



SIMPSON RANCHES
&
LAND, LLC

WILLIAMS RANCH
298+- ACRES
MENARD COUNTY, TEXAS

PRICE: \$1,758,200.00



SIMPSON RANCHES
&
LAND, LLC

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WILLIAMS RANCH

±298 ACRES | MENARD COUNTY, TEXAS

DESCRIPTION

THIS ±298-ACRE RANCH OFFERS A RARE OPPORTUNITY TO OWN A WELL-IMPROVED TRACT WITHIN A LARGER ±1,150-ACRE HIGH-FENCED PROPERTY ON THE EDWARDS PLATEAU IN CENTRAL TEXAS. AS ONE OF THREE INDIVIDUAL RANCHES INSIDE THE HIGH FENCE, THIS TRACT PROVIDES PRIVACY, QUALITY INFRASTRUCTURE, AND TURNKEY FUNCTIONALITY FOR RECREATIONAL USE OR HUNTING OPERATIONS. WITH RM 1674 FRONTAGE AND AN ALL-WEATHER ROAD LEADING DIRECTLY TO HEADQUARTERS, ACCESS IS RELIABLE YEAR-ROUND. AT THE HEART OF THE RANCH IS A THOUGHTFULLY DESIGNED HEADQUARTERS FEATURING TWO FINISHED 16' X 60' CONTAINER HOMES THAT WERE ORIGINALLY BUILT AS DRILL-SITE HOUSING UNITS, MAKING THEM BOTH BLAST- AND FIRE-RESISTANT. EACH BUILDING INCLUDES 2 BEDROOMS, AN OPEN KITCHEN AND LIVING AREA ALONG WITH TWO BATHROOMS, WITH ONE UNIT HOUSING A WASHER AND DRYER AND THE OTHER EQUIPPED WITH A CHEST FREEZER. COVERED DECKS, CONNECTING WALKWAYS, AND A FENCED YARD CREATE A COMFORTABLE AND FUNCTIONAL CENTRAL GATHERING SPACE IDEAL FOR EXTENDED STAYS WITH FAMILY OR GUESTS. SUPPORTING IMPROVEMENTS INCLUDE ADDITIONAL 20 FT. STORAGE CONTAINERS, A COVERED CONCRETE GAME-SKINNING AREA, ESTABLISHED WILDLIFE INFRASTRUCTURE, AND MULTIPLE WATER SOURCES ACROSS THE PROPERTY. EVERY DETAIL HAS BEEN DESIGNED WITH USABILITY IN MIND, CREATING A RANCH THAT IS BOTH PRACTICAL AND ENJOYABLE FROM DAY ONE.

LOCATION

THE RANCH FEATURES FRONTAGE ALONG RM 1674 AND IS ACCESSED BY AN ALL-WEATHER ROAD THAT LEADS DIRECTLY TO HEADQUARTERS. SITUATED JUST 9 MILES SOUTH OF FORT MCKAVETT.

IMPROVEMENTS

IMPROVEMENTS ON THE RANCH ARE CENTERED AROUND A WELL-PLANNED HEADQUARTERS COMPOUND. TWO FINISHED CONTAINER BUILDINGS PROVIDE COMFORTABLE LODGING, COMPLETE WITH KITCHENS AND BATHROOMS, WHILE COVERED DECKS AND WALKWAYS CONNECT THE STRUCTURES AND LEAD TO THE FRONT GATE OF THE YARD WHERE THERE IS EXCESS PARKING. A FENCED YARD SURROUNDS HEADQUARTERS, CREATING A SECURE AND ORGANIZED CENTRAL AREA. ADDITIONAL INFRASTRUCTURE INCLUDES TWO 8' X 20' STORAGE CONTAINERS, ONE OF WHICH HOUSES THE WATER SYSTEM AND GAME-CLEANING AREA, WHILE THE OTHER PROVIDES GENERAL STORAGE. A 12' X 20' X 12' TALL CARPORT COVERS A CONCRETE GAME-SKINNING AREA, ADDING CONVENIENCE FOR HUNTING OPERATIONS. WILDLIFE IMPROVEMENTS INCLUDE FOUR FIBERGLASS BLINDS, FOUR STAND-AND-FILL FEEDERS, AND A FREE-CHOICE FEEDER WITH AN ALFALFA PEN AND WATER TROUGH.

