

4-D Game Ranch

737± acres | \$8,300,000 | Sidney, Texas | Comanche County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

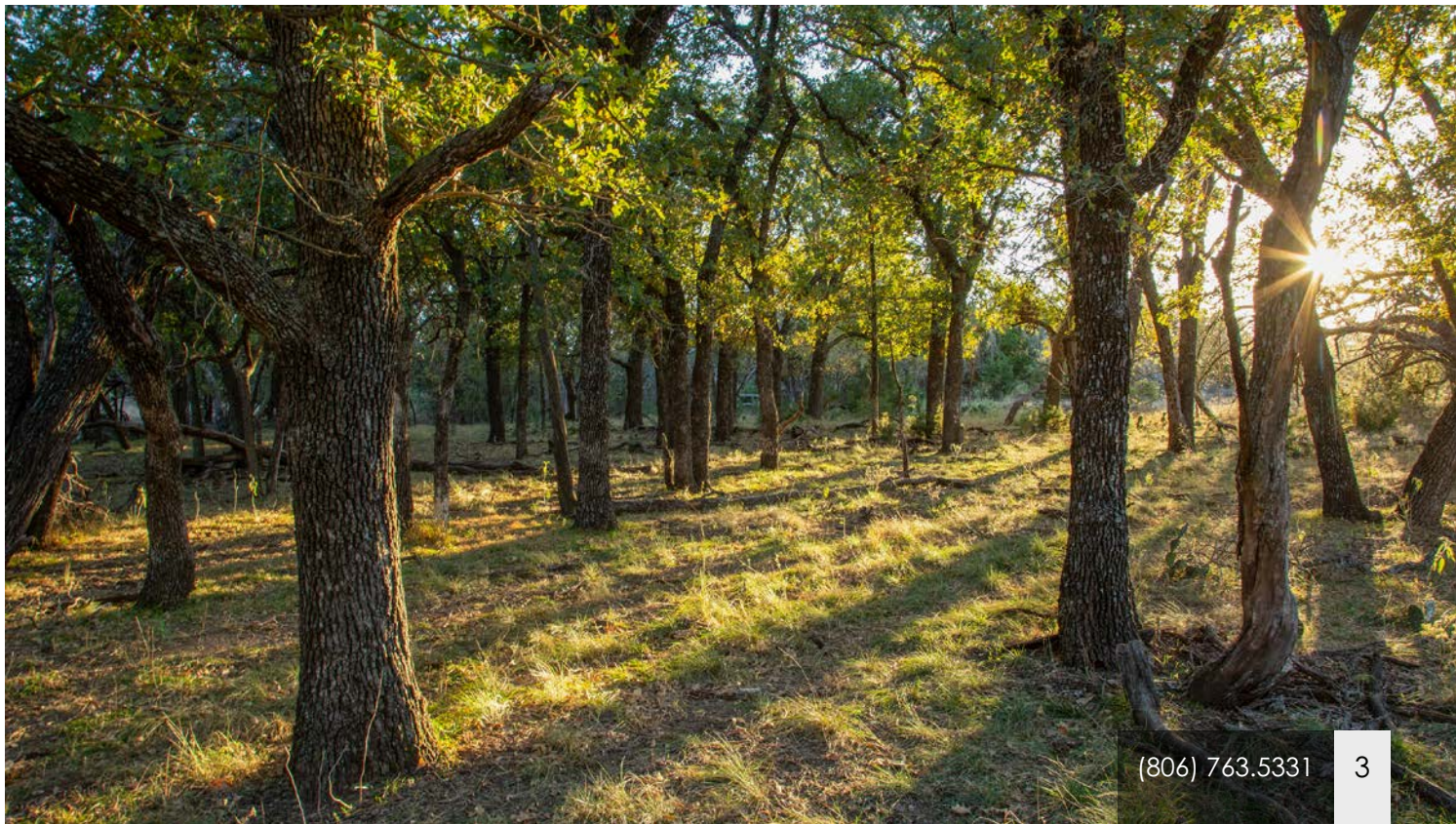
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4-D Game Ranch

The 4-D Game Ranch is a premium recreational, wildlife, and agricultural property encompassing approximately 737 acres, located just outside Sidney, Texas. The ranch offers an exceptional combination of scenic views, abundant water resources, diverse terrain, quality improvements, and well-developed wildlife infrastructure. The elevated homesite is positioned on a natural high point, allowing for long-range views overlooking one of the ranch's lakes, which can be enjoyed from the expansive covered front porch spanning the full width of the residence.

The ranch is centrally located, approximately 139 miles from Fort Worth, 160 miles from Dallas, and 148 miles from Austin, while also being situated 44 miles from Stephenville and 39 miles from Eastland. The property is also strategically located near Eastland Municipal Airport, which features a 5,000-foot runway and an AWOS weather system, offering a less congested alternative to major city airports for private and recreational aviation.







