

5,888 Ac High Fenced "W-W Ranch"

Brad, Western Palo Pinto County, Texas



Agricultural fields, grassy pastures, undulating grasslands, elevated plateaus, a picturesque valley with productive soils, pecan trees, 3 miles of clear running Ioni Creek, and 350' of elevation change.



Water sources include Ioni Creek, a natural spring for potable water, wet weather streams, and numerous stock ponds. Outstanding game! Offered at \$49,985,000 with minerals, cattle, and equipment.

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5,888 +/- Acre High Fenced “W-W Ranch” Western Palo Pinto Co., Texas

LOCATION:

In far western Palo Pinto County via US Hwy 180 and State Highway 16 is the Brad community. Proceed south on all-weather Upper Brad Road for approximately two miles which dead ends into the ranch or 1500 Upper Brad Road, Strawn, Texas 76475. Approximately twenty minutes south of the east side of Possum Kingdom Lake, twenty-six miles west of Mineral Wells, twenty-four miles east of Breckenridge, seventy-nine miles west of Fort Worth, and ninety-nine miles west of DFW International Airport.

LAND/TERRAIN:

This ranch has been managed and sculpted for years as a cattle and game ranch. The terrain features a rich array of western landscapes that include but are not limited to:
- Flat agricultural fields and grassy pastures, transitioning into gently undulating native grasslands. - Areas with varied topography characterized by limestone outcroppings and scattered surface stones. - A vast, stunning valley, home to large pecan trees, productive soils, and the clear running waters of Ioni Creek, which meanders through it. - Elevated plateaus offering expansive views, alongside imposing limestone bluffs, deep rugged canyons, and densely vegetated high hills. The area boasts a diverse range of tree species including elm, juniper, live oak, red oak, post oak, hackberry, and pecan, complemented by a rich understory of high protein woody plants and broadleaf forbs which deer relish. Approximately 500 acres are currently arable in 9 parcels, with potential for an additional 1,000. Sumac has emerged where the 2009 fire removed much of the juniper in areas. Three hundred fifty feet of elevation changes within the ranch. There is approximately 5,590 acres in Palo Pinto County and 298 acres in Stephens County.

IMPROVEMENTS:

The headquarters includes a fully operational cattle handling facility and a residential compound for the ranch staff. The accommodations consist of a brick house, a double-wide home, and a metal shed residence. There are also practical facilities such as an all steel storage building, workshop with a concrete floor, three storage sheds for equipment, feed, and tools, and extensive steel cattle working pens equipped with squeeze & loading chutes and various-sized holding pens. Large bulk bins for cattle feed and wildlife corn.

The owner's compound, known as the Hornet's Nest, features a main house with two standard bedrooms, one bunk bedroom with four beds, two bathrooms equipped with three toilets, showers, and two vanities. It includes a large den with a wood-burning fireplace, wet bar, card table, and shuffleboard, plus a living room with a large TV, Saltillo tile floor, cedar walls, and two external doors. The kitchen is fitted with Formica countertops, wooden cabinets, and standard appliances, adjacent to a breakfast room leading to a large, screened porch. The exterior is finished with siding and a metal roof. The bunkhouse includes 24 bunk beds, half baths, and a screened porch, sharing the same external materials.

The site also features a boardroom/office building with a large open space, meeting table, chairs, and an adjoining covered porch with swings. This building uses limestone and cedar siding with a metal roof. Other structures include an old open-sided wood frame shed with a concrete floor for equipment, a stone outdoor firepit, a covered shooting range, horseshoe pits, a smoker, and a grill. Water storage is ample, with a large tank and stone system house.

The West Camp consists of a two-story rustic stone and cedar cottage with one bedroom and one bath, featuring an open concept living area with stained concrete floors, textured walls, and wood accents. It includes a tiled bathroom with a walk-in shower and a mini kitchen. Upstairs, a large bedroom with an outdoor balcony offers expansive views. Outside, there are two small, covered porches. A nearby stone water storage house. A large concrete deck with a huge limestone fireplace & wall for entertainment, an old, refurbished barn for storage, and bunk room. A nearby stone and cedar structure on the hill's edge, awaiting completion. Additional amenities include four RV hookups at each location near the Hornet's Nest and West Camp. The property is secured with high fencing, cross fencing, and cattle guards.

WATER:

The centerpiece of the water supply is approximately three miles of Ioni Creek, which flows for about seven to eight months each year, showcasing exceptional and breathtaking beauty. This creek is distinguished by its crystal-clear waters, a rarity that sets it apart from others in North Texas. It features expansive pools, cascading small to medium waterfalls, and serene creek crossings, all shaded by a diverse array of trees along the banks. The tranquility of the area is truly enchanting. Water from a spring-fed source, emerging from a limestone formation, is collected and pumped to a higher elevation with holding tanks, then gravity-fed to both the headquarters and the owner's compound as potable water. Additionally, the property includes several wet weather streams and drainages that contribute to the surface water supply. More than 20 earthen stock ponds are scattered across the ranch, enhancing its landscape and functionality.

MINERALS:

The owner will convey all owned minerals and royalty. There are approximately 10 producing gas (some oil) locations on the property producing and estimated annually royalty of \$13,000+/-.

GAME:

The current owner bought the original 2500 acres in 2002 and continued acquiring. Approximately 30 bred does of improved genetic quality were released onto the property. Very little deer hunting has been allowed during this time span. 180 B&C class bucks are reported seen on the ranch. Other game includes but are not limited to hogs, turkey, ducks, dove, varmints, and many birds.

INCLUDED:

350 head of cattle and bulls, a large variety of farm and ranch equipment (trucks, tractors, plows, bailers, water truck, cat, trailers, tools, supplies, etc..

