

NORTH MOUNTAIN RANCH

922± ACRES

COMANCHE COUNTY, TEXAS

\$3,227,000 (\$3500/ACRE)



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

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LOCATION: Located approximately 12 miles northwest of Comanche, Texas, 2.5 hours southwest of Dallas, 2 hours southwest of Fort Worth, and 1.25 hours southeast of Abilene. Property is located near the Brown County line between the smaller towns of May, Sidney, and Blanket not too far northeast of Lake Brownwood.

ACCESS & ROAD FRONTAGE: The gated ranch entrance is on County Road 177 with approximately 3250' of all-weather caliche road frontage.

TERRAIN: An expansive mountain range is found on the north portion of the property and is covered in red oaks, live oaks, and shin oaks with very little cedar and a lot of flat ground on top for easy travel along the scenic ridgelines. These unique geologic features are marked by boulders, outcropping, overhangs, and lookout points. In the valleys surrounding this mountain system, seasonal drainages wind their way across the land buffered by areas of deeper soils and thick native vegetation. There is 300 feet of elevation change found on the property with a high elevation of 1937' above sea level and a low elevation of 1637'.

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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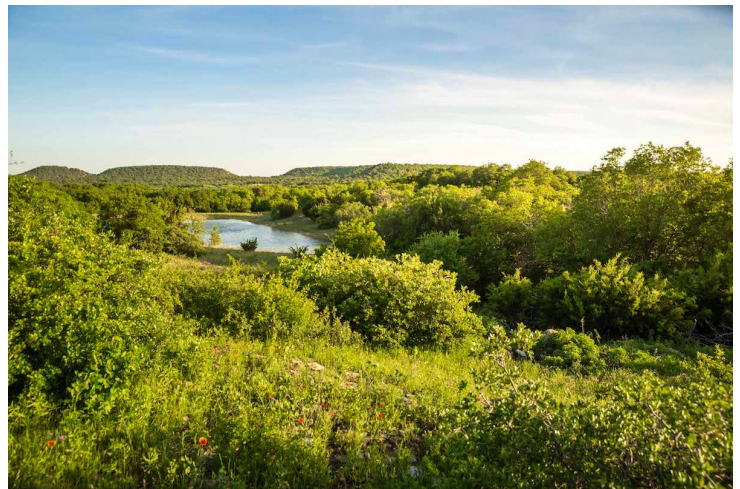
TREE COVER & VEGETATION: Red oaks are incredibly abundant and mature live oaks are plentiful as well. There is a great mix of other trees including pecan, post oak, shin oak, elm, hackberry, cedar, mesquite, bumelia, redbud, blackhaw, persimmons, sumac, and cedar elm. Wildlife habitat is prime with 75% of the ranch being heavily to moderately wooded. Browse species include elbowbush, skunkbush, greenbrier, catclaw mimosa, agarita and wild plum.

WILDLIFE & HUNTING: Whitetail Deer, Rio Grande turkey, feral hogs, varmint, dove, and ducks provide many hunting opportunities. Mountain lion tracks were recently seen as well. The ranch is in the Managed Lands Deer Program's (MLDP) Harvest Option. In conjunction with TPWD recommendations, owner's management efforts have produced at least one buck scoring in the 170" B&C class. This area is well known to produce trophy bucks regularly in the 160 B&C class. Blinds and feeders are found throughout the property with 5 protein feeders and 9 corn feeders. The buck: doe ratio is believed to be 1 buck: 3-4 does.

PASTURELAND & CATTLE: 25% of the landscape is more open land productive for grazing cattle. All grasses are native and include little bluestem, sideoats grama, and other beneficial native grasses. The property is lightly grazed with no more than 35+/- head of cattle on the ranch. Pastures are well managed and never overgrazed. The property is crossed fence into 4 pastures with fencing ranging in condition from excellent to fair.

CULTIVATION: There are two (2) wildlife food plots being actively farmed. The food plots are not fenced and the size of plots ranges from 1.5 to 3+/- acres. Oats are typically planted in the fall to attract wildlife.

WATER: The property provides a good amount of surface water in three surface stock tanks and potential for many more, with 4 wet weather branch drainages feeding through the landscape. The largest of the One of the larger stock tanks is stocked with baitfish and catfish with Mediterranean blue water. One water well is also in place on the north portion of the ranch near the entrance with electricity.



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ROAD SYSTEM: Roads provide superb access to all parts of the ranch. There is a main arterial road that winds its way through the ranch from northwest to southeast, with a network of interconnected pasture roads and trails that provide excellent travel throughout the property. There are a couple places on the ranch where caliche can be utilized to repair and further improve roads when needed.

EASEMENTS: There are no pipeline easements, roadway easements, major transmission lines or any other detrimental easements impacting the ranch. Some wind development can be found in Comanche County with wind turbines being approximately 4 miles to the south and having a very minimal impact.