WATER

THE RANCH IS WELL SUPPLIED WITH WATER, FEATURING TWO WELLS, AN ELECTRIC WELL AT HEADQUARTERS AND A SOLAR WELL SERVING THE LOWER FIELD. THE SOLAR WELL LOCATED IN THE LOWER FIELD PROVIDES WATER TO TWO WATER TROUGHS AS WELL AS A SHALLOW EARTHEN POND.

TERRAIN & HABITAT

WILLIAMS RANCH OFFERS CLASSIC CENTRAL TEXAS HABITAT WITH GENTLY ROLLING TERRAIN. ELEVATIONS RANGE FROM APPROXIMATELY 2,300 FEET DOWN TO AROUND 2,250 FEET IN THE LOWER CREEK AREA KNOWN AS COLSTON DRAW. THE RANCH CONSISTS PRIMARILY OF SCATTERED LIVE OAK WITH SOME JUNIPER AND A HEALTHY COVER OF NATIVE GRASSES. DENSE CANOPY COVER FOLLOWS COLSTON DRAW, TRANSITIONING EASTWARD INTO OPEN PASTURE THAT INCLUDES A ±15-ACRE FOOD PLOT AND THE EARTHEN POND. THIS COMBINATION OF TERRAIN, WATER DISTRIBUTION, AND HABITAT IMPROVEMENTS CREATES AN ENVIRONMENT WELL SUITED FOR WILDLIFE MANAGEMENT, LIVESTOCK, AND RECREATIONAL ENJOYMENT.

WILDLIFE

DESIGNED WITH HUNTERS IN MIND, THE RANCH IS EQUIPPED WITH BLINDS, FEEDERS, A FOOD PLOT, AND MULTIPLE WATER SOURCES STRATEGICALLY PLACED THROUGHOUT THE PROPERTY. WILDLIFE ON THE RANCH CONSISTS OF WHITE-TAILED DEER, AXIS, TURKEY, DOVE AND WILD BOAR.

EASEMENTS

PIPELINE EASEMENT ALONG SOUTHERN BORDER OF THE RANCH.

MINERALS

NONE.

