



3T Ranch
ABILENE, TEXAS





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\$8,250,000 | 985± ACRES



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Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

3T Ranch is a 985± acre partially high-fenced hunting and recreational property located 12 miles south-southwest of Abilene in southern Taylor County, Texas. The ranch has been used primarily for hunting and recreation, with minor cattle grazing, and is well-improved throughout. Paved frontage on U.S. Highway 277 and a quarter-mile asphalt driveway deliver all-weather access to the headquarters complex, accommodating luxury vehicles, motor coaches, and high-end equipment with ease. Improvements include a barndominium-style main residence, a newly constructed party barn with a commercial kitchen, pool, and patio, and a custom climate-controlled shop with a car garage, gym, and gun bunker. The hunting infrastructure is well-developed with established food plots, multiple blinds and feeders, and a professionally installed \$60,000 observation tower blind on a prominent hill providing 360-degree views across the ranch. Water is a notable strength of the property, with seven producing wells distributed across the ranch, supplemented by four ponds that provide additional surface water. The eastern boundary is partially high-fenced, and completing the perimeter would allow a buyer to operate a fully managed game ranch or high fence hunting lodge.

Location

3T Ranch is located in southern Taylor County, Texas, approximately 12 miles south-southwest of Abilene along U.S. Highway 277. Abilene serves as the regional center for commerce, healthcare, and services for this part of West Texas. The southwestern side of Abilene, closest to the ranch, has seen the majority of the city's recent retail and commercial development. The combination of paved highway frontage and proximity to Abilene makes this property more accessible than most rural recreational ranches in the region.

Locale

The surrounding area is rolling, rugged West Texas ranch country, with rocky limestone bluffs, native brush, and open native pastures in the valleys, typical of southern Taylor County. The region has a long history of cattle ranching and hunting, and it supports healthy populations of native wildlife. Abilene provides full services, including a well-appointed regional commercial airport, grocery stores, restaurants, hospitals, and agricultural supplies. Major institutions in the area include Dyess Air Force Base, Abilene Christian University, and Hardin-Simmons University.





General Description

A quarter-mile asphalt driveway off U.S. 277 leads to the hilltop headquarters complex where the main improvements are situated. The terrain is characteristic of southern Taylor County — rolling, with native live oak and cedar brush, relieving pastures in the valleys, long-distance views, and major elevation changes with a hill-country character. The headquarters sits at an elevated position with good views across the surrounding ranch. Seven water wells are evenly distributed across the ranch and provide adequate water to the headquarters and various locations. In addition to the wells, four ponds fed by runoff provide a secondary source of surface water. The eastern boundary is high-fenced, with the remaining perimeter conventionally fenced. A basic set of working pens for cattle is located near the headquarters. The ranch has a strong mix of live oak, juniper, and red oaks that create a quilted coloration as the seasons change. The quality and substantial improvements immediately make you feel as though you are at a private resort.



Acreage Breakdown

Approximately 985± deeded acres in southern Taylor County, Texas.

- 985± deeded acres, Taylor County, Texas
 - The eastern boundary is partially high-fenced
 - The remaining perimeter is conventionally fenced, suitable for general livestock
 - Three established and fenced food plots for wildlife encompassing approximately 15 acres
 - Native pasture and brush country supporting hunting and minor grazing capacity
 - Working pens near headquarters support handling livestock suitable for 40-50 head
-



Leases and Permits

A grazing lease is currently in place to maintain the agricultural exemption. The ranch operates as a private recreational and hunting property with minor cattle use.

Climate

The ranch sits in a semi-arid West Texas climate with approximately 23 inches of average annual rainfall, warm summers, and mild winters. The climate is well-suited for hunting in the fall and winter and supports year-round recreational use of the improvements.



General Operation

The ranch is owner-managed with no full-time caretaker on-site and is currently operated as a private hunting and recreational property with minor cattle grazing. All current uses can be continued without additional investment. The partial eastern high fence provides the foundation for a buyer interested in completing the perimeter and operating a managed game ranch.



Improvements

The headquarters complex includes three primary structures: the main residence, the party barn and pool complex, and the red shop/performance garage. Some furnishings are included in the sale. Personal items and certain equipment will be excluded and identified during contract negotiations.

