



Valhalla Ranch
ASPERMONT, TEXAS





Valhalla Ranch
ASPERMONT, TEXAS

\$4,675,000 | 1,301± ACRES



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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



Executive Summary

Valhalla Ranch is an exotic game ranch with both sides of river frontage on the Salt Fork of the Brazos River, multiple water wells, a rainwater collection system, and all the necessary components for a family getaway, entertaining clients, company retreats, or any buyer looking for a private game preserve to enjoy with family and friends. Stocked with a well-managed variety of exotic game and trophy-class whitetail deer. A low-maintenance, all-steel construction barndominium-style lodge serves as the headquarters for the ranch and is perched on the mesquite-covered sandy plateau above the river, overlooking a big, empty horizon with a sense of seclusion. The lodge is fully furnished with all the modern comforts. The land feels like a combination of parts of South Texas, New Mexico, Arizona, and the rolling plains. The diversity of wildlife makes each tour of the ranch a unique experience. Finding a property with the variety that this place offers is not impossible, but it is very special in this region.

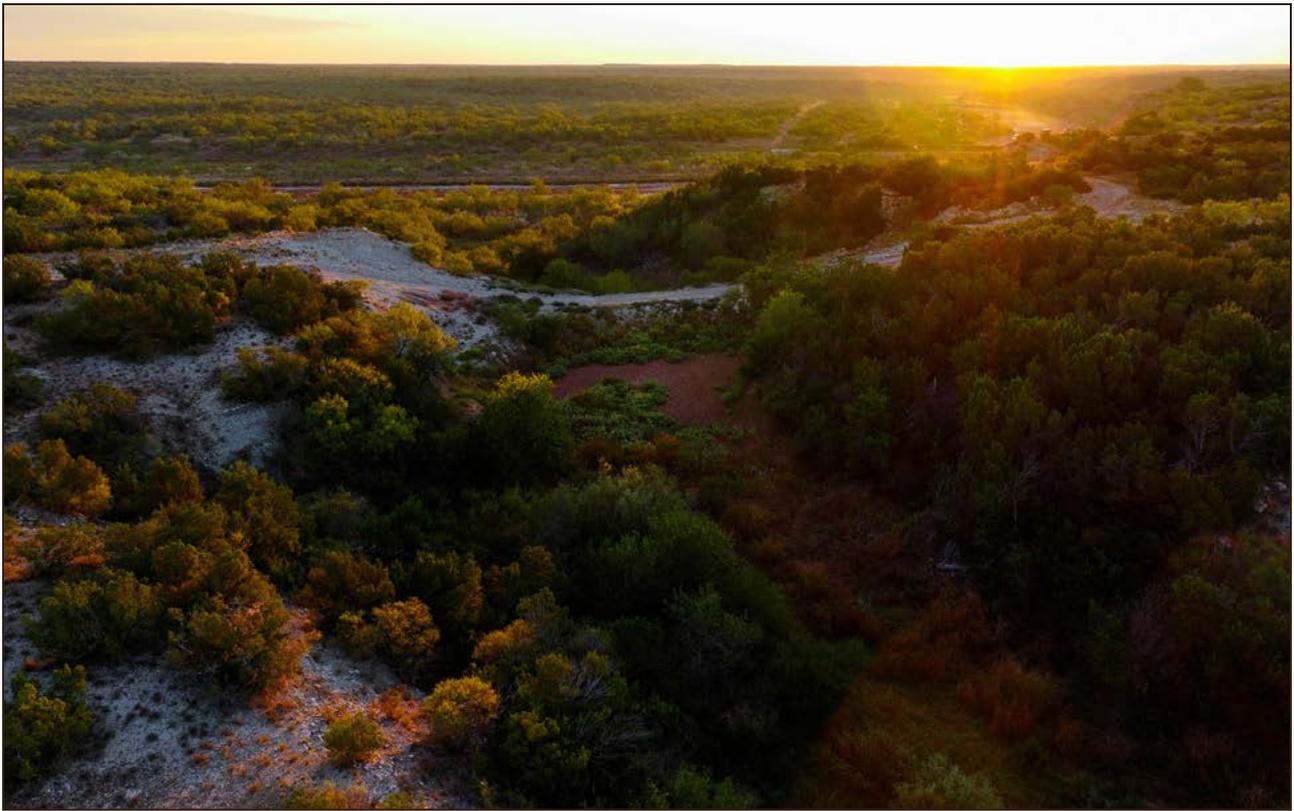


Locale

Located just north of Aspermont, Texas, and west of Highway 83 on a county-maintained road. Aspermont provides all basic needs, including hardware, groceries, feed stores, a hospital, and a few local restaurants.

