

PG Quail Ranch
CR 322
Voss, TX 76888

\$4,415,000
1,090± Acres
Coleman County



PG Quail Ranch
Voss, TX / Coleman County

SUMMARY

Address

CR 322

City, State Zip

Voss, TX 76888

County

Coleman County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.63615 / -99.599943

Taxes (Annually)

\$2,437

Bedrooms / Bathrooms

4 / 2

Acreage

1,090

Price

\$4,415,000



PG Quail Ranch

Voss, TX / Coleman County

PROPERTY DESCRIPTION

The PG Ranch has been under consistent ownership and management since 2009, with a clear emphasis on wildlife stewardship. Management practices have centered around supporting Northern Bobwhite habitat through maintaining native plant diversity, structural cover, and usable space across the ranch.

Location & Access

Located west of Voss, Texas in southern Coleman County with access off County Road 322.

- ~3 hours to Fort Worth
- ~2 hours 45 minutes to Midland
- ~3 hours to Austin
- ~1 hour 20 minutes to Abilene
- ~20 minutes to the top-tier "Share-Lunker" fishery- O.H. Ivie Lake

All-weather access via a recorded easement extending approximately 1,930 feet north from CR 322 along a fenced 40-foot-wide lane to the main entrance. An internal ranch road continues approximately 0.5 miles to the primary lodging area.

Acreage

1,089.83 acres (more/less)

Improvements

- 36' x 45' metal building
 - Foam insulated
 - Slab foundation
 - Electric (110 & 220)
 - Overhead push-button roll-up doors
- Lodging Compound (Safari-Style Layout)
 - 4 bunkhouses (total capacity: 16 guests)
 - Central cabin with kitchen and propane stove
 - Covered porch connecting structures
- Bathroom Facility
 - Separate structure with men's and women's full bathrooms
 - Septic system
 - Water softener
- Outdoor & Utility Features
 - Central gathering area with fire pit and cooking grates
 - Covered equipment storage
 - Covered slab designed for future game cooler
 - Game cleaning station
 - Underground electric and water for RV hookups

Water

- Water well with pressure tank
- 2,600-gallon storage tank
- Water lines servicing:
 - Lodging area
 - Bathrooms
 - Kitchen

- Shop
- Game cleaning station
- RV connection
- Surface Water:
 - 7 tanks (ponds)
 - Some recently cleaned
 - Several retain water through dry periods

Terrain

- Gently rolling topography
- Approximately 140 feet of elevation change

Soils & Vegetation

- Native vegetation throughout
- Mix of:
 - Mesquite and prickly pear cover
 - Open native grassland
 - Diverse forbs

Fencing

- One mile of new fence planned along north boundary
- West boundary fence (1.7 miles) is 6-7 years old in excellent condition
- Approximately one mile of game fence along east boundary (lower two-thirds)
- Remaining fencing in fair condition

Utilities

- Coleman County Electric service
- Fiber optic available at cabin
- Private water well

Wildlife & Use

- Managed under 1D1 Wildlife Valuation
- Historical wildlife records available upon request
- Hunting infrastructure includes road system and stand distribution (~1 stand per 165 acres)

Income / Easements

- 345kV transmission line along east boundary (Horse Hollow Transmission)
- Easement income through 2079 (Contact broker for more details)

Taxes

Ag Exempt - Wildlife Valuation (1D1)

2025 Tax Year: \$2,437.64

Broker Comments (Opinion / Narrative)

The property presents a well-balanced combination of brush and open grassland, creating the type of edge and plant community structure commonly associated with productive quail country. The current management program and wildlife valuation framework have supported strong quail populations relative to the area.

While quail have not been heavily pressured, the broader habitat conditions have also supported healthy populations of whitetail deer and turkey. The ranch is set up for functional recreational use, with lodging, access, and infrastructure in place to support group hunting without crowding.

