

**Ikard Lake Ranch**  
**TBD Edge Road**  
**Archer City, TX 76351**

**\$1,775,200.00**  
**1,268 +/- acres**  
**Archer County**



**Ikard Lake Ranch**  
**Archer City, TX / Archer County**

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**SUMMARY**

**Address**

TBD Edge Road

**City, State Zip**

Archer City, TX 76351

**County**

Archer County

**Type**

Farms, Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

33.5219 / -98.6629

**Acreage**

1,268

**Price**

\$1,775,200.00

**Property Website**

<https://cfrland.com/detail/ikard-lake-ranch-archer-texas/5211/>



## **PROPERTY DESCRIPTION**

Ikard Lake Ranch is 1,268+/- acres of cattle country in the southern region of Archer County, in what is now the ghost town of Anarene, Texas. This productive ranch has been owned and operated by the same partnership for the past 40 years and has been managed in a way to provide for a thriving cattle herd. The native grasses are in excellent shape as the owner purposely does not overgraze the property and has never run more than 75 head of cattle at a time. The ranch is split by Edge Road, with 585+/- acres on the south side and 680+/- acres on the north side. The entire property is native pasture with scattered mesquites as well as hackberry trees following along the numerous draws that traverse the ranch. The terrain is mostly rolling, except for some rocky hilltops on the northern portion. These hills are what make this part of the county unique and offer excellent views of the surrounding acreage. The surface water is excellent for this area. There are seven stock ponds, the largest being Ikard Lake (11.5 acres when full) attracting dove and varieties of waterfowl. With large neighbors to the south and west and a multitude of game tracks scattered across the acreage, recreational hunting for whitetail and varmints should be outstanding. Ikard Lake Ranch is a successful cattle ranch that with the right ownership will continue to be an income-producing ranch as well as a recreational hunting retreat.

### **COVER**

- *Tree Cover*--Sparsely wooded: mesquite, hackberry
- *Underbrush*--Lotebush, tasajillo, prickly pear
- *Native Grasses*--Excellent grass cover; not over-grazed

### **WATER FEATURES**

- 6 Stock ponds
- Ikard Lake - 11 acre shallow lake

### **IMPROVEMENTS**

- Electricity on property
- Water available on HWY 79, 1 mile from property
- Fair to good fencing
- ATV/UTV interior roads

### **WILDLIFE**

- Deer, quail, and hog



- Dove, duck, and varmint
- Little pressure to no pressure

## MINERALS

- Active oil and gas wells, confined to NE corner and South pasture
- Surface estate only / No minerals available

## ACCESS

- Edge Road
- HWY 79 -- Less than 1 mile from the entrance
- Listing Agent/Broker must be present at all showings

## DISTANCES

- 5.5 miles south of Archer City
- 12 miles north of Olney
- 28 miles south of Wichita Falls
- 40 miles north of Graham
- 130 miles northwest of Fort Worth

**Agent Comments:** Ikard Lake Ranch is typical Archer County land, with rolling to rugged terrain that is primarily mesquite country. This ranch is in the Anarene Oil Field and has had numerous oil wells drilled on it throughout the years. In certain parts of the property, you can see the remnants of past production sites, but most would only take a minimal amount of cleanup. There are power lines throughout the property that went to old well sites, and there is a three-phase transmission station. This land has been an income-producing ranch for most of its existence, take this into account and know that with a little effort can be made into a lovely ranch.

**Listing Agent:** Heath Kramer (940) 456-0575

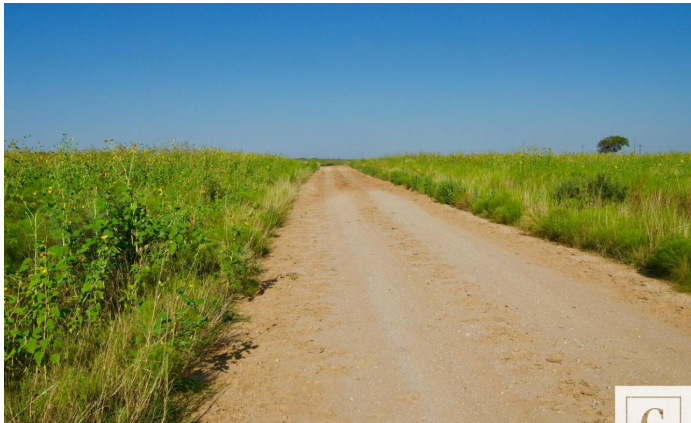
**Listing Broker:** Boone Campbell (940) 282-5500

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make the first contact with the listing agent and be present at all showings to fully participate in commission split. The information contained in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes.

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# Locator Maps





# Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Heath Kramer

**Mobile**

(940) 456-0575

**Office**

(940) 549-7700

**Email**

heath@cfrland.com

**Address**

801 Elm Street

**City / State / Zip**

Graham, TX, 76450

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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**Campbell Farm & Ranch**  
801 Elm Street  
Graham, TX 76450  
(940) 549-7700  
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