Land • Terrain

The land and terrain of the 4-D Game Ranch are diverse and well-suited for wildlife habitat, grazing, and recreational use. Elevations range from approximately 1,520 feet to 1,620 feet, creating natural contour, drainage, and scenic vantage points throughout the ranch. The rolling terrain supports a mix of strong native grasses and browse, with scattered cedar, live oak, and mesquite trees providing important cover, bedding areas, and protection for wildlife.

Soils across the ranch consist primarily of Karens loam (KaC), Brackett–Karens loam (BsE), and Bolar clay loam (BcC), along with areas of Blanket loam and Pedernales fine sandy loam, supporting healthy forage production and overall habitat diversity beneficial to both livestock and wildlife.







Agricultural • Income Features

In addition to its recreational and wildlife value, the 4-D Game Ranch could also be utilized as a cattle ranch supported by strong native grasses throughout the pastures that provide reliable grazing potential. A coastal Bermuda field located near the ranch entry offers the ability to produce hay as well as provide additional grazing for cattle or horses.

The ranch is high-fenced and includes cross fencing allowing for effective pasture rotation, livestock management, and controlled grazing. The ranch is well-suited for both cattle and exotic wildlife operations, allowing future owners to adjust the balance between agricultural use and recreational wildlife management as desired. Additional infrastructure includes a barn located near the front of the property, where six RV hookups are in place. Some equipment may convey.



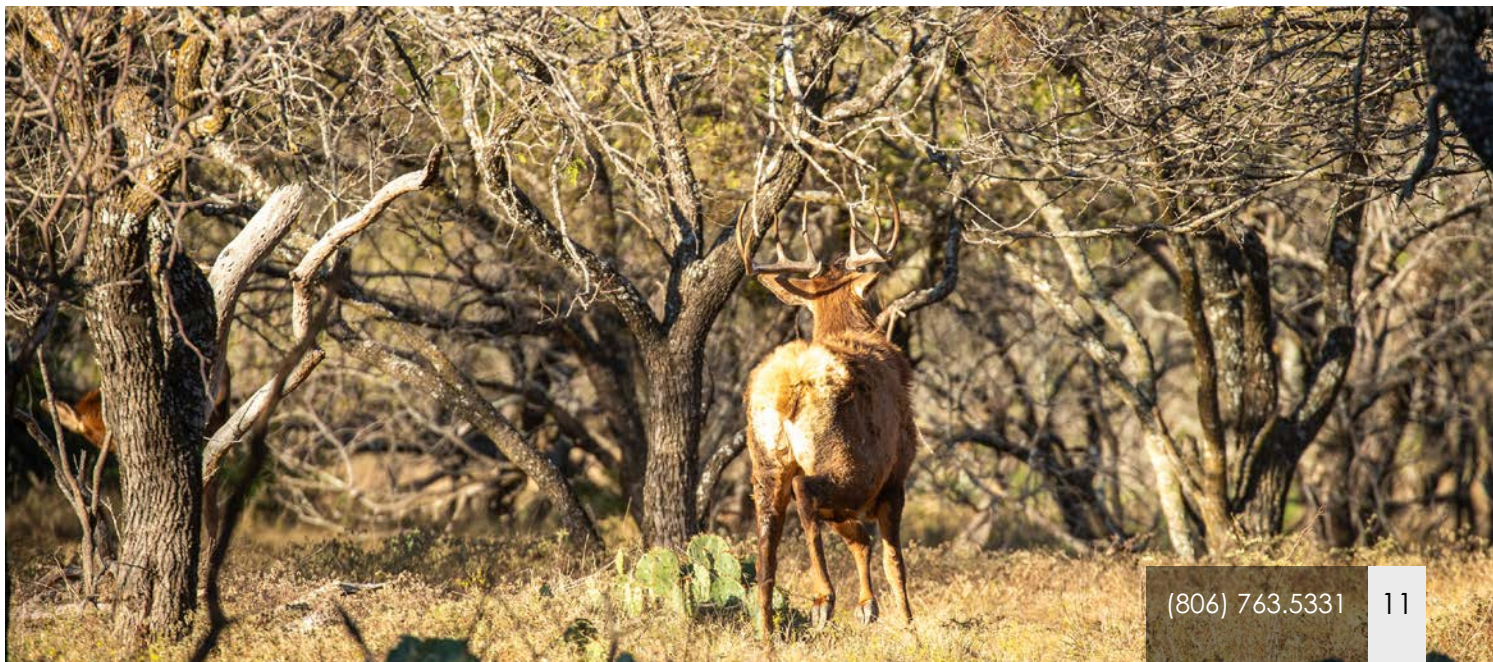


Wildlife • Recreation

The 4-D Game Ranch is managed as a premium whitetail property and offers excellent hunting and fishing opportunities. The ranch is high-fenced and supports a diverse population of wildlife and exotic species, including American bison, blackbuck antelope, elk, and Axis deer to name a few.

