

WALKER & DANIEL PASTURES

738± ACRES

STEPHENS COUNTY, TEXAS

\$2,398,500 (\$3250/ACRE)



Office: (214) 361-9191
www.hrcranch.com

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MT7/ WALKER RANCHES: The Walker & Daniel Pastures are a part of the highly regarded MT7/Walker Ranch in Stephens County. This prestigious ranch is managed by the same team of wildlife biologists and cattle managers who also oversee the MT7 Ranch which earned the prestigious Texas Wildlife Association Landowner of the Year Award in 2015. Superior wildlife and ranch management make this one of the most impressive ranches in the Cross Timbers & Rolling Plains Regions of Texas.

LOCATION: Approximately 7.5 miles E/NE of Breckenridge fronting on County Road 179 in a quality area. Dallas is approximately 2 hours east, Fort Worth is 1 ½ hours east, Midland is 3 hours west, and Abilene is 1 hour to the southwest.

DIRECTIONS: From Weatherford, go west on Highway 180 just past the community of Caddo in Eastern Stephens County. Then turn right on FM 717. Take FM 717 North for approximately 8.8 miles until County Road 179. Go left on CR 179 and follow CR 179 for 2 miles to the main entrance to this property. This entrance will be on the righthand side of the road just past and across from the "Walker Entrance" on the left.

From downtown Breckenridge go 2.5 miles east on Highway 180 until Highway 67. Go NE towards Graham on Hwy 67 for 1.5 miles until County Road 179. Turn right on CR 179 and go 7.5 miles to the main entrance located on the left side of the road a short distance before the "Walker Entrance".

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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HISTORY: The Daniel Pasture is named after Milton Enoch Daniel. Mr. Daniel was a previous owner of this property and owned 3 of the largest ranches in Stephens County. He was a multi-millionaire bachelor born in 1890 and lived until 1958 when he was 67 years old. His impressive resume includes: President of the First National Bank of Breckenridge, Graduate of TCU where he was a 4 year letterman in baseball & football, Captain of the 1911 Horned Frogs, then a 2 year letterman at University of Texas where he was also a charter member of Delta Kappa Epsilon fraternity, Professor of law at TCU for two years while he coached the TCU football team, National Guard captain in 1917, Director of Fort Worth's First National Bank in 1944, cattle rancher, an abstract business, Owner of the Ford agency in Breckenridge, Directorship of Denison & Pacific Railway Co., First president of West Central Texas Municipal Water District, Vice President and Director of the Brazos River Authority for 20 years, he was responsible for building Lake Daniel which presently serves as the water source for Breckenridge, and he was active in the construction of the First Christian Church of Breckenridge.

The Walker Pasture was named after Breckenridge Stephen "Breck" Walker. He was born in 1877 and died in 1929 at the age of 52. He built Breckenridge's first water system, established Breckenridge's first daily newspaper, was the 1st President and Chief Stockholder of First National Bank of Breckenridge, owned a 23,000 acre ranch on the Clear Fork of the Brazos 12 miles NE of Albany where the frontier town known as the "Flats" was once located, he was an oilman, in the lumber business, and a rancher. These are two impressive individuals that made a positive impact in the history of Stephens County.

ACCESS: County Road 179 is an all-weather, maintained public road. There is also an excellent system of interior roads with several miles of these roads being all-weather. There is ~1.7 miles of county road frontage with eight (8) pipe entrance gates, one of which is a solar electric entrance with a nice drive-up appeal.

TERRAIN: There is a rugged ridgeline meandering across the NW portion of the property with some flat, live oak covered uplands above the ridge. Separate from the ridge is a unique and isolated lone hill that sits next to a nice stock tank referred to as "Piloncillo" named after a similar hill on a large ranch in south TX. The terrain is rolling with several drainages and deeper soils on the eastern side of the ranch. Overall, the terrain is diverse and visually appealing.

VEGETATION: Tree cover consists of live oaks, post oaks, cedar elm, mesquite, cedar, and a mix of other trees commonly found in this area. Forbs and browse such as elbowbush, skunkbush, bumelia, and lotebush are plentiful and good for wildlife. Native grasses are in excellent condition and wildlife habitat is above average for the area.

