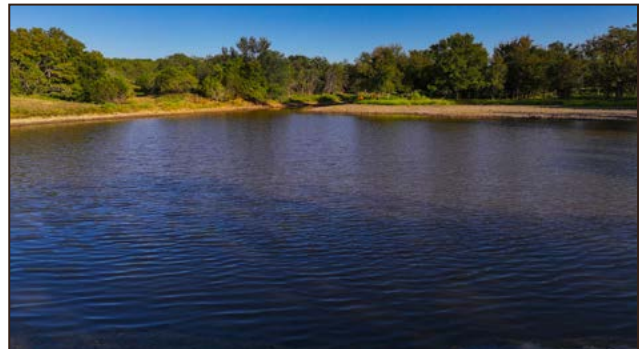
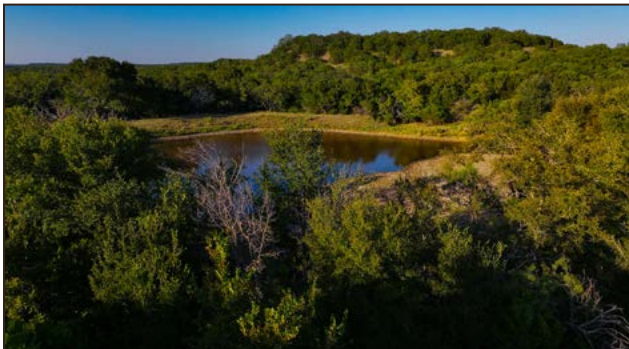
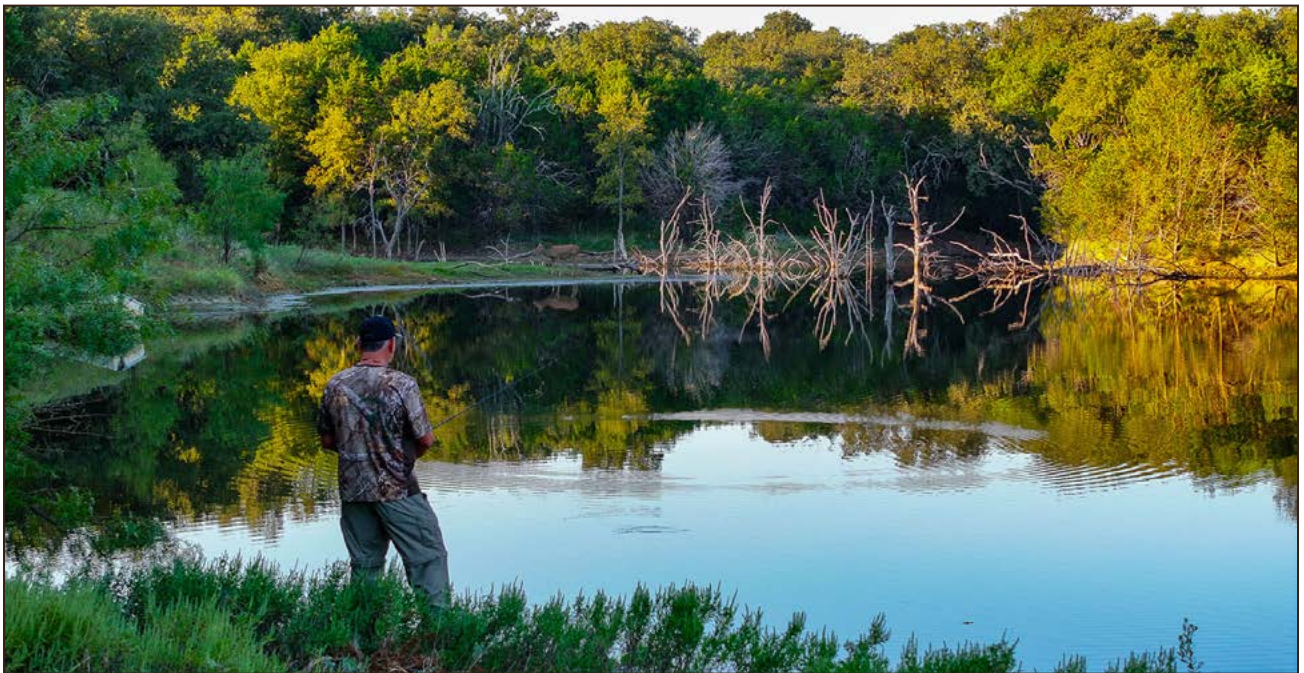
The ranch offers grazing potential for cattle or exotics with diverse forage supported by established food plots. Current livestock includes 10 Longhorns (negotiable) and one donkey.

Water Resources

There are 13 ponds across the ranch, five with boat docks supporting fishing and other recreation. A 3,000-gallon water storage tank with Nations Pure filtration and treatment system supplies the lodge and improvements. Historically, the ponds have supported the water needs for livestock and wildlife on the property under high fence for nearly 30 years.

