

Copperas Creek Ranch
3701 Hwy 1477
Comanche, TX 76442

\$16,900,000
4,222 +/- acres
Comanche County



Copperas Creek Ranch

Comanche, TX / Comanche County

SUMMARY

Address

3701 Hwy 1477

City, State Zip

Comanche, TX 76442

County

Comanche County

Type

Hunting Land, Ranches, Lakefront, Recreational Land

Latitude / Longitude

32.07375 / -98.77551

Dwelling Square Feet

4000

Bedrooms / Bathrooms

4 / 3

Acreage

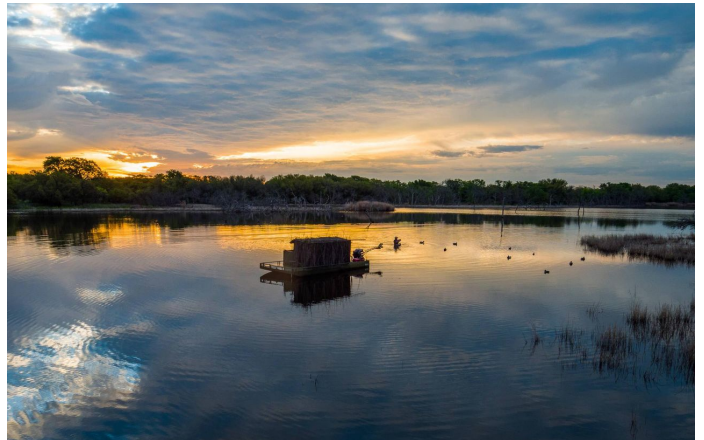
4,222

Price

\$16,900,000

Property Website

<https://ttranchgroup.com/property/copperas-creek-ranch-comanche-texas/8240>



PROPERTY DESCRIPTION

At just over 4200 acres, Copperas Creek Ranch is one of the largest contiguous properties available in this part of the state. This High Fenced game ranch has been owned by the same family for nearly 20 years and rarely does one receive an opportunity to purchase a property such as this. Featuring five lakes ranging 15-36 acres in size, professionally managed trophy bass, high-fenced perimeter, superb waterfowl hunting, and miles of Copperas and South Copperas Creeks, this ranch has plenty of year-round hunting and fishing excitement. In addition, this property is a cattleman's paradise with established coastal and hay fields, cattle pens, barns, and water wells. Copperas Creek Ranch boasts significant ROI potential paired with instant usability and enjoyment.

Under current management practices Copperas Creek Ranch presents a rare opportunity to own a large cash flow positive operating ranch. Live water, large lakes, unique features of nature, trophy hunting, excellent grazing, accessibility and privacy all define this property located within the Cross Timbers and Prairie EcoRegion of Texas. All minerals are included with the list price.

Location

This ranch is situated within Comanche County near the town of Sipe Springs in the Northwest corner of Comanche County. Approximately 18 miles Northwest of Comanche, Copperas Creek Ranch is conveniently located along Highway 1477. Brownwood Regional Airport is located less than 35 miles from the ranch and offers fuel and a 5600' asphalt runway. This property is centrally positioned 119 miles from Waco, 157 miles from Austin, 115 miles from Fort Worth, 70 miles from Abilene and 123 miles from San Angelo, TX. Between nearby Comanche and Brownwood there is an abundance of convenient dining, shopping, medical and grocery options.

Elevation, Topography, Soils and Foliage

Copperas Creek Ranch is located in the southern portion of the Cross Timbers and Prairie Eco Region of Texas where large Live Oaks and Mature Pecan trees meet thick native grasses and improved fields. Multiple improved pastures have been added to the property which are lush with Switch Grass, Coastal Bermuda, Kline Grass, Sunflower fields, Oat and Wheat Fields. Sloping elevation and rolling topography provide approximately 85' of variance, ranging from 1350' to 1435' above sea level, and create multiple viewpoints overlooking the ranch and surrounding vistas. The majority of the soils are comprised of various sandy loams, clays and energy soils with unique rock outcroppings scattered throughout. The rich variety of native forest, shrubs and abundant water that envelop this land provide habitat for a wide diversity of songbirds, game and many types of native flora and fauna.



Water

The ranch boasts superb surface and subsurface water for this geographic area. Significant improvements have been installed to impound water in several places and turn it into one of the defining features of this property. 4.5 miles of well-known Copperas Creek and 1.5 miles of South Copperas Creek both traverse the land with several concrete spillway crossing. The five main lakes could be considered the crown jewels of the property. Ranging in size from approximately 15 acres to 36 acres, these lakes are managed with meticulous care by professional freshwater biologist, Steven Bardin. This year alone, there have been a dozen documented catch and releases of 10+ pound bass. 14 fish feeders are located on the various lakes. Certain lakes are also designed and managed to produce fantastic waterfowl hunting. There are 40+ smaller ponds scattered about the ranch for livestock and wildlife. A total of 13 water wells are located on the property. Four of them are irrigation wells producing between 80 to 100 gallons per minute. Another five wells have submersible pumps and the remaining four are windmill powered. There is a water meter to the main lodge that is on the Comanche County Water Supply line. This water line runs along FM 1477.