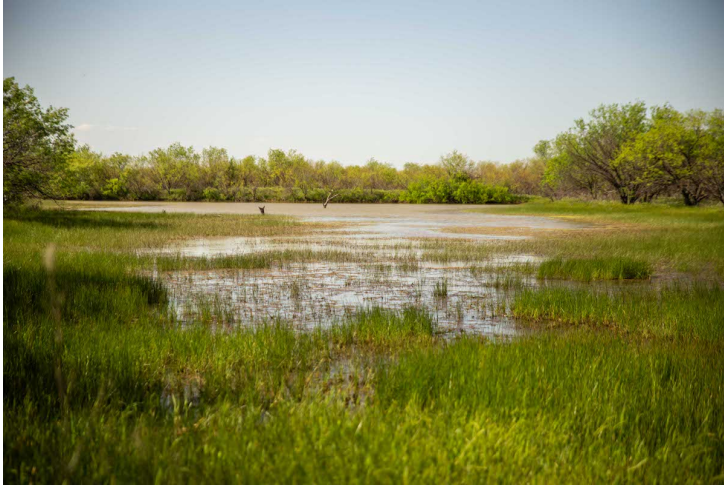


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WATER: There are 3 stock tanks in the Daniel Pasture and 3 stock tanks in the Walker Pasture. Piloncillo Lake is next to the lone, rocky hill and HQ Walker Lake is located in the Walker Pasture, both provide good fishing and a reliable source of water.

WATER UTILITIES: Rural water is not available at this time and there is no ground water in the area. MT7/ Walker Ranch hauls fresh water to a very nice HQ area for the Walker Ranch right across the road. This system works very well. In addition to this, a rainwater collection system could be set up to capture water off the roof tops of a house and/ or barn.

ELECTRICITY: United Cooperative Services provides electricity to the area. There is currently an electric line near the 3 stock tanks not far from the main entrance to the property.

FISHERIES: Piloncillo Lake has been managed since 2015 and is a quality fishery. Bass are occasionally added to it and also to the Walker HQ Lake. There are fish feeders on both bodies of water to supplement these fisheries. Other tanks may have fish, but it is unknown at this time.

WILDLIFE: Deer, turkey, hogs, dove, quail, ducks, and other wildlife species are plentiful and provide great viewing and hunting opportunities. There is a sustainable quail population, but it fluctuates depending on rainfall and overall conditions. Ducks will utilize the 6 stock tanks in the fall and winter months and dove hunting can be excellent in the area. Rio Grande Turkey populations are plentiful and Spring hunting can be exceptional.

WHITETAIL DEER POPULATION: Buck: doe ratio is 1.5 does per buck. Deer Density is 15 acres per deer. Quality deer are in these pastures and hunted very little with no bucks harvested. Deer quality is in the 140 B&C class and better. This is based on an aerial estimate over the past several years with 2 surveys conducted annually. Population is age managed and in excellent condition.



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IMPROVEMENTS:

- One (1) Atascosa 5X7' blind on a 4' stand to be included with the sale.
- Two (2) Lamco 500# corn feeders are on the property and included with the sale.
- Two (2) fish feeder are on the property and are negotiable items.
- Two (2) 1/4 acre fenced areas include two (2) 2000# Outback Protein Feeders and two (2) Cottonseed baskets. Fenced areas are built right and in excellent condition with gated entries.
- One (1) elevated platform turkey feeder in the Walker Pasture to be included.
- Seven (7) steel pipe entrances along maintained County Road 179.
- One (1) solar electric, steel pipe entry gate.
- One (1) cattleguard located between the two pastures.

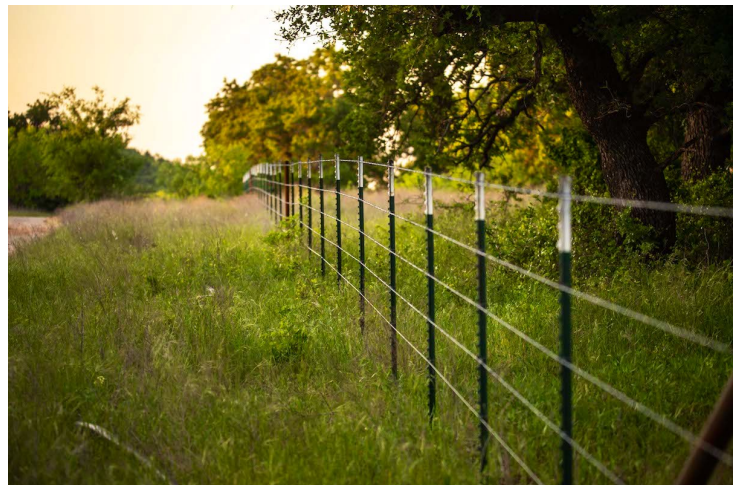
FENCING: The fencing along the county road is excellent. The cross fence between the Walker & Daniel Pastures is also in excellent condition. The North fence is in good condition. The West fence is in fair to decent condition. A portion of the South fence is in poor condition where it is not along the county road, brush has grown up in the fence and it holds cattle.

