

FOR SALE

## 967 Acres on the Colorado River

This is a premium hunting and recreational property with almost a mile of Colorado river front.

\$3,395 an acre.

966 +/- Acres



This is a premium hunting and recreational property located in northern McCulloch county with almost a mile of Colorado river front. Easily accessed by an easement off U.S. Highway 283 or by a 7500' dirt airstrip. This ranch is remote and has many amenities for year around, outdoor recreation.

Western half of the river is steep banked with a long, deep hole of water offering good fishing and waterfowl hunting by boat. Eastern half of the river is easily accessed from the bank. Additional water features include six stock ponds and occasional holes of water in Live Oak creek which flows during wet weather.

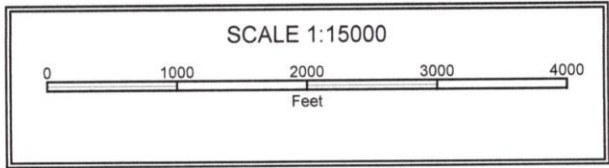
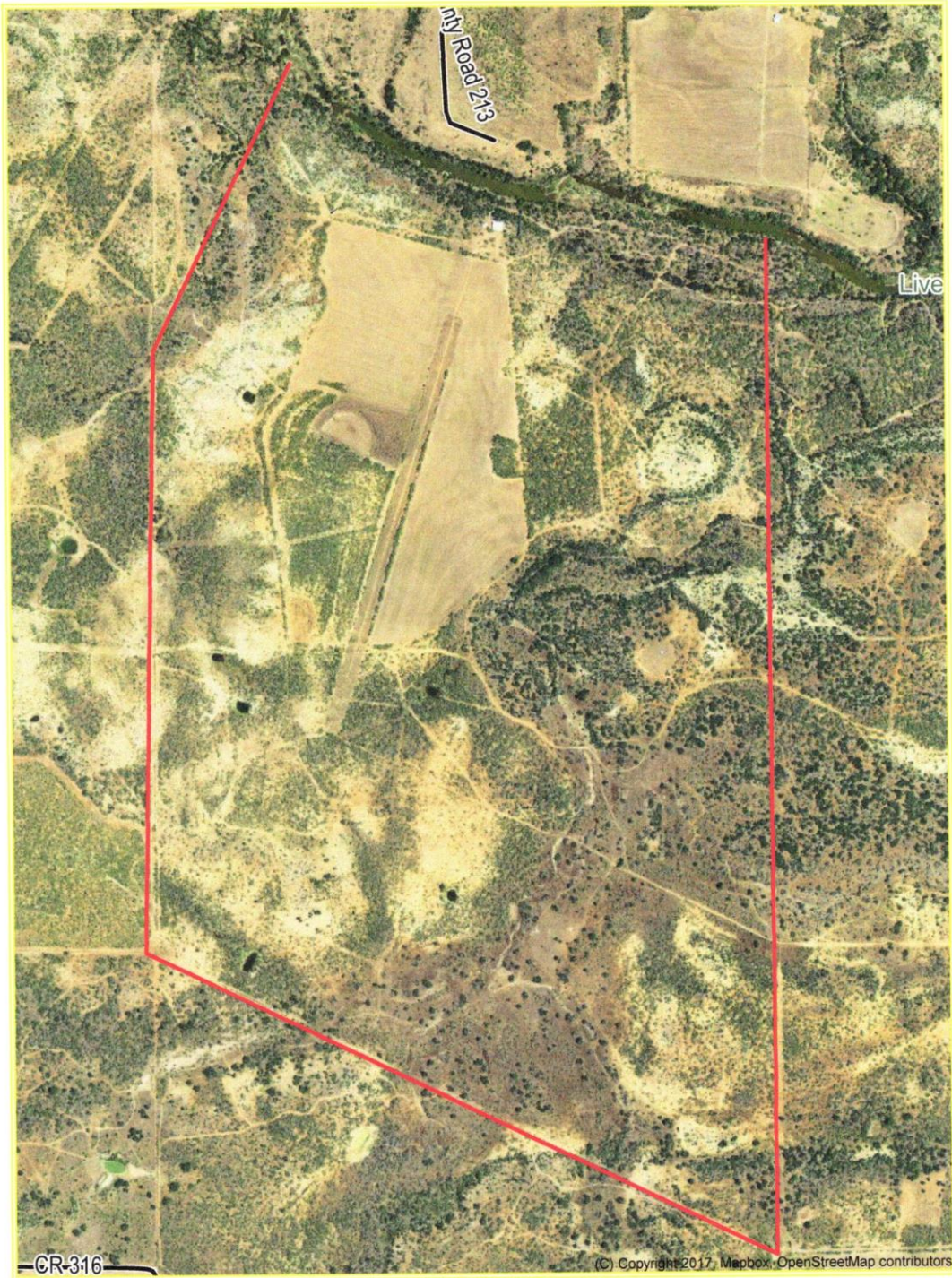
The ranch is high fenced along its entire perimeter except along the river and approximately 6000 feet of poor to marginal low fence on the east side. A low cross fence bisects east to west about 350 acres of the ranch on the south end. Also, the cultivated area, part of the river, the airstrip, and two food plots are fenced off to prevent cattle access.

The hunting camp has approximately 3250 square feet of heated and cooled space. It will easily accommodate 12-15 people. Present are seven bedrooms, five baths and a fireplace. Additionally, a metal canopy of approximately 6750 square feet covers the building and offers porch space and protection for vehicles. Water for the camp is drawn from the river and is cleaned through a series of filters. There is a substantial walk in freezer and all the amenities for processing game.

A large portion of the central and western side of the ranch is generally flat, covered with oak, mesquite, white brush and gently slopes down to the river. The east side is traversed by Live Oak creek and has significant changes in elevation. Highest point on the place is the southeast corner at 1448 feet. Lowest is the river at 1343 feet. A difference of 105 feet. A knoll on the east side rises to 1420 feet and offers 360-degree views. Numerous senderos have been cleared throughout the ranch.

There are coal deposits in the area and 15% of these hard minerals are owned. The sellers own 100% of the oil and gas rights and are willing to convey all the owned mineral rights with the sale.

For more information, please visit [EdgeoftheWest.net](http://EdgeoftheWest.net)



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