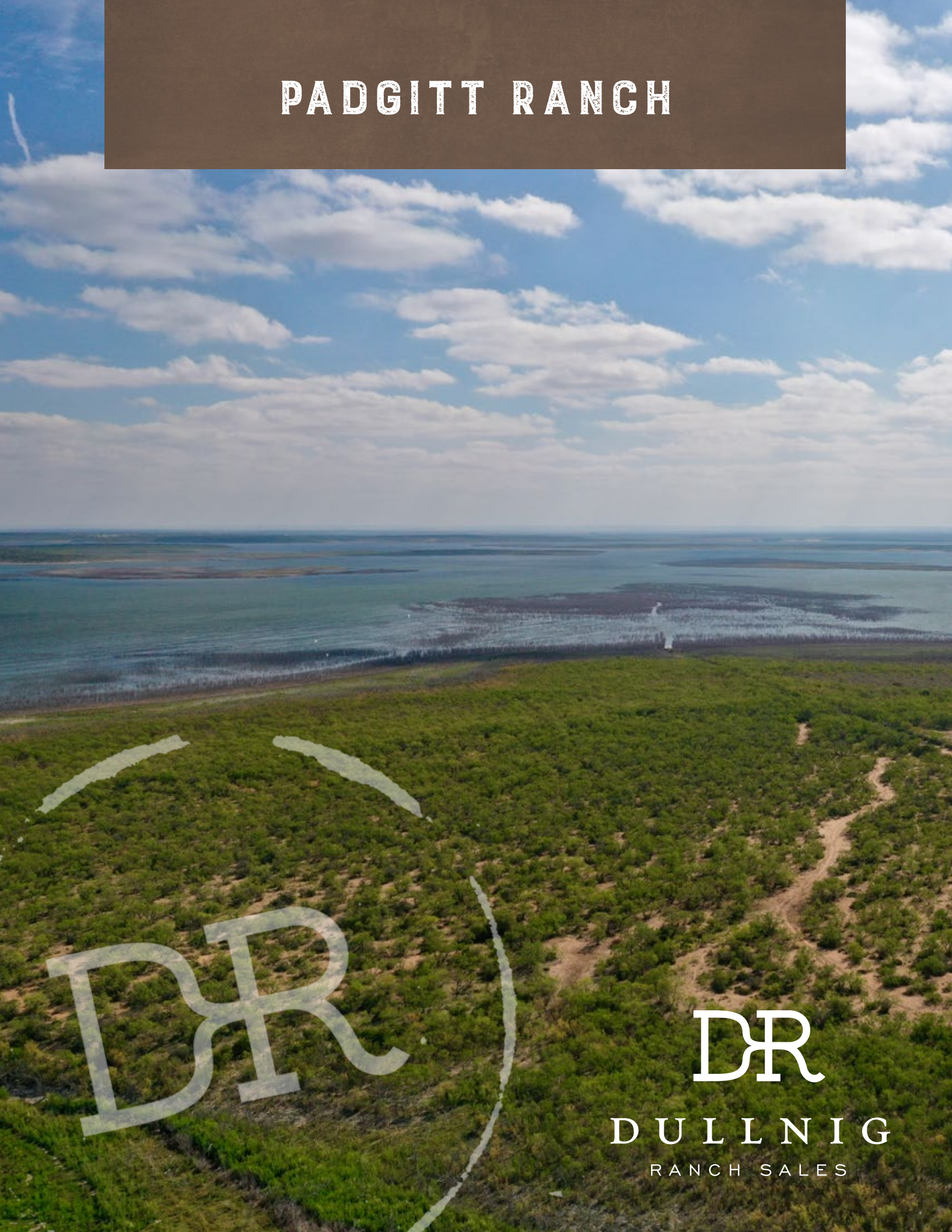


PADGITT RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The Padgitt Ranch is an incredibly diverse mixed-use agricultural and recreational ranch that has been in the same family for 145 years. The ranch is located in SW Coleman County, and boasts over 10 miles of water frontage along Lake O.H. Ivie, which has become renowned as one of the top trophy bass-fishing lakes in the nation. With its rich history, excellent hunting, world-class fishing, and established farming and cattle operations, this first-time offering represents an extraordinary opportunity to own one of the most unique and versatile ranches in Texas!