LAND MANAGEMENT: Approximately 30-35+/- acres in the Daniel Pasture was sprayed for Prickly Pear cactus in 2015. Some clearing has been completed on top of the mesa in the NW part of the Daniel Pasture. MT7/ Walker ranch has a full-time staff currently managing these pastures as part of their overall operation. Attention to detail and excellent land stewardship are very apparent throughout these pastures.

WILDLIFE FOOD PLOT: There is a new 2-3+/- acre wildlife food plot located on the west side of the Walker Pasture with a corn feeder. A deer stand located on the food plot provides excellent hunting opportunities. This food plot is typically planted in winter wheat and attracts a lot of game.

FEED PROGRAM: Protein is fed year-round. Corn is fed from August to May. Cottonseed from late December to spring green up and then mid to late May to August. Amount fed is based on the feeder and climate cycle for the year. There is always feed out when the wildlife need it.

SURFACE LEASES: There is no grazing or hunting leases. Current owner would be interested in leasing the grazing rights if purchaser is not interested in running any cattle.



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PRICE: \$3250 per acre (\$2,398,500)

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EASEMENTS: There are several pipelines crossing the property, but this is common in the area and not believed to have a detrimental impact on the quality of the property.

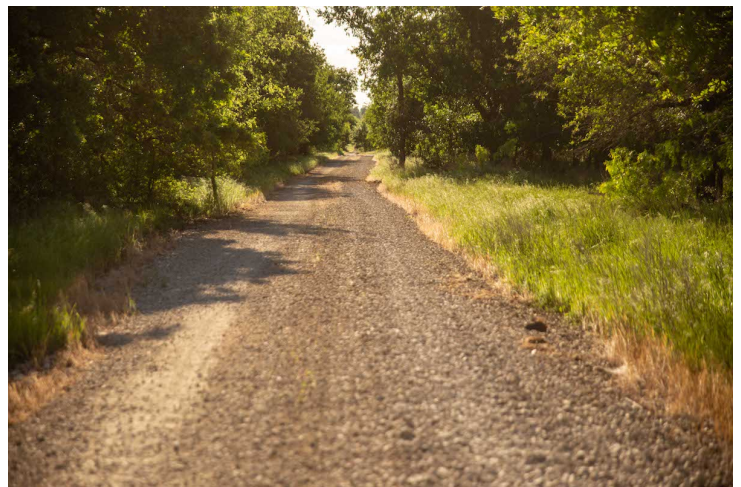
MINERALS: No minerals. There is some oil and gas production in the Daniel Pasture, but none in the Walker Pasture.

SCHOOL DISTRICT: Breckenridge ISD.

PROPERTY TAXES: The property is agriculturally exempt and taxes are estimated to be \$750.77 annually.