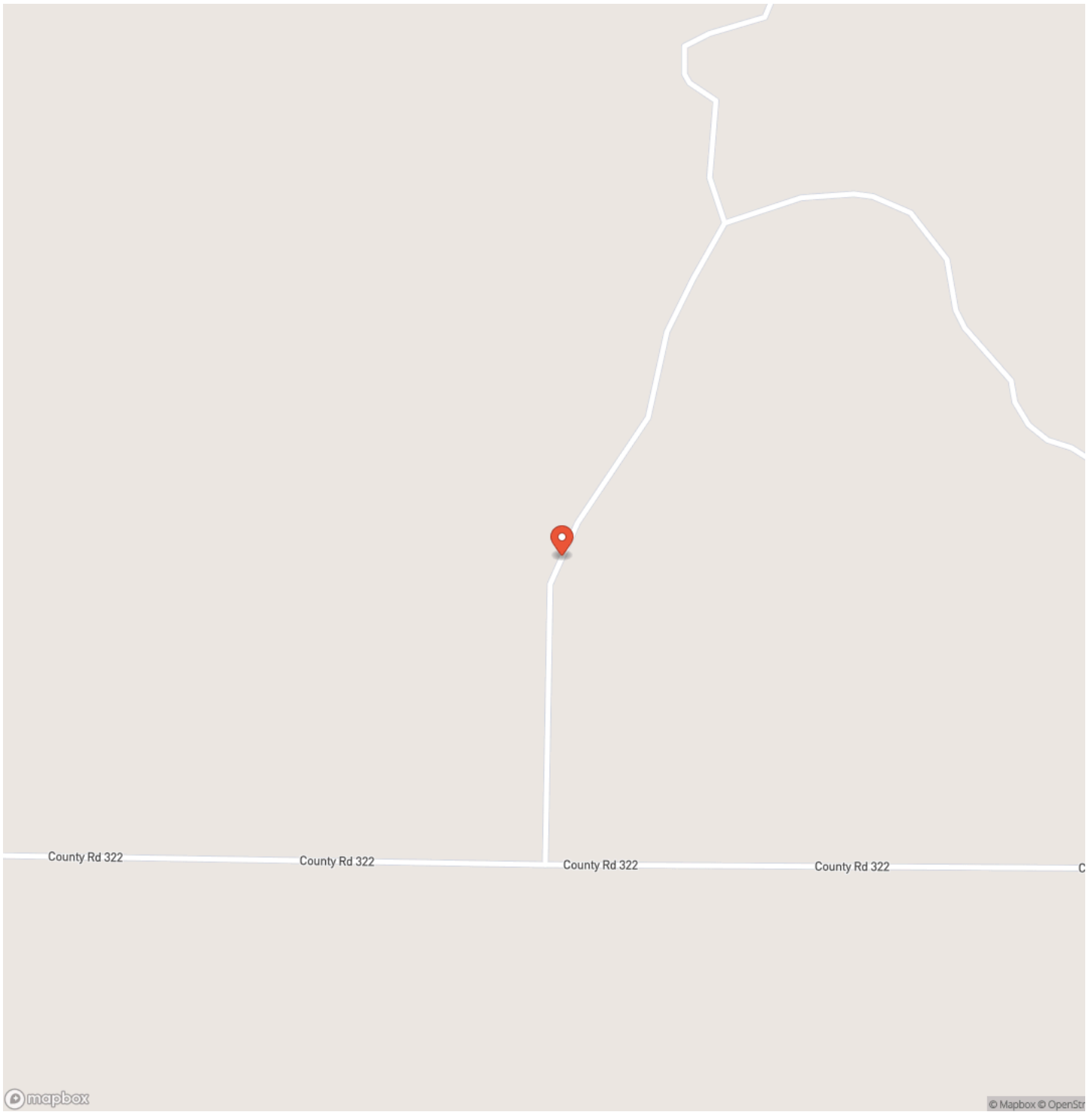
By managing for quail, other species have certainly benefitted from the habitat. Whitetail Deer, Dove, and Rio Grande Turkey present other popular game species for observation and hunting.