Fishery Resources

Five boat docks on thirteen ponds provide excellent fishing opportunities, with water bodies that have supported fish populations of black bass, crappie, perch, and catfish for decades. These ponds offer both recreational and habitat benefits.



Recreational Considerations

The ranch provides a wide range of activities beyond hunting and fishing, including hiking, ATV use, horseback riding, and safari-style wildlife viewing. Its proximity to Possum Kingdom Lake, Lake Palo Pinto, and Palo Pinto Mountains State Park provides other recreational aspects convenient to the property.

History

The ranch has been high-fence managed since 1998, with a focus on enhancing both native and exotic wildlife habitat. While there have been multiple hunting and outdoor shows filmed on the ranch, as well as charity and celebrity hunts, the ranch has never been utilized for a commercial hunting enterprise. With the current infrastructure, it is certainly possible for a buyer to implement a hunting and outfitting operation with little changes made to the property.





Taxes

Annual property taxes are approximately \$11,863.00.

Water Rights

Water rights are to convey with the property.

Mineral Rights

None are believed to be owned and no reservations are intended for the sale.

Additional Information

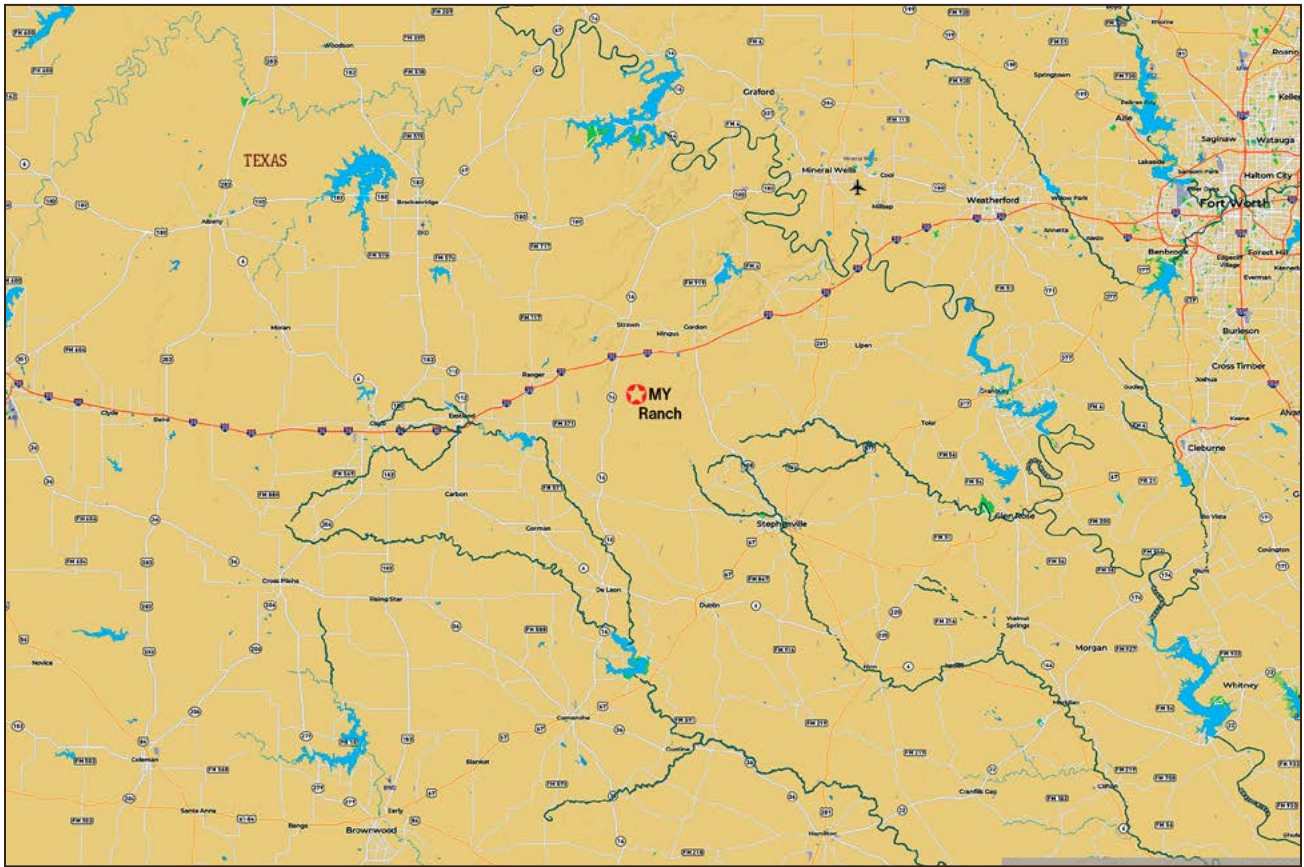
A survey completed in 2020 is available on request. The furniture is negotiable with an acceptable offer, and personal property such as feeders, blinds, and equipment is included.