General Description

The Valhalla Ranch is the definition of a ready-to-operate game ranch that encompasses all the diversities of Stonewall County in one ranch and brings a tamed modern comfort to the rough and rugged canyons and rolling plains surrounding the area. The terrain varies throughout the property, providing ideal habitats for each species and creating distinct hunting opportunities depending on your location. Sandy plateaus support a strong quail population, while open fields planted in sunflowers attract migratory dove. The landscape transitions from these open uplands to rugged canyons accessible by winding switchback roads, and finally to thick brush country along the river, showcasing the property's remarkable natural diversity and scenic beauty. Primarily set up for a family getaway, entertaining clients, company retreats, or any buyer looking for their own private hunting preserve to enjoy with family and friends. The ranch is complemented with a low-maintenance, all-steel construction, six-bedroom, four-bathroom Barndominium-style lodge. Perched on the mesquite-covered plateau above the river, the lodge is fully furnished with all the comforts of home. It features a large open living/kitchen area, a large outdoor kitchen, and a covered patio. An attached insulated equipment shop/laundry and mud room make it a functional headquarters. With the drastic increases in the cost of construction and in the current market, ranches like this one are in high demand and create the opportunity to buy cheaper than you can build.



Acreage Breakdown

Approximately 1,301± deeded acres with roughly 80± acres outside of the high fence, south of the county road, offering additional opportunities for low-fence hunting of the native species in the area.





Improvements

This exceptional six-bedroom, four-bathroom home or lodge offers the perfect combination of comfort, functionality, and outdoor appeal. The spacious open-concept living area and kitchen create a warm, inviting atmosphere that is ideal for entertaining or relaxing after a day spent outdoors. An attached insulated shop with a laundry area and mud room provides convenience and ample storage space. The property features over seven miles of high fence with predator wire and five miles of buried water lines connected to a well-designed water trough system, ensuring reliable water access for livestock or wildlife. Eleven blinds and feeders are strategically placed throughout the property, making it fully equipped for hunting or wildlife observation. Outdoor living is enhanced by a beautiful kitchen, fireplace, and built-in firepit—perfect for hosting gatherings or enjoying quiet evenings under the stars. The sale includes all furniture, with the exception of taxidermy and personal items, making this property truly turnkey and ready to enjoy.







Climate

Summer High: The July high averages roughly 96 degrees.

Winter Low: On average, the January low temperature is 29 degrees.

Rain: averages 24 inches of rain a year

Snow: averages 4 inches of snow a year



Water Resources

Two water wells on the property provide fresh water to a system of troughs. In addition to the wells, a rainwater collection system is in place, providing water to the lodge and featuring a 2,500-gallon storage tank that collects water from the lodge. Two other man-made ponds have been stocked with fish on multiple occasions over the years, as well as the river, providing additional surface water. The river can be dry seasonally, but typically has a small trickling flow. The river is the Salt Fork of the Brazos River and generally contains a high salt content, and typically does not support fish. Animals and livestock will drink it when it is flowing, but when it stagnates, the salt content can get too strong for wildlife or livestock to rely on for drinking. Therefore, the ponds and water wells have always provided sufficient water to support the ranch.



Grazing Resources

Stocking rates for Stonewall County:

- Improved Pasture – One animal unit per 9 acres
- Good Native Pasture – One animal unit per 12.8 acres (usually on rotation plan)
- Average Native Pasture – One animal unit per 24 acres
- Poor Native Pasture – One animal unit per 30-40 acres



Wildlife and Recreational Considerations

Hunting the diverse terrain and canyons, regardless of the high fence, is a challenge. The animals have an unbelievable amount of cover and safe harbors in the countless draws and ravines feeding to the river. Hunting at Valhalla is no “canned hunt” experience. You can sit for days without finding the target animal simply because they can elude with dense cover and treacherous terrain. Simply taking a safari-style ride around the ranch to view the whitetail, elk, and listed exotics can be just as thrilling or challenging as trying to locate the different species and catch a glimpse of them individually.