Overall, the ranch reflects a long-term, conservation-minded approach to land stewardship with a focus on maintaining native habitat and usability.

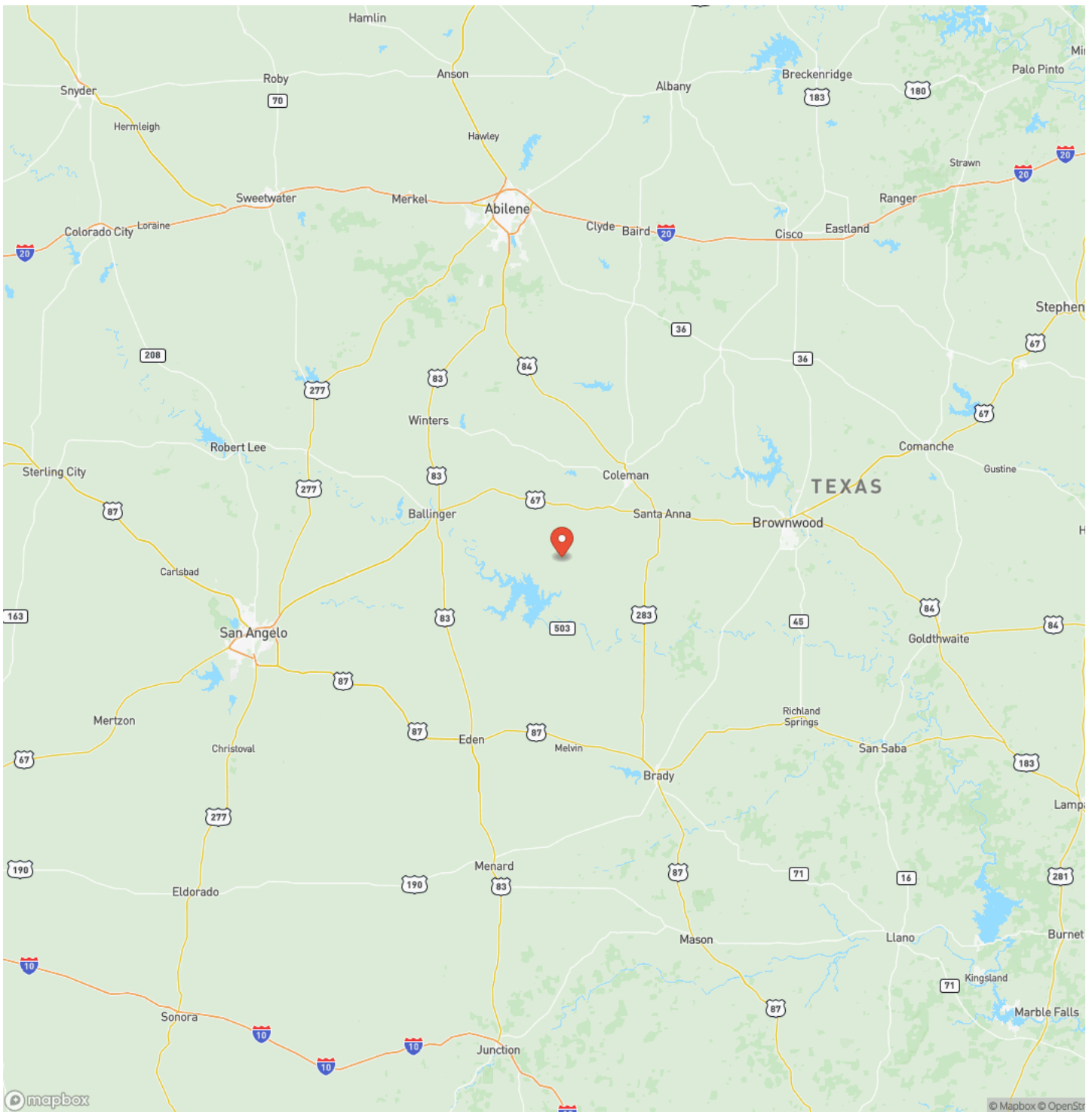