SUMMARY

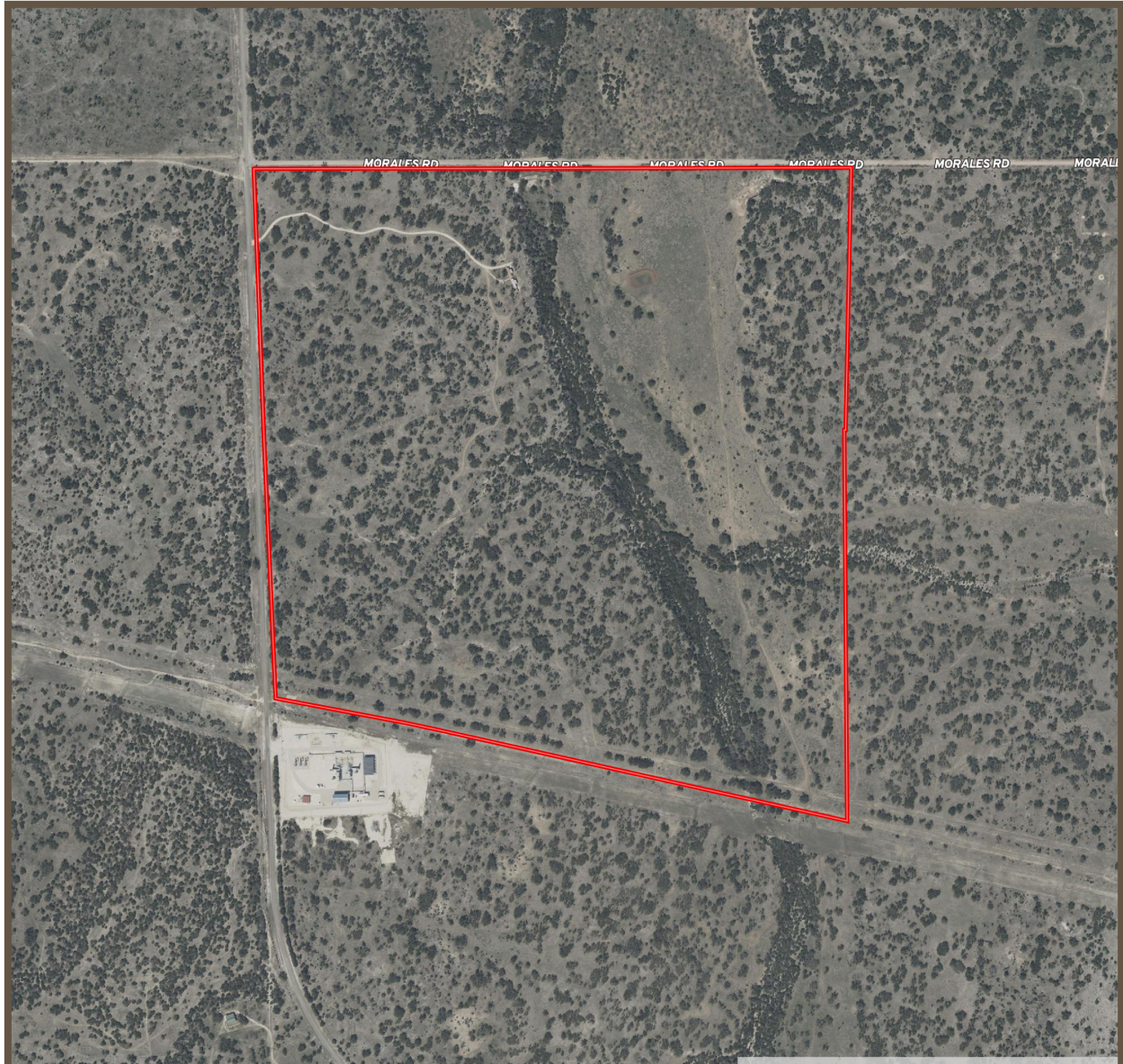
THIS ±298-ACRE RANCH IN MENARD COUNTY OFFERS A RARE OPPORTUNITY TO OWN A WELL-IMPROVED RECREATIONAL PROPERTY NEAR FORT MCKAVETT WITHIN A LARGER HIGH-FENCED RANCH. FEATURING COMFORTABLE HEADQUARTERS ACCOMMODATIONS, MULTIPLE WATER SOURCES, ESTABLISHED WILDLIFE INFRASTRUCTURE, AND QUALITY TERRAIN AND HABITAT, THE RANCH IS TURNKEY FOR HUNTING AND WEEKEND ENJOYMENT. WITH RM 1674 FRONTAGE, ALL-WEATHER ACCESS, TWO WELLS, POND, FOOD PLOT, BLINDS, FEEDERS, AND THOUGHTFULLY DESIGNED LIVING QUARTERS, THIS PROPERTY PROVIDES EVERYTHING NEEDED FOR IMMEDIATE USE IN A CLASSIC CENTRAL TEXAS SETTING.