This count is believed to represent 70% of the animals on the ranch: 32 whitetail bucks and 38 does, two axis deer bucks and 12 does, six bull elk and 12 cows, one gemsbok antelope bull and one cow, two oryx antelope cows, two skimbok antelope bulls and three cows, one ram and one zebra.







History

Stonewall County, located in Northwest Texas, was named in honor of Confederate General Thomas J. “Stonewall” Jackson. Established in the late 19th century, the county lies within the North Central Plains region, southeast of the Caprock, and encompasses 926 square miles of rugged Texas Rolling Plains. Aspermont, the county seat, is situated near the center of the county and became an important hub for ranching and agricultural activity in the area.

Historically, the region’s landscape—characterized by rolling plains, mesquite-covered hills, and rugged canyons—played a vital role in shaping early settlement and ranching operations. Prominent natural landmarks such as Double Mountain, Kiowa Peak, and Flat Top Mountain served as navigation points for Indigenous peoples and later for explorers and settlers moving through the area. The county is traversed by two main branches of the Brazos River—the Salt Fork and the Double Mountain Fork—which provided early water sources and fertile bottomlands for agriculture.

By the early 20th century, Stonewall County had become a center for farming and ranching, with cattle, cotton, wheat, and other crops driving the local economy. In 1982, 94% of the county’s land was in farms and ranches, reflecting its deep agricultural roots. Over time, the discovery of mineral resources such as gypsum, sand, gravel, petroleum, and natural gas added to the county’s economic base, complementing its long-standing ranching heritage and shaping the character of this historic West Texas community.



Oil and Gas Production

Currently, there are no known active oil and gas leases on the property. The seller intends to make no reservations in the sale, conveying to the buyer all interest owned in the property.

Wind Energy

Currently, there is no wind energy production or any known leases for wind energy on the property or any of the adjacent properties. The seller makes no reservations regarding any wind energy associated with the sale of the property.

Taxes

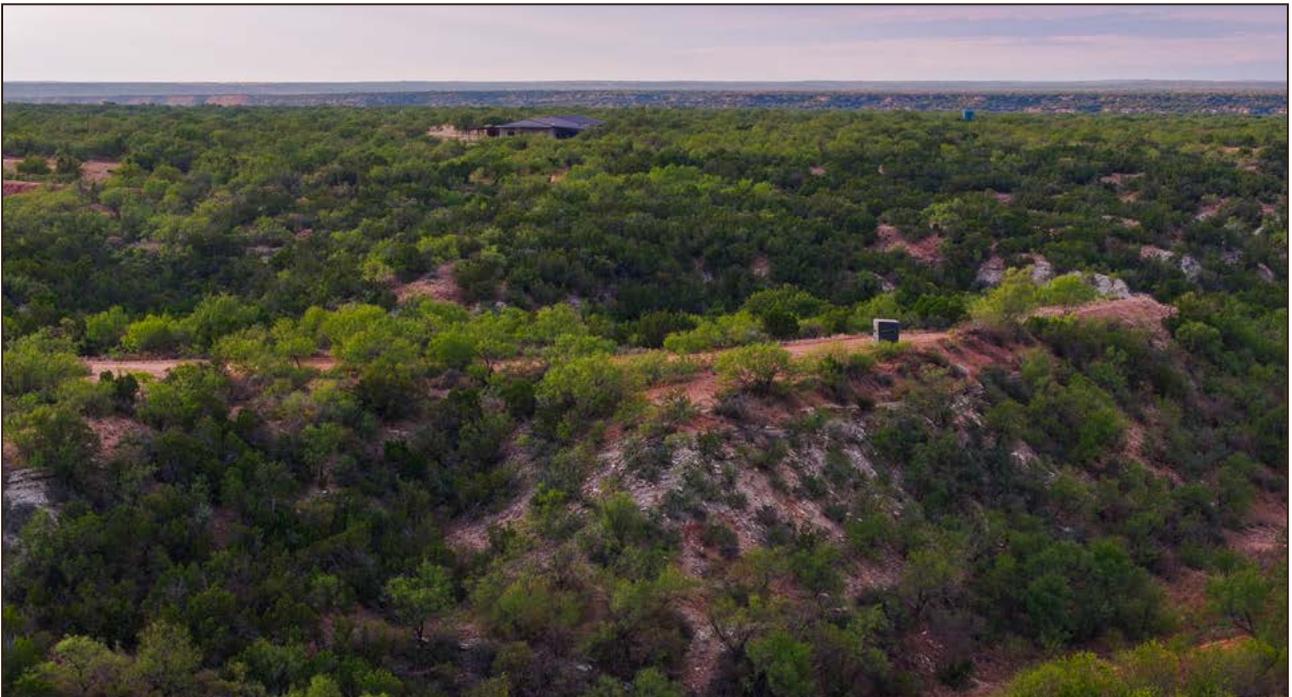
Based on past years, the annual real estate taxes are estimated at \$11,000, with a wildlife exemption currently in place.