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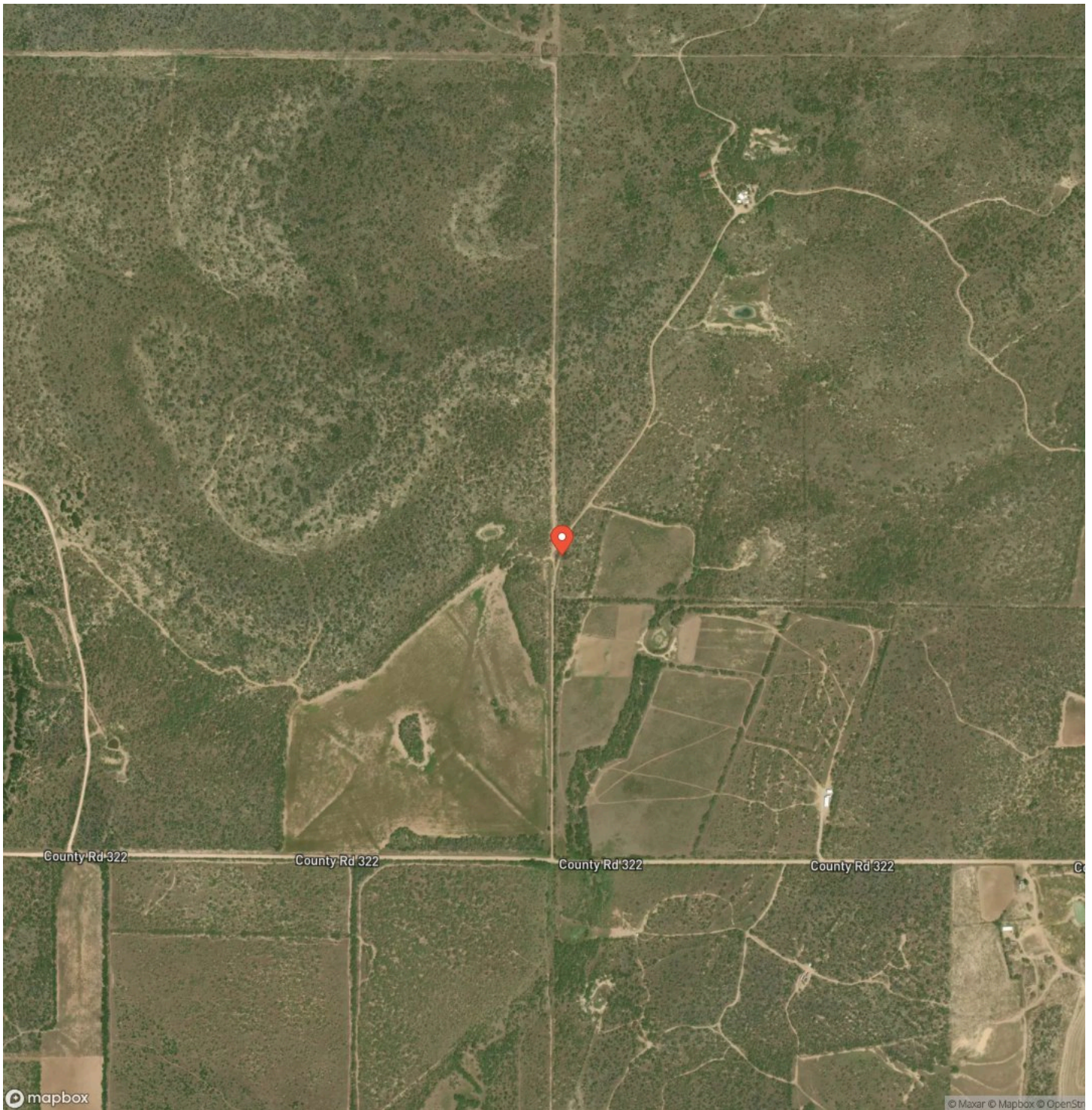
Locator Map



Locator Map



Satellite Map



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