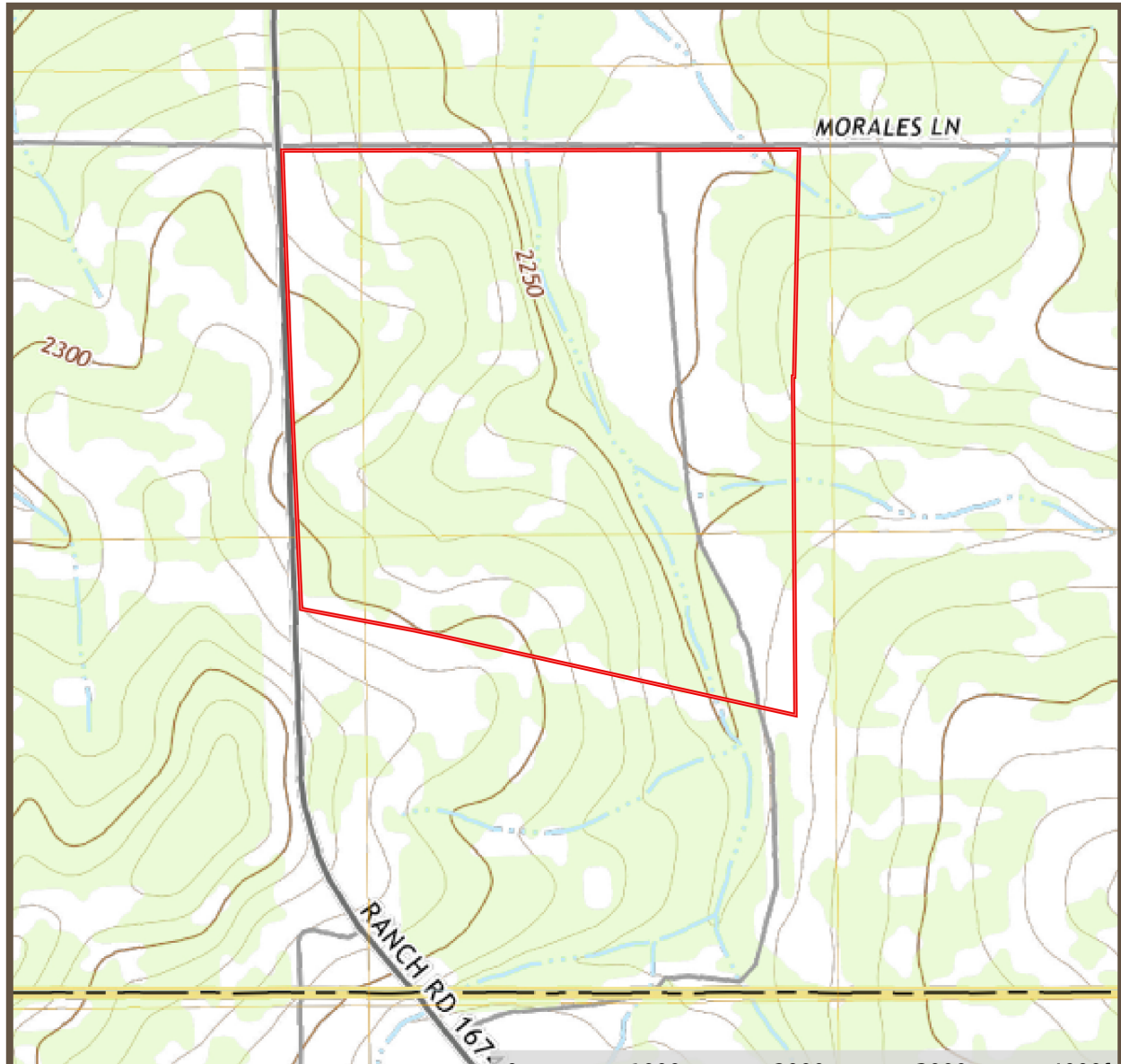
AERIAL MAP
298 +- MENARD COUNTY , TEXAS



TOPO MAP
298 +/- MENARD COUNTY, TEXAS



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