Main Residence – Barndominium (Built 2007)

The main residence is a barndominium-style structure with approximately 3,500 square feet of living space and 5,400± square feet of enclosed shop space under one roof. The home has four bedrooms and three bathrooms, with large, covered porches that take advantage of the hilltop position and views, facing southeast to catch sunrises, prevailing southern summer winds, and shelter from any northerly winter winds. An attached covered awning provides storage for equipment and vehicles. A walk-in cold storage unit is included and serves the ranch's hunting and operational needs for hanging wildlife or beef.

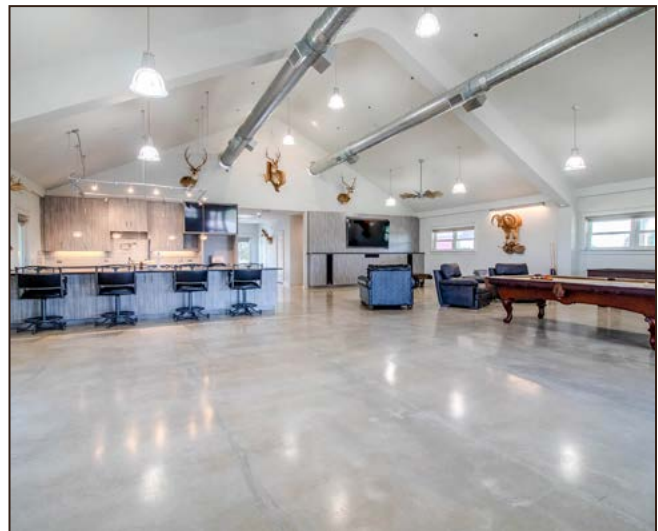






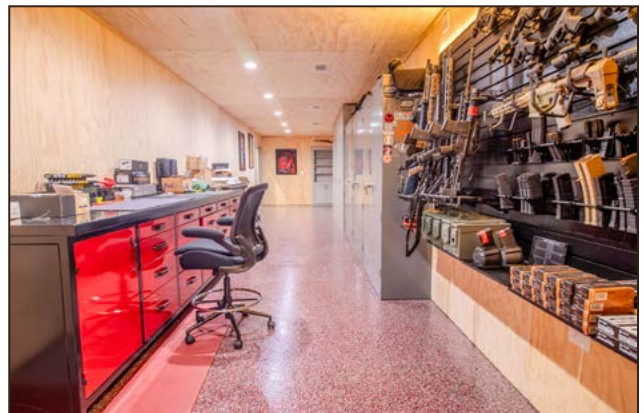
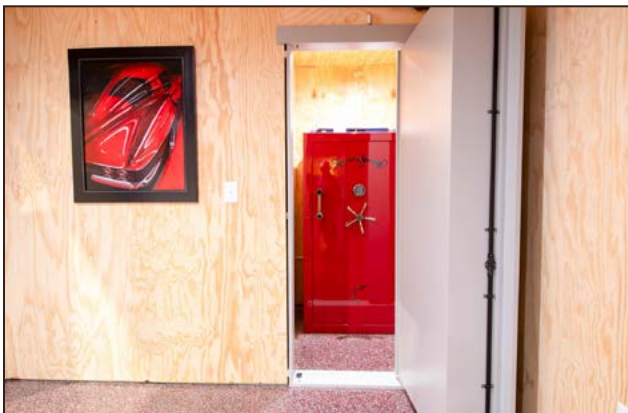
Party Barn, Pool, and Patio (Newly Constructed)

The party barn is a newly constructed structure adjacent to the main residence, designed for large group entertainment. It is separated from the main living areas and functions independently. The building includes a commercial-style kitchen, double ovens, double dishwashers, large butler pantries, bathrooms, an additional bedroom, storage rooms, and a dedicated AV control room. The structure's main focus is the open-concept multipurpose room for large gatherings. It connects to an outdoor pool and patio area with an in-ground pool, water lounge area, and a propane heater; custom landscaping; putting greens; and hardscape outdoor living areas, all serenaded by the waterfall feature. The layout and commercial kitchen make this space well-suited for family events, corporate retreats, or use as a private event or wedding venue.