Broker's Comments

This 531± acre high fence ranch represents one of the most complete recreational and investment opportunities in the surrounding market at a realistic price point. With high-fence management, good diversity of non-conflicting wildlife, multiple ponds, extensive improvements, and proximity to the Dallas–Fort Worth Metroplex, it is a property to consider. From guided hunting potential to family recreation that's easy to access, this ranch offers something for everyone. The combination of location, wildlife diversity, and modern infrastructure makes this property a rare find in the Texas ranch market west of the Dallas-Fort Worth metroplex.

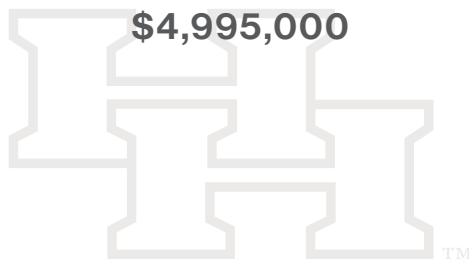




Click on map above for link to Land id™ map of property.

Price

\$4,995,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

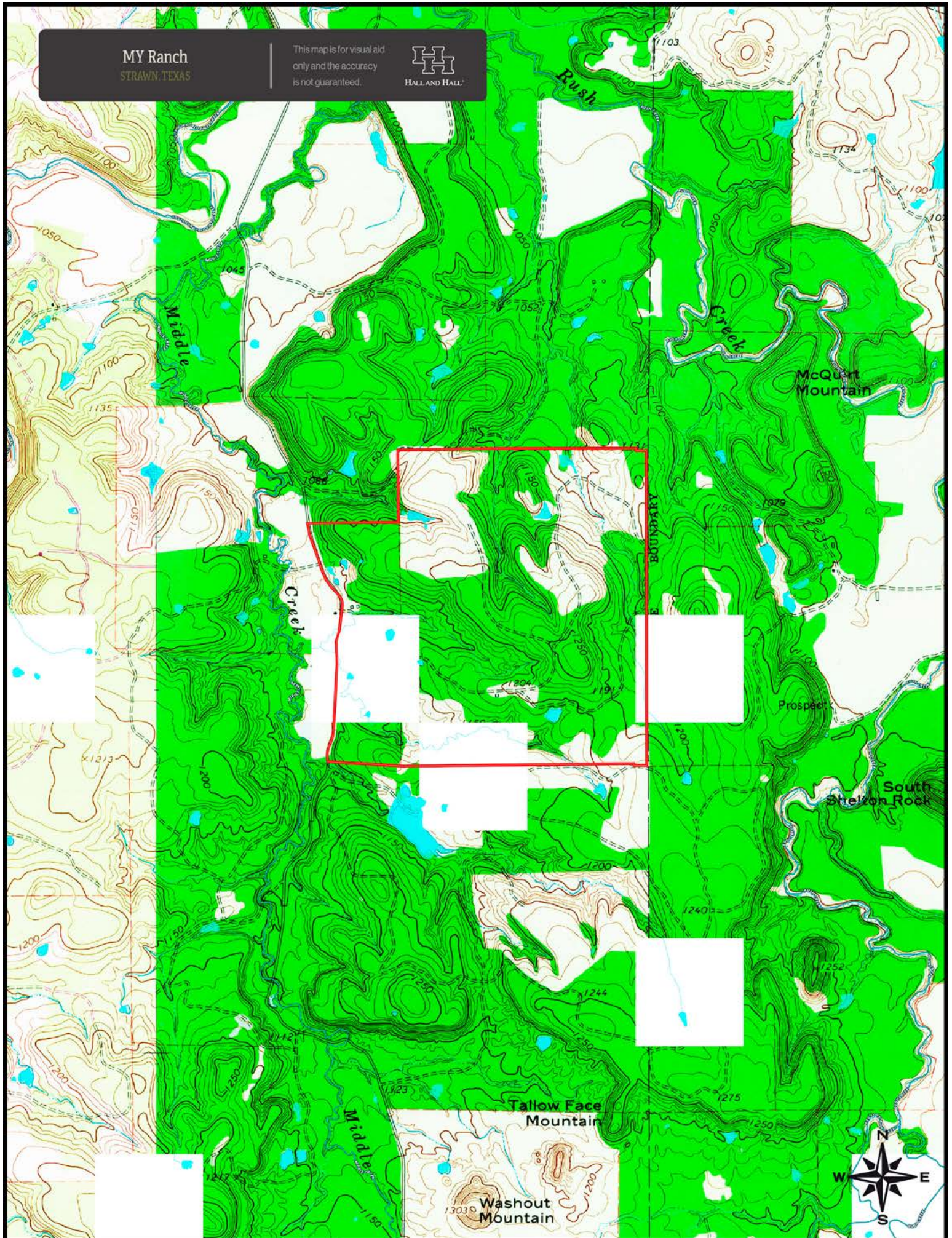
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Broker Firm Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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