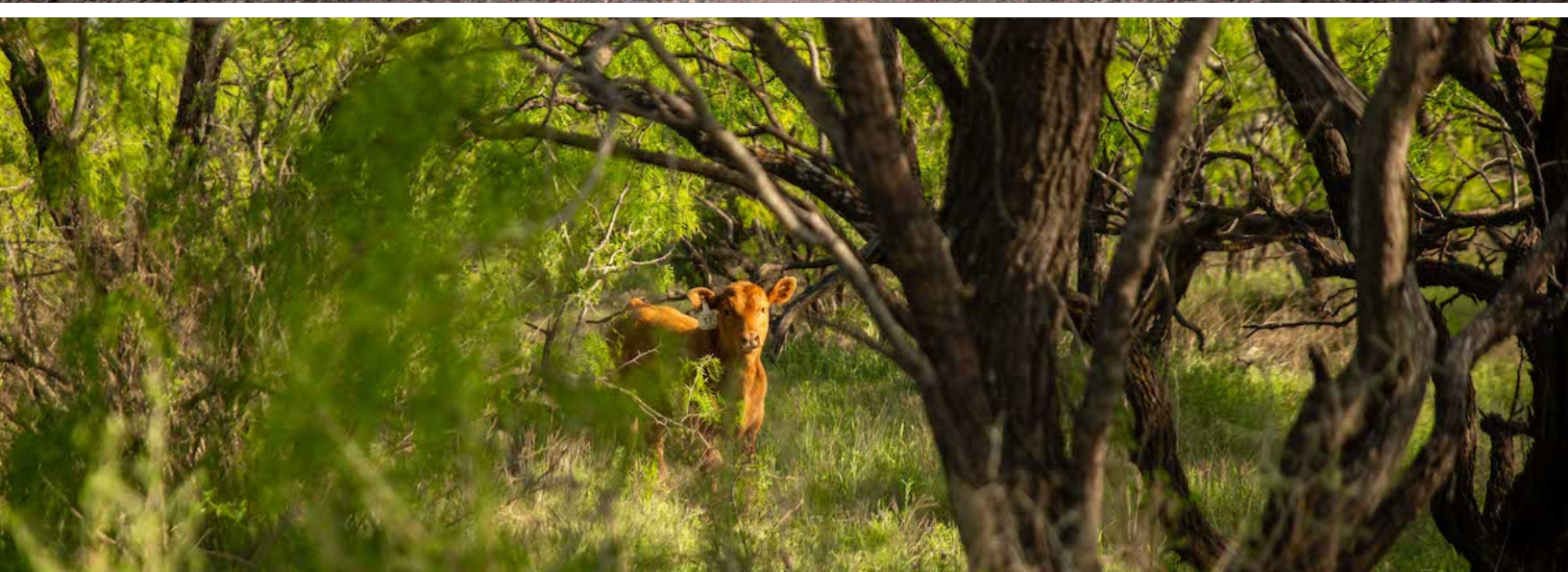
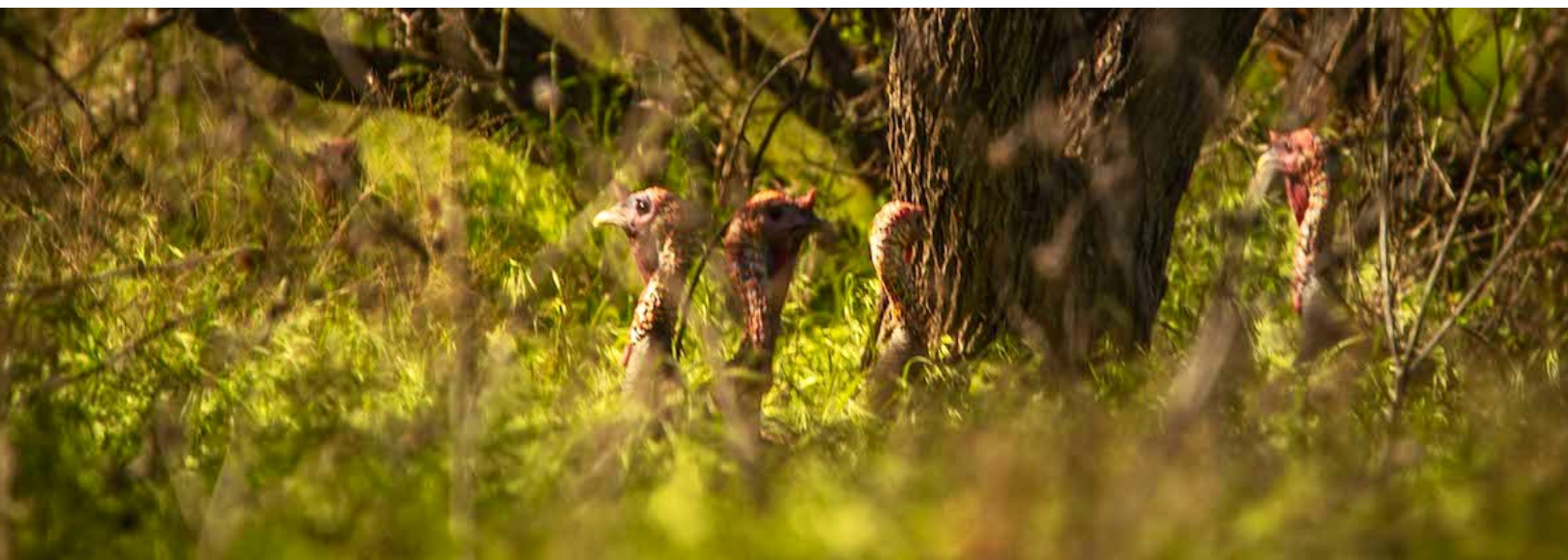
BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