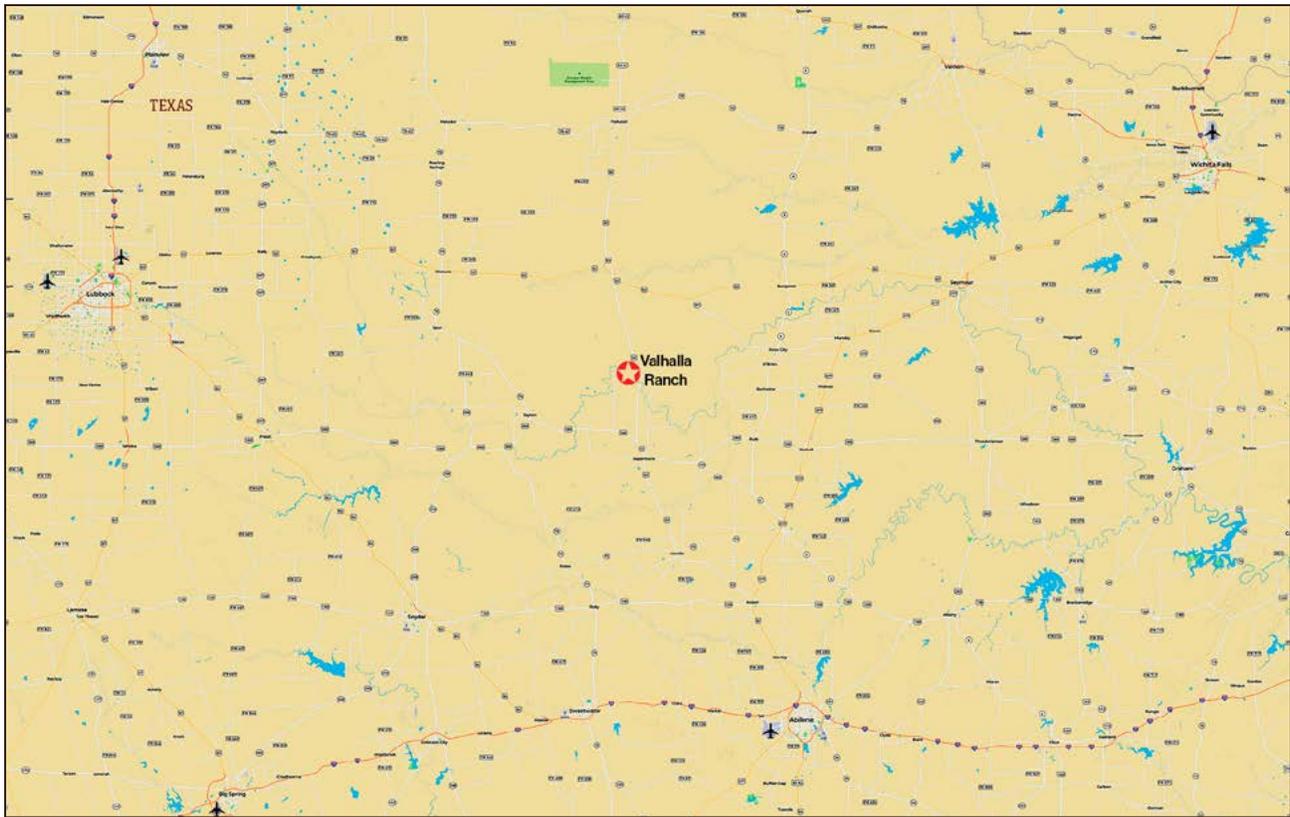




Broker's Comments

In comparison to other ranches in the area, Valhalla Ranch is by far first-class, and highly diverse in terrain, wildlife, and improvements. I believe it is a well-above-average place and, most definitely, an opportunity to buy for less than the cost of building a comparable property.

