

# Ward Creek Ranch

LANDS &  
DWELLINGS  
by Allen Crumley at Williams Trew Real Estate



880 Acres in Palo Pinto county

Varied topography with a 60/40 blend of open to heavy cover

Excellent recreational ranch with abundant wildlife

A water well on both the east and west side

Over 1 mile of quality Brazos River frontage

Great access off the very scenic FM 4

Only 1 hour and 15 minutes from DFW

\$6,600,000

\$7,500/Acre

**WilliamsTrew**   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

IMAGINE LIFE

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# **Ward Creek Ranch**

New Hope Road

Palo Pinto, Texas 76484

880.073 acres - \$7500/acre or \$6,600,000

**Summary:** Ward Creek Ranch is an idyllic Brazos River Valley ranch sitting in the heart of Palo Pinto County only an hour west of Fort Worth. This 880-acre ranch lies just outside the quaint community of Lone Camp and has great paved road access from FM 4. FM 4 is one of the most scenic routes in the county and really adds to the enjoyment of the drive. Once home to the Comanche's, this ranch is well located in an area with good quality neighbors and long-term land holders. With over one mile of Brazos River front, 1.75 miles of Ward Creek, several ponds and tank and 2-165' deep water wells, this ranch is exceptionally well watered for livestock, wildlife and household purposes. The river frontage has a nice variation from drive and walk out locations to low cliffs that can be easily hiked down. An excellent 60/40 blend of heavy cover to open pastures graces the ranch. Ward Creek cuts diagonally through the property with banks varying from 10 to 50 feet tall and is a bona fide wildlife sanctuary for the numerous native species that call this place home. There is no current oil or gas production and the sellers will convey a portion of the minerals with an acceptable offer. This is an overall excellent recreational ranch that can also handle a quality cattle operation and is located well within the golden 1:30 from DFW. This incredible live water ranch has been family owned for almost 50 years now and is ready for the next chapter of its legacy to begin.

**Terrain:** The land has an excellent 60/40% blend of heavy cover to open pastures. There are approximately 100 acres of cultivation which have been planted in wheat, 150 acres of managed coastal pasture and 130 acres of managed native range. The balance of the 500 acres is dense but navigable heavy brush. In these 500 acres run Ward Creek and the draws that feed it. The different pastures and the creek have created numerous wildlife friendly edges of pasture and heavy brush. Despite being bisected by a significant creek feature, the all locations of the ranch are very accessible and several hard-bottom creek crossing exist as well. The pasture is currently under a grazing lease with a local respected rancher who has done a very good job of maintaining a good range condition. Outside of the banks of the creek, the topography rolls beautifully varying up to 50'. The banks of Ward Creek add an additional 40-50' of fall. Some view of the surrounding hills of the Palo Pinto Mountains can be seen from almost every location on the ranch. There is 2382' of road frontage on Davenport Road and 5691' of frontage on New Hope. Both of these roads are paved and there is an entrance on each as well. The entire northern boundary is over 1 mile of Brazos River frontage with locations of walk out access, 30' and lower cliffs with a number of climb down locations.

**Water:** With over one mile of Brazos River front, 1.75 miles of Ward Creek, several ponds and tank and 2-165' deep water wells, this ranch is exceptionally well watered for livestock, wildlife and household purposes. There are two distinct and deep fishing and swimming holes on the river frontage. Both can be accessed with a UTV or 4-wheeler which can be rare in many locations of the river. The cliff edge is an excellent place to visually spot a number of species of fish that live and surface in these pools. In a short time on the ranch, the listing agent has seen largemouth bass, grass carp, long nose and short nose gar, pan fish and feeder fish. Ward Creek is a huge asset to the ranch and the native wildlife that call the ranch home. Ward Creek will run at a trickle most of the year and occasionally dry up during the warmer months. During rain events, an impressive volume of water flows through the ranch and into the Brazos. The creek has cut through the sandstone hills for the last few millennia and most of the creek has a hard rock bottom. At the confluence of the creek into the river, there is a nice size pool that is an excellent fishing spot. There are three small tanks and one seasonally large tank that can fill up to as large as 4.5 surface acres. Near this large tank is the eastern water well. The western water well is near the western boundary in the northwestern quadrant of the ranch. Overall, there are very few ranches on the market with this many highly desirable water attributes which help make Ward Creek stand out above so many others.

**Wildlife:** Numerous typical local species call the ranch home such as Whitetail Deer, Rio Grande Turkey, wild pigs, white-wing and mourning dove, bobwhite quail and hosts 1000's of migratory ducks during the season. The ranch has been extremely lightly hunted over the past 46 years of ownership. During the short time the listing agent has been on the ranch, he has seen healthy populations of deer, turkey, wild pigs, an occasional coyote and beaver.

**Improvements:**

The ranch is minimally improved but is fortunate to have two good water wells and electricity in several locations leaving this a blank slate for the next owner. Many of the fences have been replaced in modern times. Those that have not been replaced are functionally good and have been holding cattle easily. The entrance on New Hope road is an offset pipe entrance and the entrance on Davenport is a more modest ranch gate entrance.

**Minerals:** With an acceptable offer, the seller may consider conveying some of the minerals they own. There is no production and the minerals are unleased. There are two pipelines that cross the ranch but have little to no negative affect on the property.

**Directions:** From I-20, north on FM 4 through Santo and Lone Camp, right on New Hope and go through the jog in the road, property on left. Sign on property.

**Property Links**

Property Website

Interactive Map

Ranch Documents

Ward Creek Ranch Video

For more information, contact Allen Crumley

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LANDS & DWELLINGS

by Allen Crumley at Williams Trew Real Estate





- Pump House
- Photo Point
- Gate
- Trough
- Tour
- Road / Trail
- Primary Road
- Pond / Tank
- Boundary









# Information About Brokerage Services

11-2-2015

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

## 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.

**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.

**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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