Red Shop – Performance Garage, Gym, and Gun Bunker

The red shop (performance garage) sits adjacent to the party barn along the asphalt drive and is a commercial-grade, fully climate-controlled structure serving three purposes: a four-car custom garage with a four-post high-capacity vehicle lift, a gym and workout area, and a hidden gun bunker for secure storage of firearms and valuables. A remote security system monitors the facility throughout. The vehicle lift is a BendPak 14,000-lb capacity automobile and truck lift installed on a 14-inch-thick concrete slab reinforced with oversized rebar. All overhead doors in the red shop are 14 feet tall, accommodating trucks, lifted vehicles, and large equipment with ease.





Working Pens

A basic set of working pens is located near the headquarters and is adequate for routine livestock handling, with a capacity of 40-50 head.

Food Plots, Blinds, and Feeders

The ranch has three larger established food plots that are traditionally plowed and planted in a wildlife mix for deer and other wildlife. These main food plots are fenced with pipe and t-post six-strand barbed wire to keep livestock out while allowing wildlife access. They are equipped with a solar-powered camera-monitoring system for viewing wildlife remotely. In addition to the three main plots, there are multiple other clearings across the ranch that can be utilized as food plots if desired. Multiple deer blinds and feeders are in place throughout the property and will be conveyed with the sale.

The centerpiece of the hunting infrastructure is a professionally installed observation tower blind situated on a prominent hill on the ranch. The tower stands 20 feet high on a 17-inch-thick concrete slab and features a 12'x12' enclosed, insulated blind with a five-foot observation deck providing 360-degree views of the surrounding ranch. The long-distance shooting range is also visible from the tower. The structure was professionally engineered and installed at a cost exceeding \$60,000.



Water Resources

Water is one of the property's more notable features. Four ponds are distributed across the ranch, providing surface water for wildlife and livestock. Seven water wells are currently operable, all producing between five and 25 gallons per minute. This combination of surface water and groundwater is above average for a West Texas ranch of this size and provides a reliable supply for the improvements, livestock, and wildlife year-round.

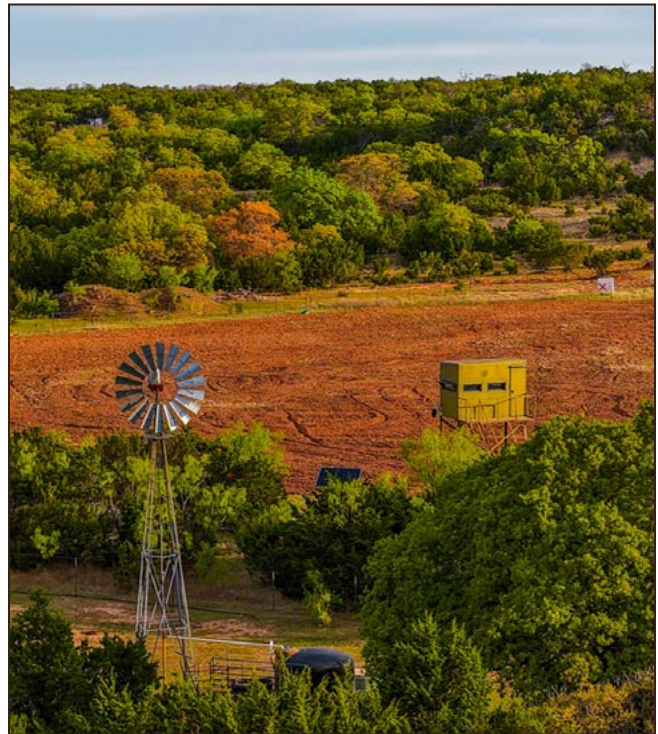


Grazing Resources

The ranch supports native browse and pasture suitable for limited cattle grazing. Historically, grazing has been secondary to hunting and recreation, with the abrupt elevation changes and limestone terrain. The conventionally fenced perimeter and working pens provide adequate infrastructure for a basic cattle operation.

Wildlife Resources

Native wildlife on the ranch includes whitetail deer, Rio Grande turkey, mourning dove, quail, feral hog, coyote, and bobcat. The partial high fence on the eastern boundary establishes the beginnings of a high-fence perimeter that could support a managed trophy game program with adequate, evenly distributed water infrastructure currently in place. Axis deer, fallow deer, and elk have been observed on the ranch over the years, most likely having come from neighboring high-fenced operations in the area, but they are not native or frequent. A buyer who completes the perimeter high fence would have the opportunity to retain and manage animals as part of an exotic game operation if desired.