Habitat, Wildlife and Cattle

Copperas Creek Ranch offers a superb population of improved white-tailed deer genetics, axis, blackbuck, turkey, dove, some red stag, a limited number of hogs and even the occasional quail. The entire ranch is under high fence and MLD Program level III. On average, 48 white-tailed buck tags and 75 doe tags are issued per year. 15 hunting blinds, 15 corn feeders and 15 protein feeders are located throughout the ranch. There are 780+/- acres of fields and/or tillable farmland. This acreage is comprised mostly of Coastal grass, Kline grass, Wheat or Oats. The ranch can easily support 200+ mother cows year around. There is a grazing lease in place that can be terminated upon sale.

Improvements, Structures and Roads

The entire ranch is surrounded by approximately 21.5 miles of high fence. Many miles of interior low fencing divide the property into various parcels for grazing, farming and hunting. Each of the parcels have sufficient water for cattle and wildlife. The 4000 SQFT main home consists of 4 bedrooms and 3 baths. It was built in 1976 and refurbished several years ago.

Additional notable homes and structural improvements include:

- Hunter's Lodge - Clean double wide.
- 5700 SQFT Metal Shop - 4 bays with living quarters.
- 8000 SQFT Metal Horse Barn



- 48' x 150' Metal Equipment Shed
- Pipe fenced cattle working pens
- RV hookups and campground near the "Super Lake"

The following will convey with an acceptable offer:

- 4850 John Deere cab tractor
- 19.5' Bush Hog offset plow
- 15' Rhino Batwing shredder
- 2 - overhead fuel tanks
- 15 - hunting blinds
- 14 - red protein pasture feeders
- 1 - All Seasons protein pasture feeder
- 15 - deer feeders on timers
- 14 - fish feeders on timers
- Motor grader
- Mobile duck blind
- 3.5-ton All Seasons protein blower
- 25-ton split overhead feed bin

Minerals and Production

All owned mineral interest will convey with an acceptable offer. A mineral search was done about 15 years ago and the average mineral interest owned was approximately 1/3 of the total interest. There are currently no production or mineral leases in place.



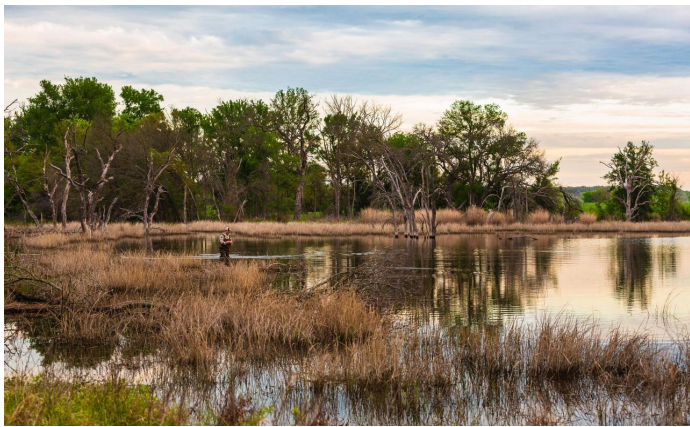
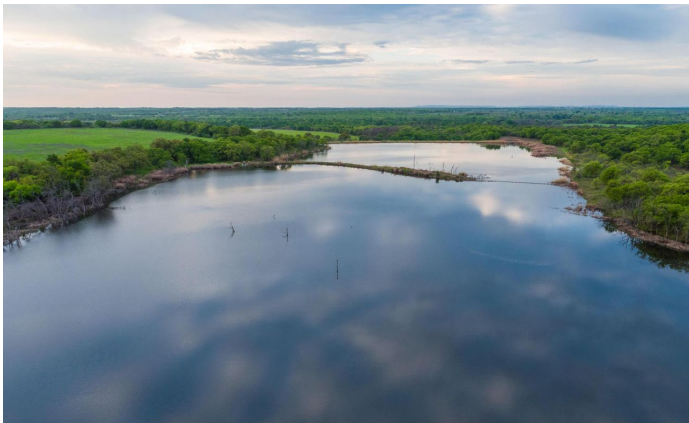
Taxes

The property is under an agricultural tax exemption program.

This ranch is being offered For Sale and is Exclusively Listed by TT Ranch Group with Briggs Freeman Sotheby's International Realty. Buyer's broker must be identified on first contact, must accompany buying prospect on first showing and continue to fully engage in any and all negotiations and communications to qualify for full fee participation. If this condition is not met, fee participation will be at the sole discretion of the Listing Broker. Prospects will be required to provide proof of funds prior to scheduling a showing. The information contained herein has been collected from sources deemed reliable, however, we cannot guarantee the accuracy of such information. Prospective buyers should verify all information to their own satisfaction.



Copperas Creek Ranch
Comanche, TX / Comanche County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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