PROPERTY TAXES:

Approximately \$18,000.00+/- annually.

COMMENTS:

Of my 35-year career selling farm and ranch properties in north central Texas, I have never seen a more beautiful and alluring valley where clear creek water runs – truly spectacular!

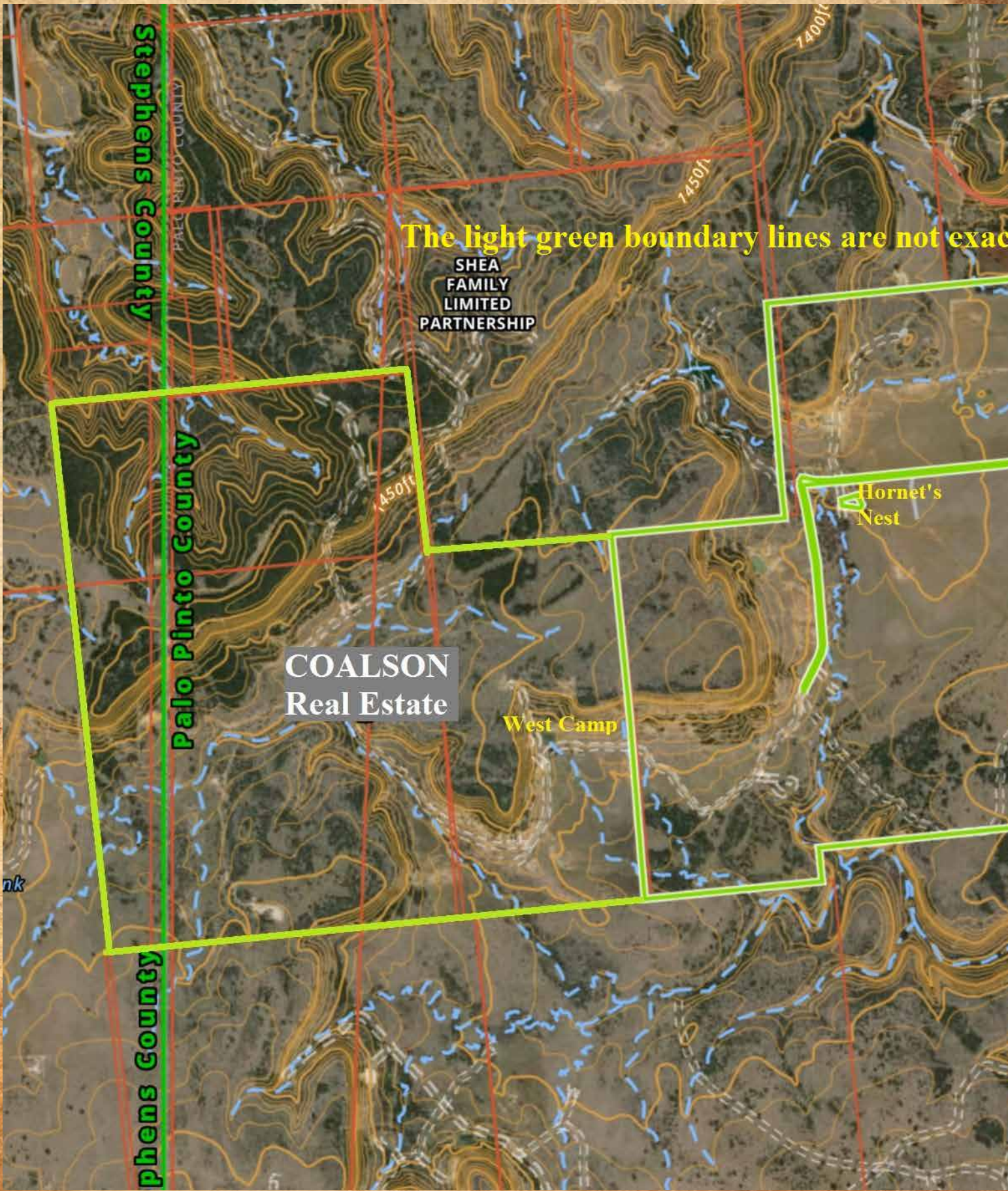
PRICE:

\$49,985,000.00, no owner financing, and no division.
The seller will provide a title policy and a new survey.

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Stephens County

Palo Pinto County

phens County

The light green boundary lines are not exact

SHEA
FAMILY
LIMITED
PARTNERSHIP

COALSON
Real Estate

West Camp

Hornet's
Nest

7450ft

7450ft

7400ft

nk



Upper
Brad
Road

REEDER
DIST
INC

HQ

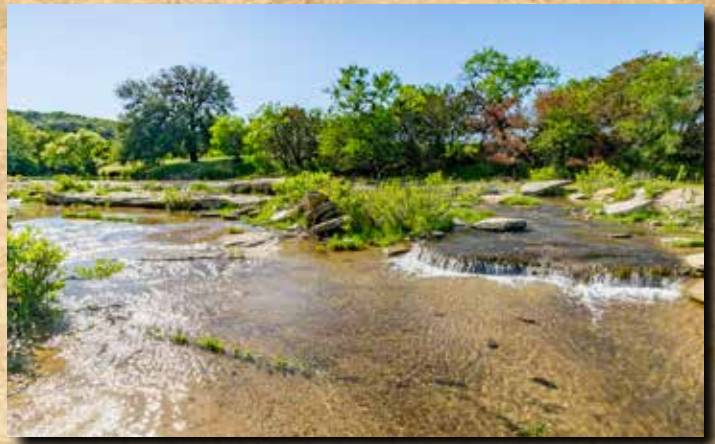
W-W
Ranch

Spring
Canyon

1300ft













Red boundary lines are not exact.

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