

TLD Bar Ranch
3319 FM 1810
Chico, TX 76431

\$3,521,000
503 +/- acres
Wise County



TLD Bar Ranch
Chico, TX / Wise County

SUMMARY

Address

3319 FM 1810

City, State Zip

Chico, TX 76431

County

Wise County

Type

Ranches, Farms

Latitude / Longitude

33.27713 / -97.6955341

Acreage

503

Price

\$3,521,000

Property Website

<https://ttranchgroup.com/property/tld-bar-ranch-wise-texas/21433>



PROPERTY DESCRIPTION

TLD Bar Ranch

TLD Bar Ranch consists of 503+/- acres of rolling pasture, mature timber creek bottoms, and has the potential for a large lake. The ranch has been in the same family for generations and is currently being operated as a cattle operation. Located just west of Denton, TX the ranch is in an ideal location with its close proximity to the metroplex.

Location

Located just 45 miles from Fort Worth, TLD Bar Ranch is located in Wise County, on FM 1810, six miles west of Decatur, TX.

Habitat & Topography

The ranch has a good mixture of timber and pasture, with about 65% of the ranch being pasture. The balance mostly consists of mature timber along the creeks. There are a large number of pecan and oak trees which provide great habitat for wildlife and cattle. With the size and quantity of pecan trees on the property there is potential for commercial pecan harvesting.

Cattle

The TLD Bar Ranch is an ideal cattle operation with strategically placed working facilities and numerous small traps that are perfect for rotating and backgrounding cattle. The two working facilities are located on opposite ends of the ranch so cattle do not have to be driven far to get to the processing pens. Both pens have covered working areas. The west pens are equipped with a hydrologic shoot, crowding tub, and vet room. The owner worked in connection with the Noble Foundation in Oklahoma when creating the layout of the cross fencing on the ranch in order to determine the ideal placement. Located on the eastern portion of the ranch is roughly a 100 +/- acre field that has been cultivated in the past as a wheat pasture but is currently being grazed or could be cut for hay.

Wildlife

Located throughout the ranch is a good population of whitetail deer and hogs. oOccasionally wild turkeys can be seen crossing through the property. Waterfowl and migratory birds are also in abundance throughout different times of year.

Water



Water is adequately located throughout the ranch with drinking troughs, six ponds, and nearly a mile frontage on both sides of Big Sandy Creek. There are several water wells scattered throughout the ranch. Located near the center of the ranch is an old lake that is about 30 +/- acres when full. A former gas company used to keep the lake full by using water wells. When production stopped the wells were turned off, resulting in the water level dropping to its current level. Located on the lake is a swimming doc with a water slide. There is an ideal building spot overlooking the lake for the addition of another structure.

Gravel

Years ago, the current and previous owner sold sand and gravel off the property. When the mining was stopped, the mining company left a large amount of pea gravel that is located in the center of the property. Currently the owner is using the pea gravel on the roads as needed. There is a potential opportunity for a new owner to possibly sell the remaining pea gravel, or to contact mining companies about restarting the mining operation to sell sand and gravel.

Headquarters

The main residence on the ranch is the original farm house that has been added onto over the years. The original house has 2 bedrooms, 2 baths, and has a sun room added on that connects it to the newer addition. This addition includes 3 bedrooms and 2 bathrooms, with an open living/dining/kitchen area. Currently the original house serves as the office and the updated portion is the living quarters. Also located at the headquarters is a livestock barn, shop, covered parking for equipment, and livestock holding pens.

Other Improvements

2 sets of cattle processing pens with water and electric

40' x 80' concrete storage barn

Portable office building used when sand and gravel were being mined.

Minerals

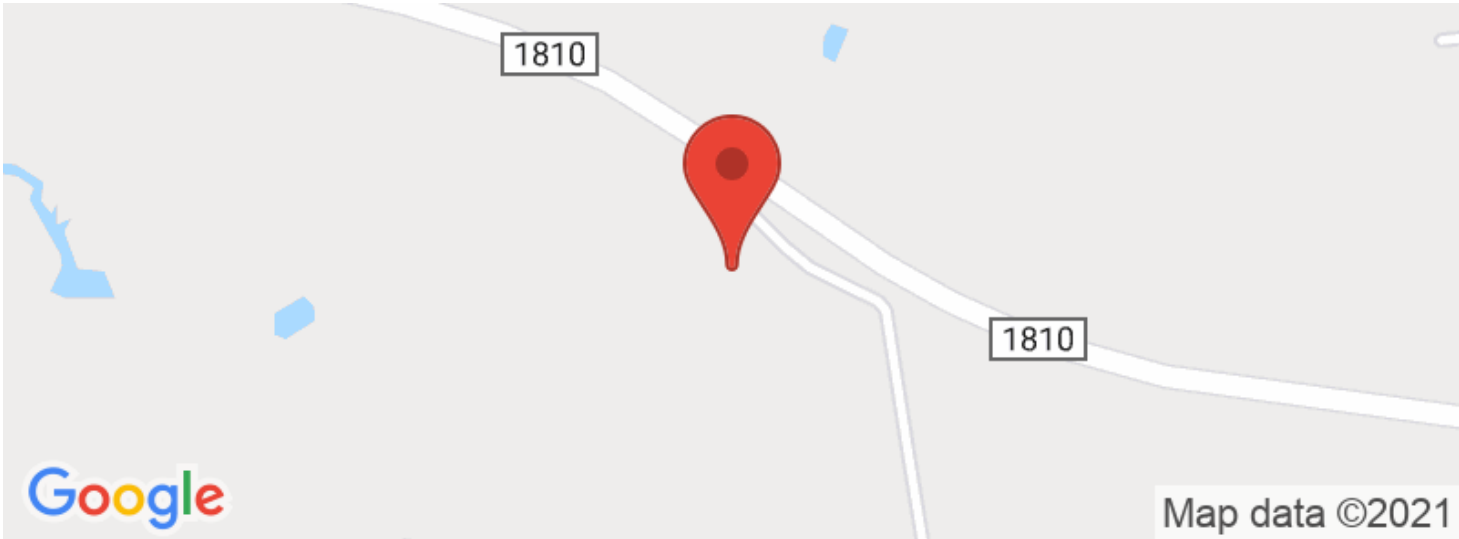
Please consult with the broker regarding minerals.



TLD Bar Ranch
Chico, TX / Wise County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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NOTES

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