Water features include three lakes, consisting of two smaller lakes and one approximately 5-acre lake, along with eight earthen ponds. These water features support fishing for bass and catfish.













Improvements • Utilities

The ranch includes a 2,139± square-foot stone residence built in 2007 with two bedrooms and two bathrooms. Approximately 900 square feet of covered porches provide a generous outdoor living space. A covered area for a travel home is located near the residence.

A paved road extends from the front gate to the house, and a well-maintained network of ranch roads provides access to all areas of the property. Water infrastructure includes five water wells, two of which supply the homesite. Electric service is provided by Comanche County Electric Cooperative.

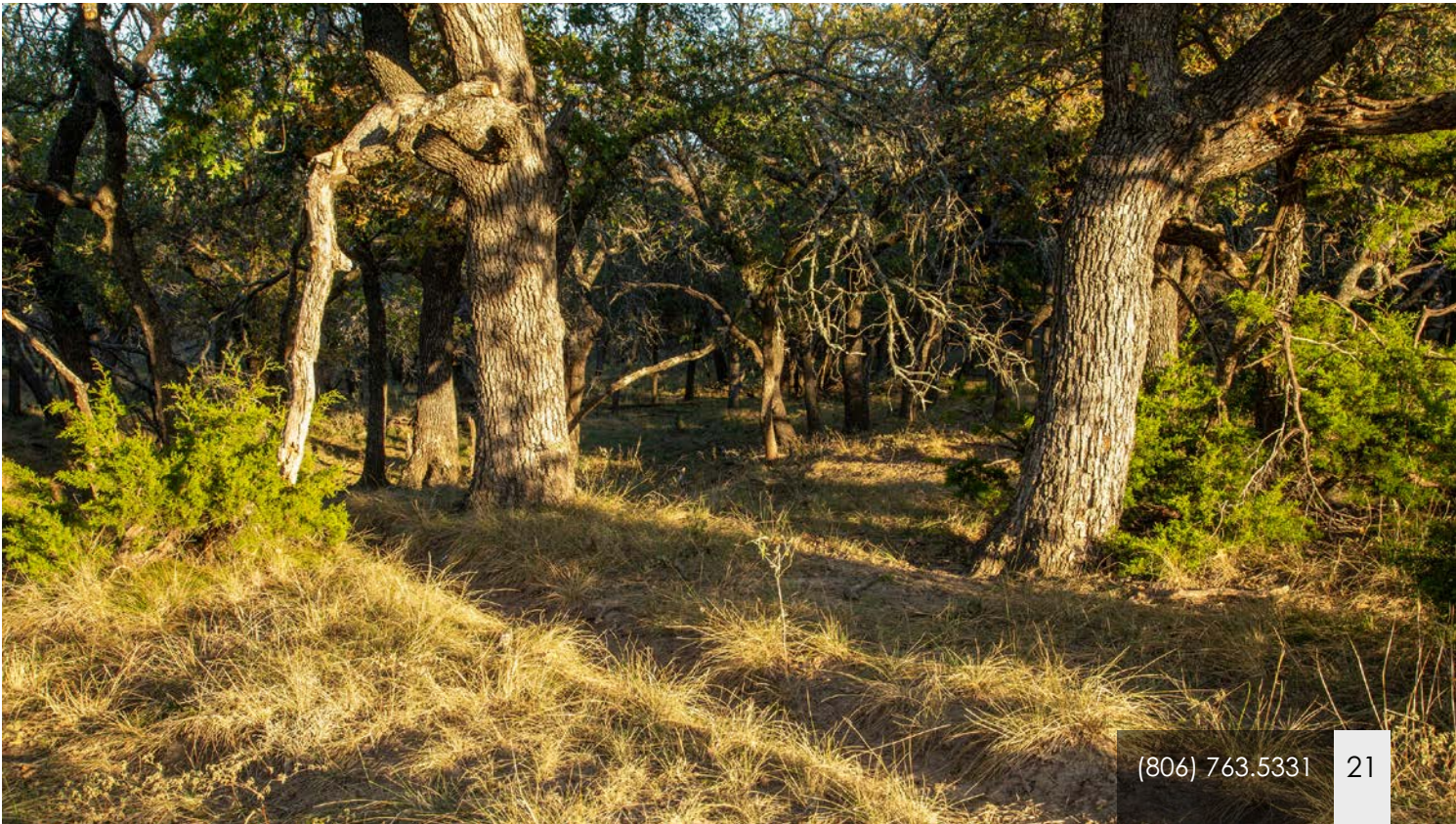














Minerals

The seller believes he owns 100% of the mineral estate across the majority of the ranch, with the exception of an approximately 133.5-acre tract on which the seller believes he owns 50% of the minerals, subject to title confirmation. Mineral ownership is negotiable and may be conveyed in whole or in part, with an acceptable offer.