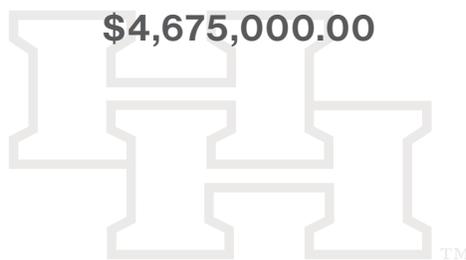




Click on map above for link to Land id™ map of property.

Price

\$4,675,000.00



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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, ranchland, 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.

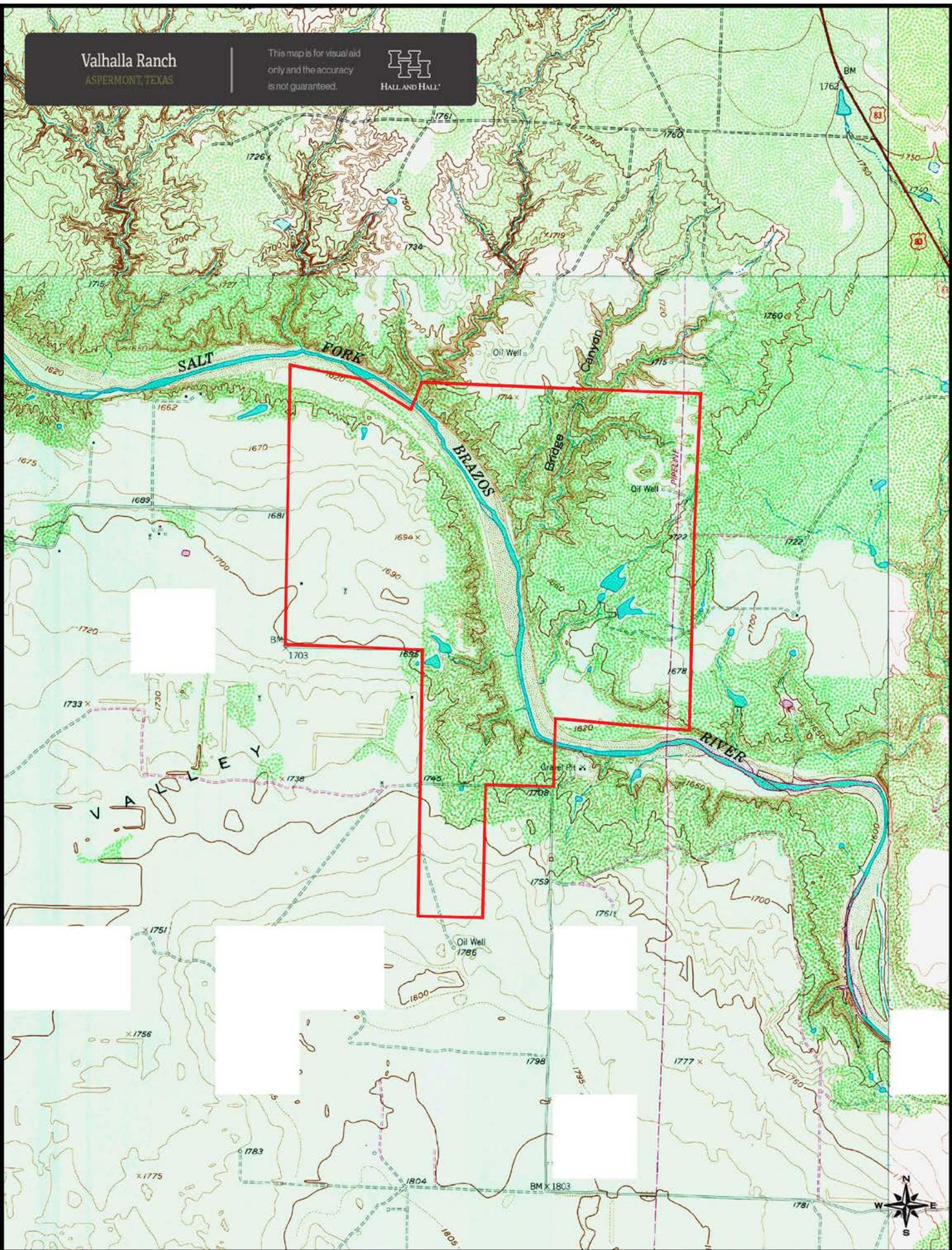
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