WATER

The highlight of the ranch is the 10+ miles of pristine lake frontage which offers multiple easy access points to drop in kayaks/canoes along with several potential locations for a private boat ramp. The interior of the ranch has good water infrastructure with 10 operating water wells which feed multiple concrete troughs strategically located across the property. According to well logs in the area, ground water can be found at a depth of 80-150ft with yields ranging from 40-150GPM. Named *Grape Creek & Little Grape Creek* converge on the north end of the property and flow through the heart of the ranch. Wheeler Branch is yet a third named creek that traverses through the eastern portion of the ranch. All three creeks are seasonal, yet hold large pockets of water in areas during average rain-fall periods. There are 2 active springs on the north side of the ranch, which feed into beautiful canyons and create some nice swimming holes during wet times. There are also multiple small stock ponds across the ranch assuring that livestock and wildlife never have to stress for a drink. The sellers also own a significant amount of pumping rights out of the lake which may be negotiable. (Contact broker for more details).

5,900± Acres

Coleman & Runnels County



5,900± Acres
Coleman & Runnels County



IMPROVEMENTS

The headquarters consists of a one-story frame house (1935), remodeled in the late 1980's by architect Robert S. Morris. Adjacent to the main house is a guest house/game room, art studio, storage room, several barns and equipment sheds for all ranching equipment, and an above ground concrete storage tank fed by a windmill which serves as the swimming pool. To the east of the headquarters are two more homes, one of which was constructed with hand hewn local rock and is the oldest continually occupied house in Coleman County going back to original pioneer days! Other ranch improvements consist of 4 sets of working cattle pens, all-weather main entry road, and extensive cross-fencing for rotational grazing.

TERRAIN

The diverse terrain ranges from multiple creek bottoms and sloughs studded with gorgeous live oaks, cedar elms, pecans, and other hard-woods, to mesquite and cedar flats, multiple well-maintained fields, and several high-points offering stunning views of the lake. The ranch has an ideal mix of brush to open pasture, providing excellent grazing while still maintaining plenty of cover for wildlife habitat. There is approximately 125ft of elevation change across the ranch with elevations ranging from 1680 - 1555ft above sea level. The lake forms the southern boundary of the ranch, and the 1555ft contour line is what is used to determine that southern boundary. Depending on the lake level, there are certain times when there can be up to 1,000+ acres of surplus land below the 1555ft contour line that the family has the exclusive right to utilize and graze cattle on.

5,900± Acres

Coleman & Runnels County



5,900± Acres
Coleman & Runnels County



WILDLIFE

There is a good native whitetail deer herd on the ranch along with plentiful turkey, quail, dove, ducks, and more. On top of the hunting opportunities, Lake O.H. Ivie has become a bucket list destination for bass fisherman. The biggest largemouth bass caught in the state of Texas in the past 30 years was recently caught in 2022, and multiple bass in the top 25 of all time have been caught on the lake.

HISTORY

Operated by the same family (Padgitt - Day) for 145 years, the historic ranch began as open range in the early 1870's near the confluence of the Colorado and Concho Rivers along the old Western Trail to Dodge City, Kansas. The ranch at that time was operated under the name of the Day Cattle Ranch Company and was one of the first fenced ranches in the state, and by 1883 was the largest fenced ranch in Texas. At that time there was no law to stop free-grass cattle raisers from cutting fences, so this soon led to the infamous fence-cutting wars. Mabel Day, the matriarch of the family at that time, lobbied representatives in Austin and a law passed in 1884 making fence-cutting a felony crime forever protecting the private property rights of ranchers in Texas. In 1990 the Colorado River was dammed to create Lake O.H. Ivie which has a surface area of around 20,000 acres when full. In 1999 the Padgitt Ranch was selected for the Family Land Heritage Award.