Shooting and Recreational Considerations

Hunting, entertaining, and long-distance shooting are the primary recreational focuses of the ranch. Multiple shooting ranges are in place, with the longest established target set at 1,300 yards. The terrain can support a 1,500-yard course. The gun bunker in the red shop provides secure, climate-controlled firearm storage on-site with a professional yet discreet presentation.

Additional amenities include a pool with a water lounge area, putting greens, and a fully equipped gym in the red shop. The party barn's commercial kitchen and large open gathering room support group entertainment at a scale suited for corporate retreats, family events, or private venue use.



Access and Infrastructure

The ranch has paved frontage on U.S. Highway 277 with a quarter-mile asphalt driveway leading to the improvements. This level of access is practical for everyday use as well as large-group events. The driveway and entrance comfortably accommodate luxury or low-clearance vehicles, motor coaches, RVs, horse trailers, and heavy equipment. Paved access of this kind is a meaningful practical advantage for a property intended to host large groups regularly and to be accessed with high-end luxury equipment.

Grazing Resources

The main Barndominium residence was constructed in 2007 and has served as the ranch headquarters since that time. The party barn, pool complex, and red shop are recent additions that reflect continued, deliberate investment in the property's recreational and entertainment capabilities. The ranch was designed and built around family, friends, and meaningful gatherings.

Taxes

Total annual property tax: approximately \$13,000 per year with an ag exemption in place.

Water Rights

Water rights are appurtenant to the land and conveyed with the sale.

Mineral Rights

Any mineral interests owned by the seller are not included in the offering at the listed price. Minerals may be negotiable at an agreed-upon price acceptable to the seller. Buyers are encouraged to independently verify mineral ownership prior to presenting an offer or purchasing the property.