MINERALS: No oil & gas production or leases. Mineral interests vary on different parts of the ranch and all owned minerals will convey. Buyer is responsible for independent investigations to determine exact mineral ownership. Owner makes no warranties, guarantees, or representations regarding the minerals.

UTILITIES: Electrical utility service is provided by Comanche County Electric Cooperative.

HISTORY: North Mountain Ranch is located in an area deep seeded in history. This area was home to a variety of native Americans dating back 10,000 years. In more recent times this was known as Comanche Indian territory. Indian artifacts are plentiful with an abundance of flint.

TAXES: Property is Agriculturally Exempt and property taxes are estimated to be approximately \$1300 for 2019.

BROKERS: Brokers & agents representing Buyers must be present at all showings to participate in the real estate commission.

COMMENTS: North Mountain Ranch is one of the most scenic ranches you will find anywhere. It is the northern ½ of the Indian Hills Ranch (1828+/- acres) with incredible hunting and strong native pastureland for grazing cattle. All you hear on the ranch is nature; no highway noise or city lights. There are few ranches with all the unique attributes this high-quality property has to offer. This is a ranch you truly have to see to fully appreciate.

PRICE: \$3500 per acre (\$3,227,000)

CONTACT:

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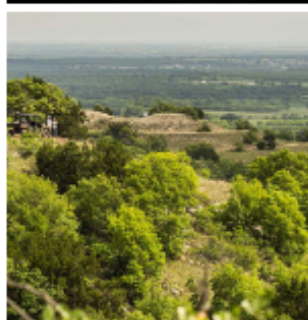
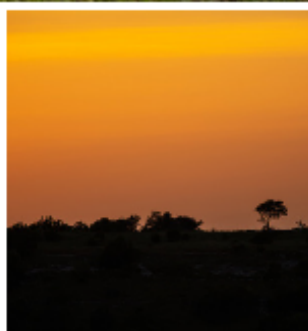
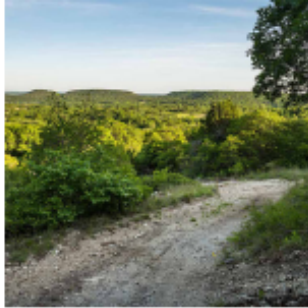
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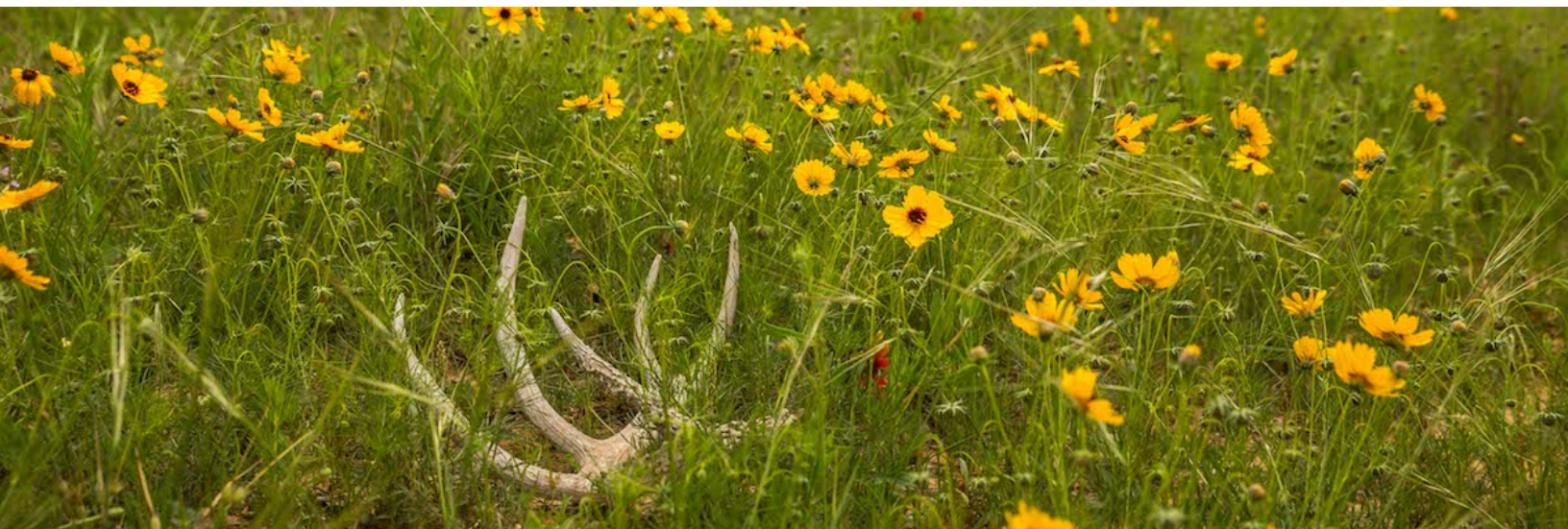
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