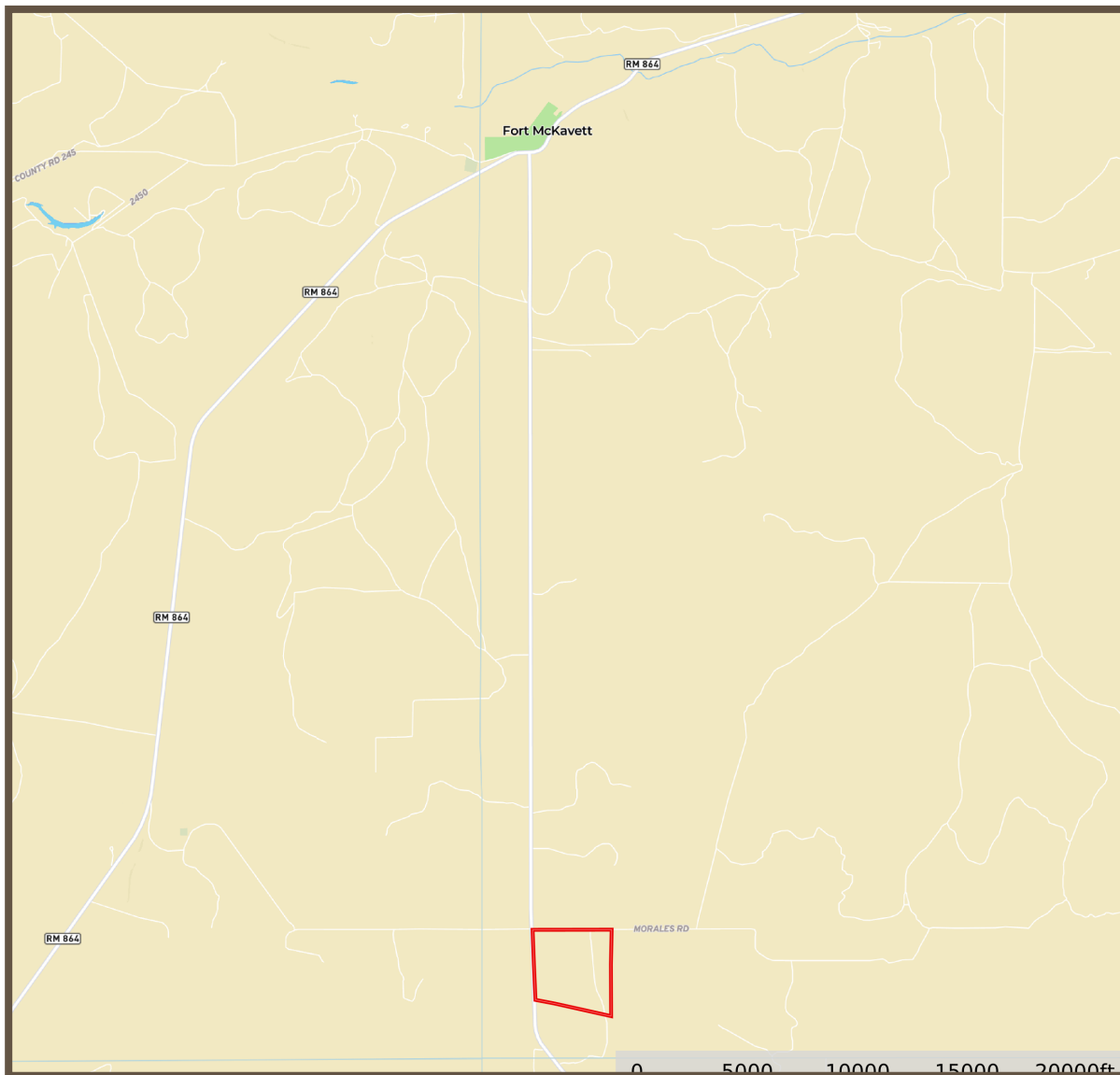


LOCATION MAP

298 +/- MENARD COUNTY, TEXAS



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