Gillespie's Plum Creek Ranch

370± Acres

Jack County, Texas

$1,104,450 ($2985/acre)

Hortenstine Ranch Company

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

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LOCATION: Gillespie's Plum Creek Ranch is located in Northwest Jack County, an area known for diverse terrain, hunting and recreational opportunities. It is 24+/- miles NW of Jacksboro, 112+/- miles from Dallas, and 90+/- miles from Fort Worth.

DIRECTIONS: From Jacksboro, Texas take US Highway 281 northwest 19 miles, turn left on Maxey Road and proceed 3 miles to the 'T' at Prideaux Road. Turn left or south on Prideaux Road and proceed for 2 miles. The gate will be on the left at the intersection of Prideaux and Markley. There is a large yellow double arrow sign adjacent to the main gate as well as a 'For Sale' sign.

HISTORY: This property has been owned by the same family for decades and is part of a historically much larger ranch. Native Americans were previously located in this general area and it is believed that arrowheads may be found on the ranch.

TERRAIN & WILDLIFE HABITAT: Gillespie's Plum Creek Ranch has a desirable mix of rugged hills, drainages, deep sandy loam soils, heavy woods, mature oaks, and level terrain perfect for wildlife food plots or grazing cattle. Plum Creek runs through the middle of the property with several other drainages lined with large hardwoods. There are several suitable locations for additional stock tanks and even a couple potential lake sites.

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WATER: There are three (3) earthen stock tanks on the ranch that provide water to livestock and wildlife. One of the larger ponds has a nice park like setting/picnic area overlooking it. Another pond is tucked away in the hardwoods and is very secluded. Plum Creek provides seasonal water and groundwater is good so drilling water wells isn't an issue.

WILDLIFE: The area around Gillespie's Plum Creek Ranch is known for its large whitetail deer population. The ranch also has turkey, feral hogs, waterfowl/ducks and doves. The abundant wildlife should provide a new owner with numerous hunting opportunities. Hunting pressure has been light and wildlife is believed to be in good condition.

IMPROVEMENTS: Two (2) 600 lb. broadcast corn feeders were recently setup and penned with 8 hog panels around each in strategic locations. The roads were overgrown so the landowner improved the road system greatly improving access around the ranch.

POTENTIAL HOMESITE: There is a wonderful home or cabin site with an outstanding view across the property facing east. This park-like area with scattered oaks was cleaned up so a new owner can visualize the full potential of this area. The location is close to the edge of a dramatic hillside in one of the best spots you can imagine.

FENCES: The perimeter of the property is fenced with exception of a small portion on the south side where one of the stock tanks is shared with the neighboring landowner. There is one old cross-fence that could be utilized to rotate cattle. Condition of fencing is fair to excellent and will turn cattle.

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INTERIOR/ EXTERIOR ACCESS: The main entrance to the property is located at the intersection of Prideaux Road and Markley Road. There is an additional gate further north on the pipeline easement as well. These roads are all-weather rock roads maintained by Jack County.

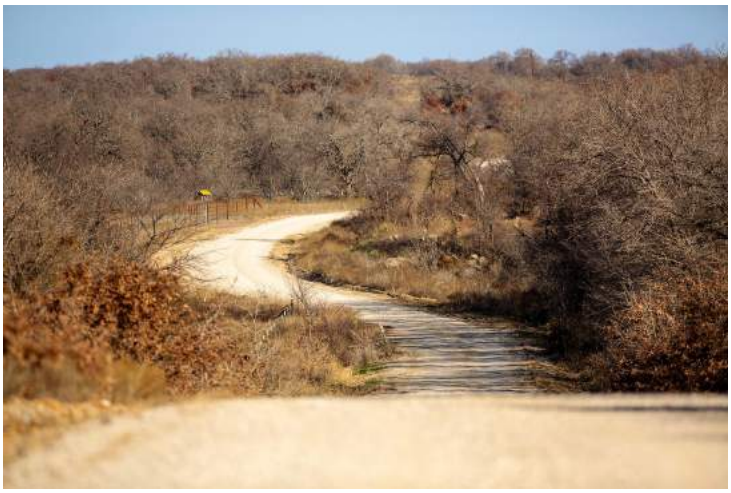
UTILITIES: JAC Electric Cooperative is the electric provider. There are no rural water lines in the area, but underground water is plentiful. Most ranches in this area have water wells that have been drilled by a local company.

MINERALS: Mineral ownership is unknown, but believed to be minimal. Minerals are negotiable depending upon the terms of an offer. There are some old, active oil & gas wells located on the far east side away from the most scenic portions of the property. The production is accessed from the neighboring property behind this ranch so there is no traffic or activity on the front portion of the ranch. Several wells were recently plugged and production impacts a very small portion of property.

EASEMENTS: There are a couple of gas pipelines crossing the property. The most recent would be considered an improvement to the land since it created a cleared and maintained right-of-way through the more heavily wooded surroundings. The pipeline easement could be turned into a wildlife food plot with long distant views perfect for setting up a blind or long-range shooting.

SCHOOL DISTRICT: Bryson ISD.

LEGAL DESCRIPTION & ACREAGE: Approximately 370.05 acres located in S.P.RR. Survey, Abstract No. 583, W.W. Brown Survey, Abstract No. 2004, and William Berryman Survey, Abstract No. 40 in Jack County, TX.



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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 Hortenstine Ranch Company, LLC.

COMMENTS: Scenic, recreational ranch with abundant wildlife, elevation change, creek drainages, pastureland with big scattered oaks, and a little bit of everything. There is one of the best building sites imaginable in a setting with endless views and a parklike feel. Great location with good access yet off the beaten path.

PRICE: **$2,985 per acre ($1,104,450)**

CONTACT:

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