MINERALS

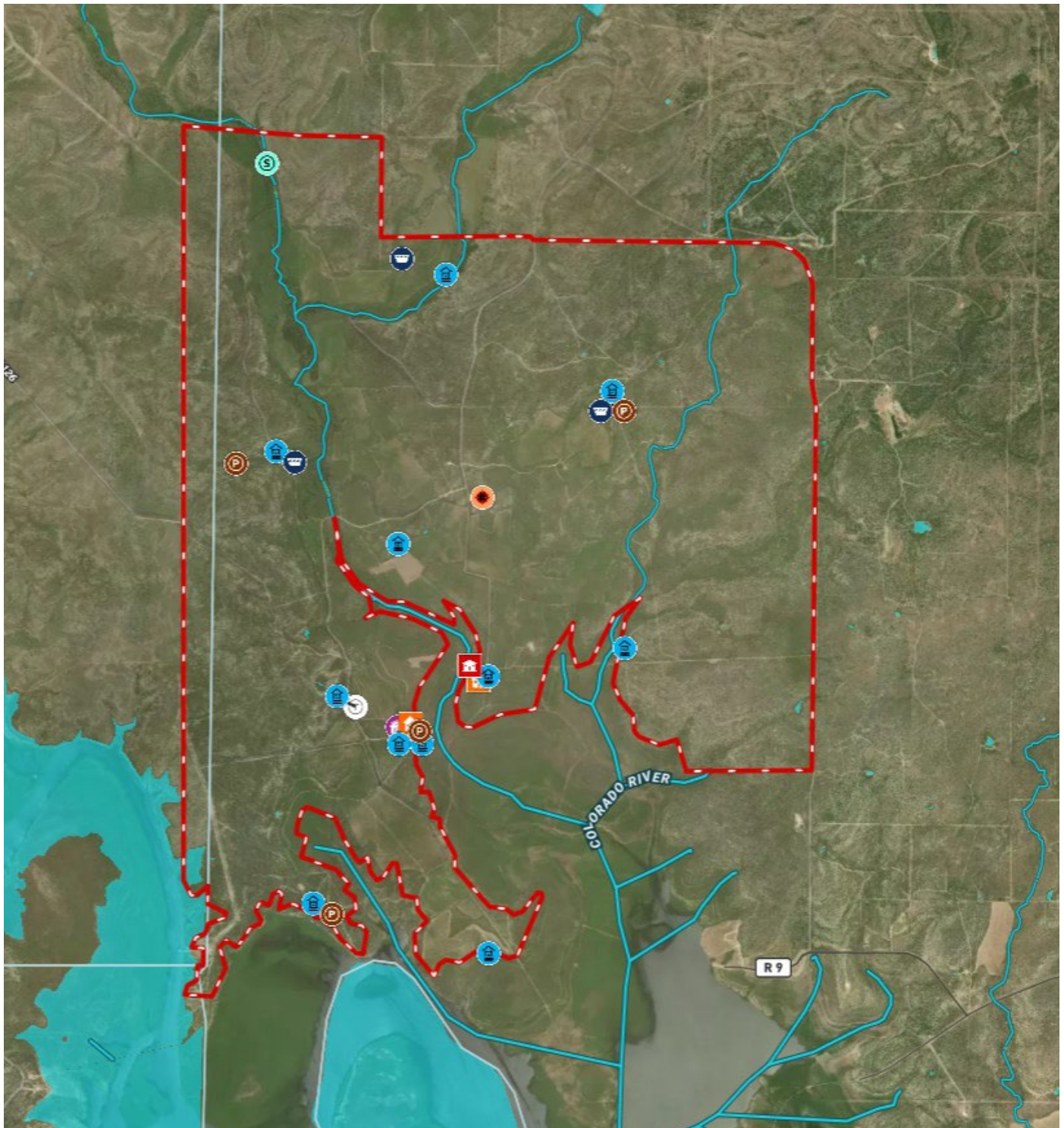
Surface only sale - There is currently no production on the ranch and no active O&G lease.

5,900± Acres

Coleman & Runnels County

MAP LINK

[Click here to view map](#)



5,900± Acres
Coleman & Runnels County



WEBSITE LINK

[Click here to view property website](#)

VIDEO LINK

[Click here to view video](#)

5,900± ACRES COLEMAN & RUNNELS COUNTY CR 374 VOSS, TX 76888

Padgitt Ranch is located 20 air miles SW of Coleman, 15 air miles SE of Ballinger, 12 air miles NE of Paint Rock, and 35 air miles NW of Brady. The ranch is a 3 hour drive from both San Antonio and Austin, and 2.5 hours to Midland. Curtis Field Airport (KBBB) located 3 miles NE of Brady has a 4605-foot runway.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | **Sotheby's**
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.