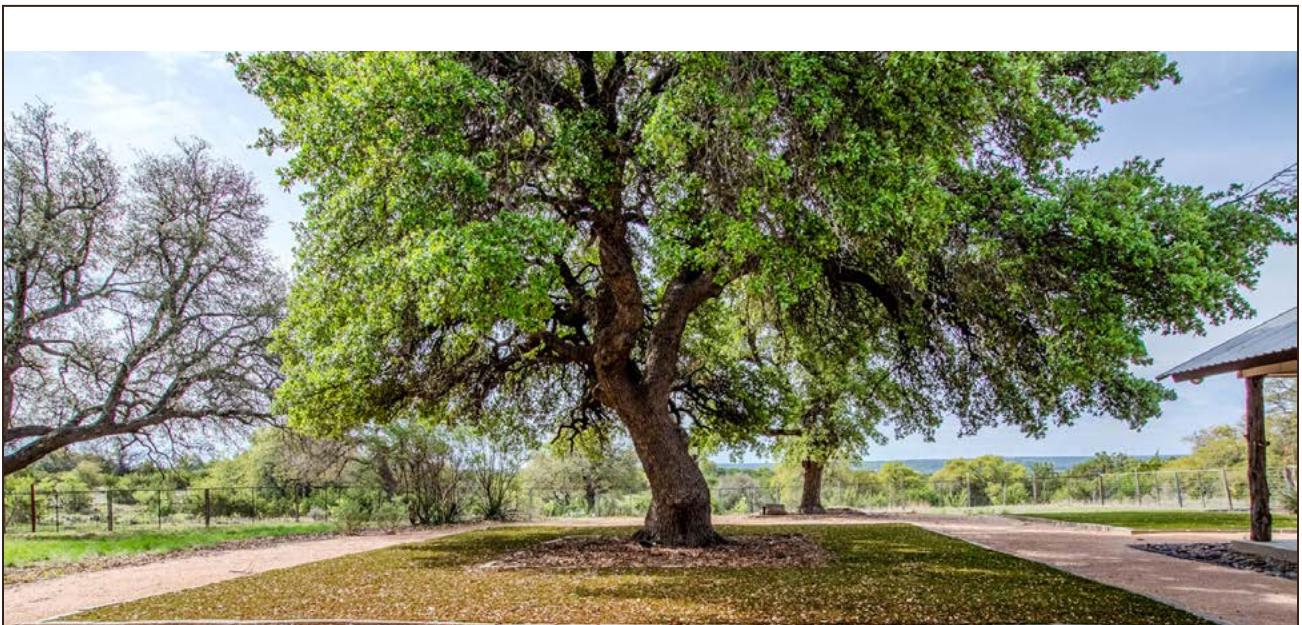


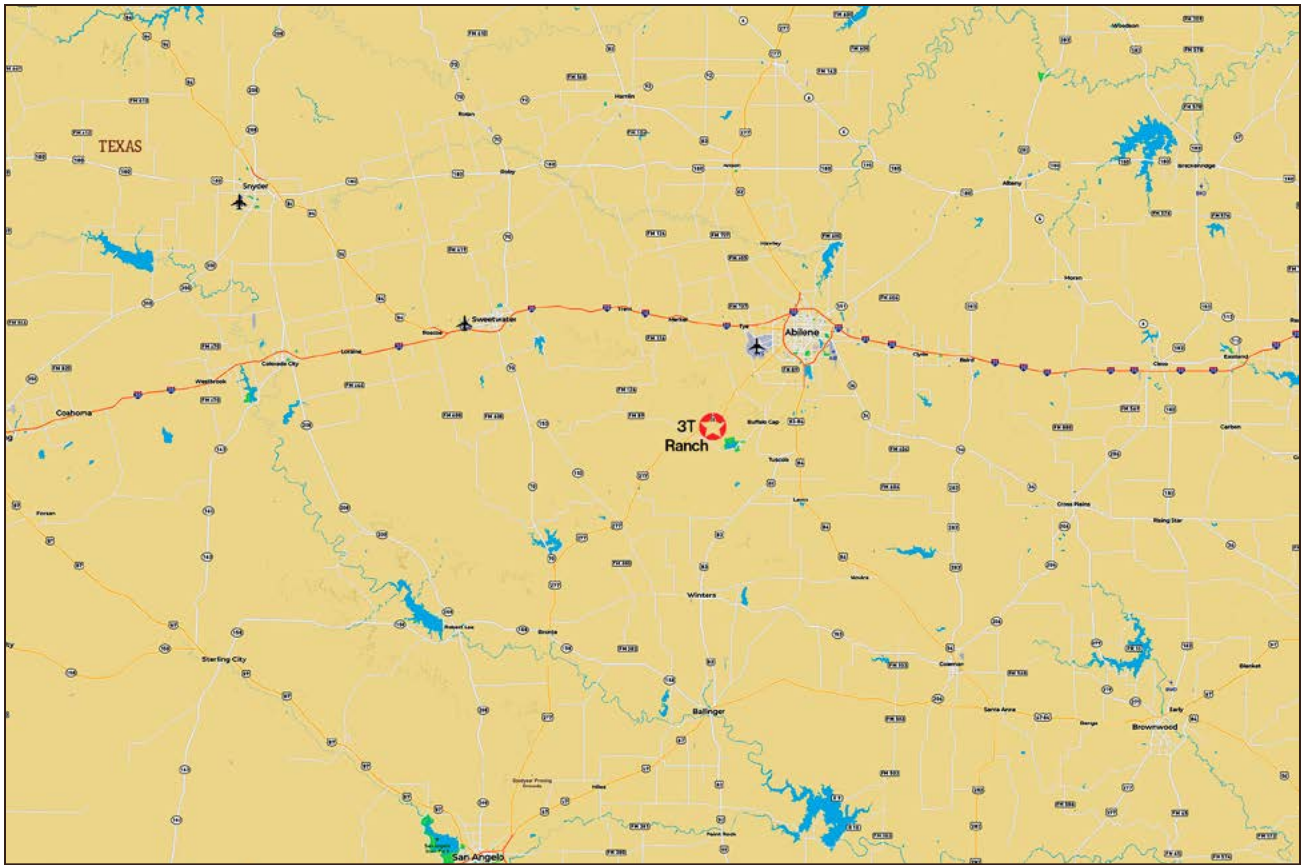
Additional Information

- **Personal Property:** Home furnishings included. Personal items and certain equipment are excluded and are to be identified during contract negotiations.
- **Conservation Easements:** None known.
- **Security:** Remote-monitored security system on improvements.

Broker's Comments


3T Ranch is a well-rounded property that checks a lot of boxes that are genuinely hard to find together in one offering. The water situation alone, with seven producing freshwater wells, sets it apart from most recreational ranches in West Texas. The improvements have been built over time with a clear purpose and are in good condition. The party barn and pool complex give this ranch entertainment and event capabilities that go well beyond the typical hunting camp, and the commercial kitchen and AV infrastructure make it a functional venue for large groups. The shooting ranges, gun bunker, and long-range range capability will appeal to serious shooters. The paved access to the front door is a practical advantage that matters more than buyers sometimes realize until they've spent time on properties that lack it. The infrastructure is in place to support a wide range of uses, and there is little to no deferred maintenance to contend with at closing.