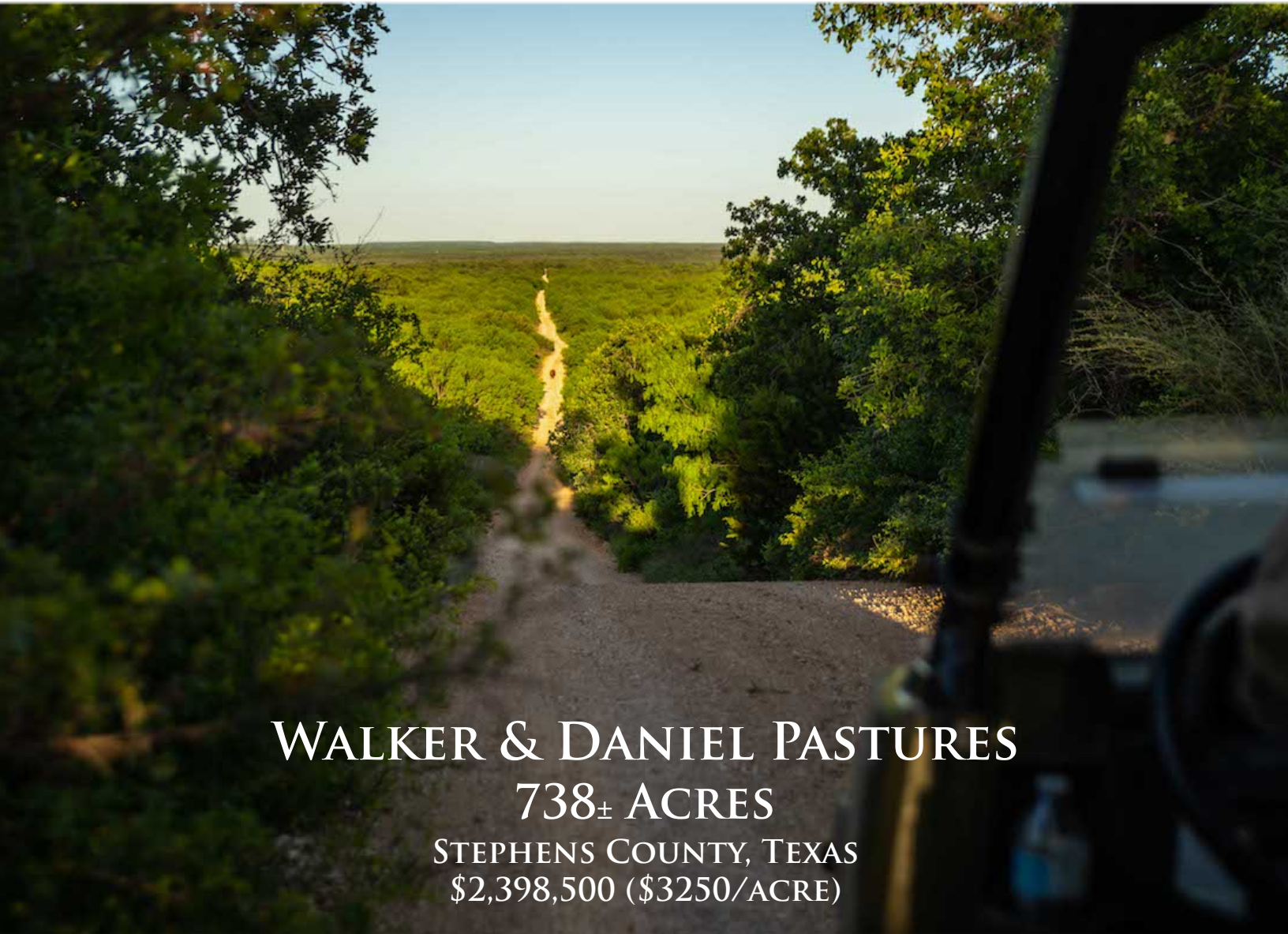
PROPERTY OVERVIEW: Quality ranch pastures with plenty to offer. This an unusual one-time offering and special opportunity for someone to own a piece of the MT7/ Walker Ranch.



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