



COFFEE CUP RANCH

Hamilton, Texas | 847± ACRES

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THE RANCH

847 acres of gently rolling hills, scattered with oak tree and mesquites, makes for a great weekend getaway or place to call home. With over 15,572+/- feet of creeks that hold water the majority of the year, providing great water for surrounding wildlife and cattle as well as opportunities to fish throughout the ranch.





WILDLIFE

The property supports a healthy population of deer, turkey, and hogs. Several coveys of bobwhite quail and a good number of doves have recently been spotted. Surrounding the property are other large estates, several of which do not permit hunting. This property has not been hunted in over five years. The ranch is well-suited for a large cattle operation. It is cross-fenced into seven pastures, with ample hay production available from the fields. Two sets of working pens are present on the property.

WATER

Two large named creeks, Rocky Creek and Resley Creek, flow from north to south through the center of the property. A new lake on Rocky Creek has recently been built and sealed with clay to ensure it holds water. This lake should fill with the next significant rain, as Rocky Creek typically runs for several months each year, maintaining pools and fish year-round. Resley Creek flows most of the year, with its deep pools retaining water even during droughts. The property also features seven water wells with excellent groundwater. Two are currently operational, one requires only electrical activation, and three others have been drilled and hit good water but need completion. Additionally, an irrigation well, tested at 500 gallons per minute, powered by a large diesel engine, is operational and was running within the last few months. The engine is covered for protection.

TERRAIN

A newly developed road system provides access to all corners of the ranch, allowing you to drive for days without leaving the property. Seven hay fields, totaling several hundred acres, are present. Some have been restored to production this year, while others require minimal work to resume hay production. Large oak, pecan, elm, and cedar trees cover most of the remaining property. This blend of open fields and dense hardwoods makes the property ideal for both hunting and ranching.

LOCATION

This property is located in between Hamilton and Comanche Texas, just 6 miles west of HWY 281 and 2 miles north of HWY 36.



IMPROVEMENTS

The main house is perfectly situated on a hilltop with stunning views. Large porches surround the entire home, enhancing its spacious feel with thousands of square feet of outdoor living space. The home is 4 bed and 4.5 bath at 5492 square feet, in good condition, featuring an open floor plan and high ceilings. The two-car garage includes an adjoining suite that can also serve as a game room. The pool was reconstructed with all new surfaces and equipment. The kitchen requires updating and new appliances. The property includes two sets of working pens, one of which is covered, and a large barn that is partially finished as an apartment and partially used as a garage.

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CONTACT

HUNTER SHANNON
ASSOCIATE
512-696-3680
Hunter@westandswope ranches.com

West & Swope Ranches | info@westandswope ranches.com | 844-888-3384

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