Click on map above for link to Land id™ map of property.

Price
\$8,250,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, rangeland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

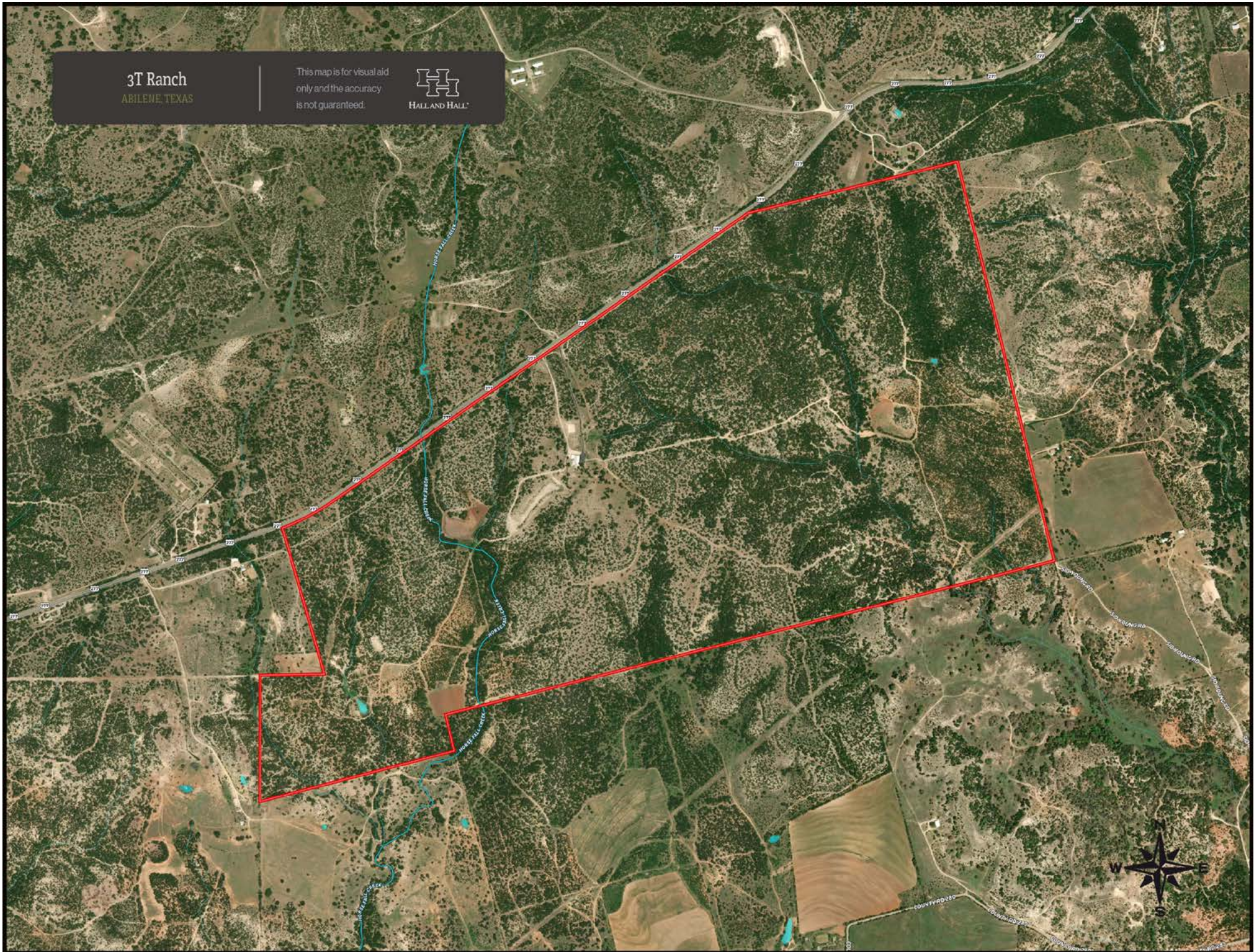
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Buyer/Tenant/Seller/Landlord Initials

Date

3T Ranch
ABILENE, TEXAS

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