Price

\$8,300,000 • \$11,262 per acre

Remarks

The sale includes the land and improvements only. Equipment and exotics may be purchased separately.

Call Sylinda Meinzer at (806) 392.5396 or Wyman Meinzer at (940) 256.8932 for more information or to schedule a private showing.







Fort Worth

Abilene

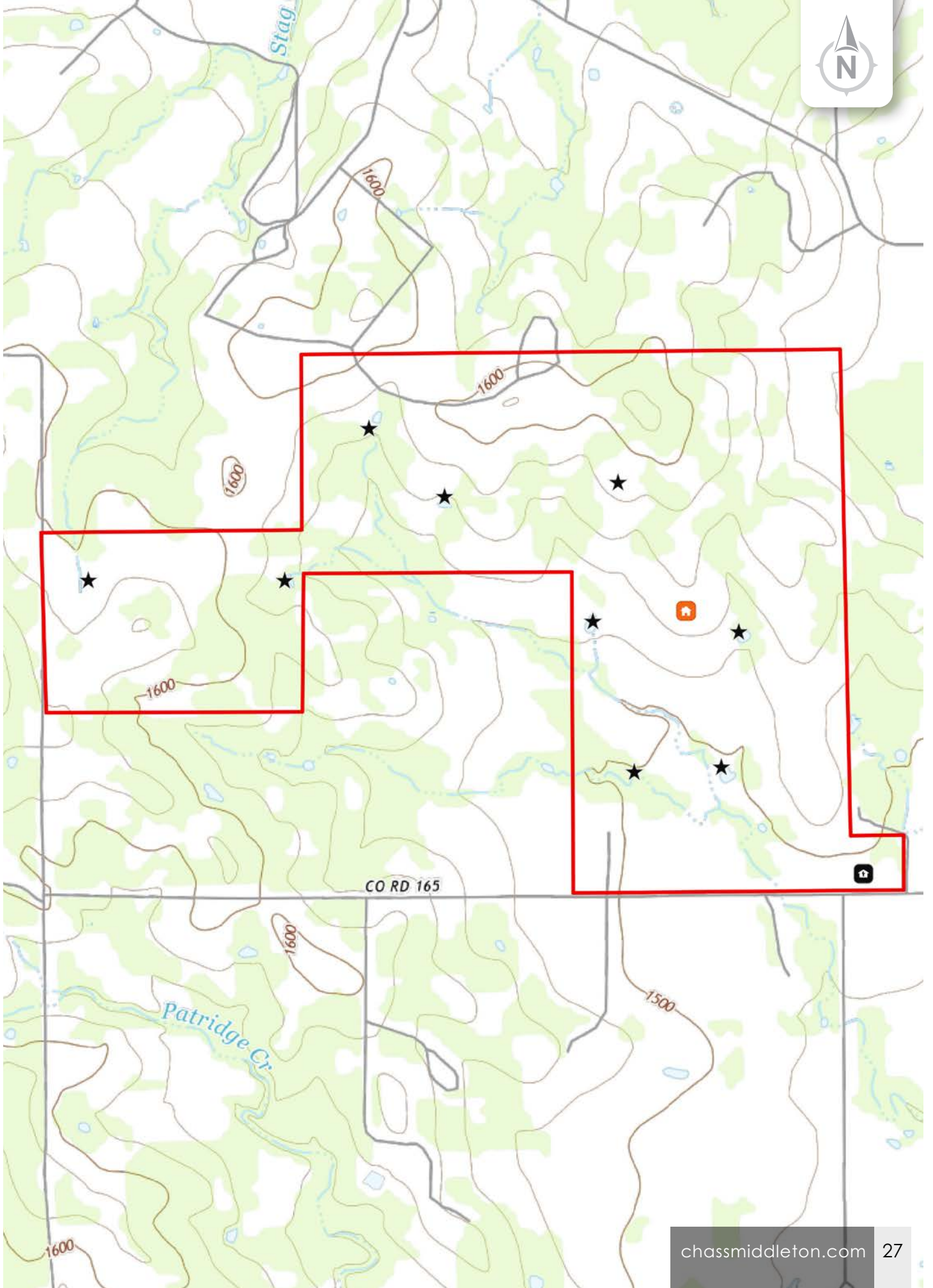
Comanche

Brownwood

4-D Game Ranch

Waco

Austin



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