

CANYON FALLS RANCH

475± Acres | \$2,975,000 | Mexia, Texas | Limestone County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

CANYON FALLS RANCH

This property is a year round entertainment ranch offering a wonderful location, privacy, beauty and lots of recreational opportunities.

Canyon Falls Ranch is a Turn-Key Entertainment Paradise. The ranch offers hunting, fishing, water skiing, tubing, wake boarding, riding ATV's or just hanging out with family and friends, this place has it all.

Canyon Falls Ranch is made up of 475+/- acres which are all surrounded by a gated high fence. Topography varies from scattered coastal fields to thick Oak and Cedar tree covered pastures. The east side of the ranch is

highlighted by tall ridges surrounding a 50+/- acre, clear, limestone rock quarry lake. The high ridges overlooking the beautiful clear lake are covered with Oak and Cottonwood trees providing unbelievable views in all directions.

LOCATION

Canyon Falls Ranch is centrally located in Limestone County, 85 miles south of the Dallas Ft. Worth

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Metroplex. The ranch is also 30 miles east of Waco, 6 miles west of Mexia and 150 miles north of Houston. The property is just off Highway 84 and approximately 8 miles from the Limestone County Airport. The airport has a 5000 foot runway with fuel also available.

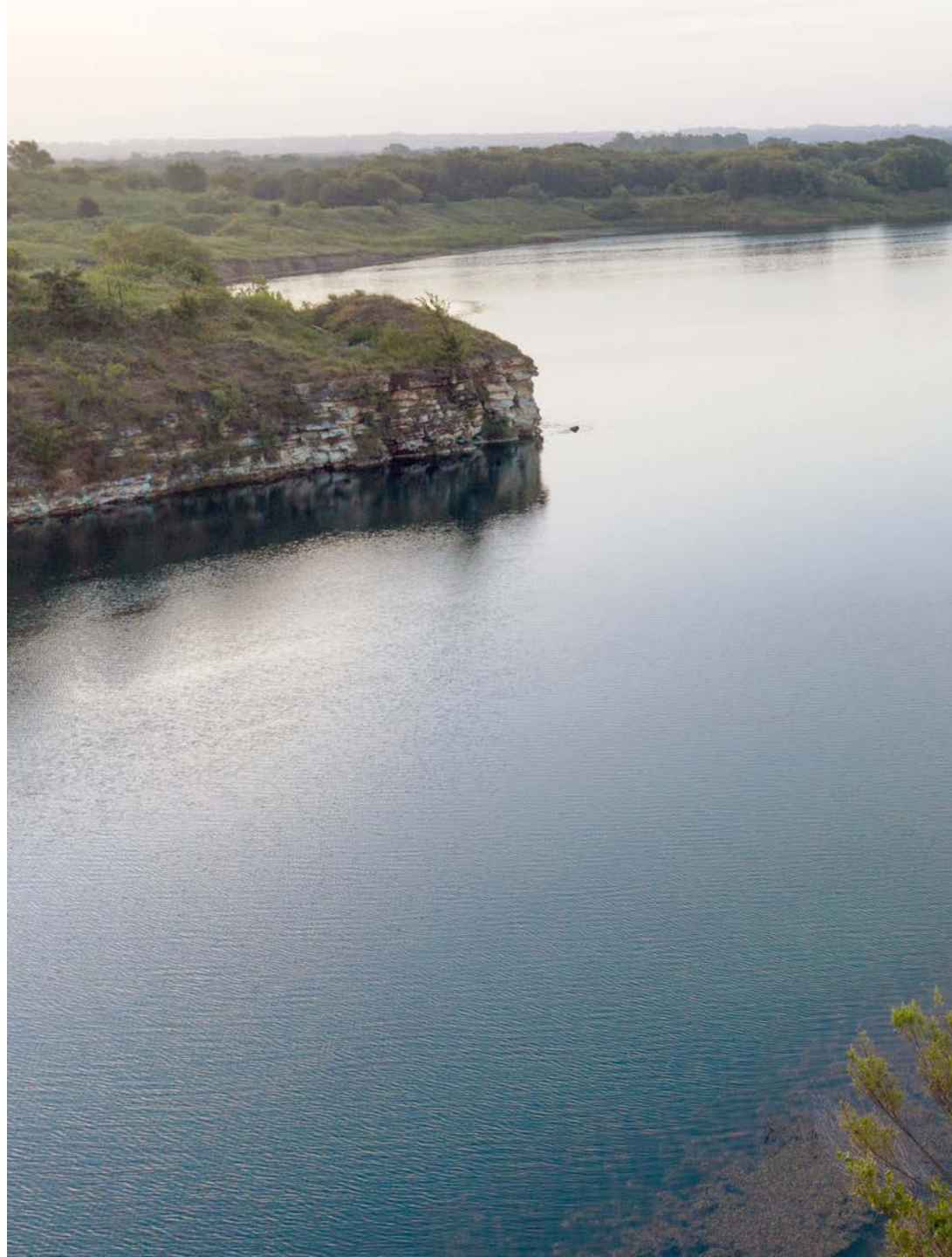
WATER FEATURES

The water sources on the ranch are plentiful. The 50+/- acre lake, previously a limestone rock quarry, has crystal clear water, huge cliffs and magnificent views. The depth of the lake is estimated to range from 20 feet to 50 feet as you travel from end to end. The current owner has installed a huge waterfall on one side of the lake and a water play area near the entertainment pavilion. Greenscape Pump Services, Inc. (GPSI) out of the metroplex installed the system that operates all the water features. Timers can be set to turn the pumps on whenever desired or they can be manually operated. Also strategically located on the ranch are several small ponds used by the wildlife but are also used for dove and duck hunting. The final bonus is that the property also has city water available across the property. This water is provided by Bistone Water Supply.

HUNTING AND RECREATION

Canyon Falls Ranch is high fenced and stocked with whitetail deer and blackbuck antelope. The current owner has purchased several bred does bred to bucks with great pedigrees and released them on the ranch. Very little

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hunting has taken place in the last several years. There are 9 blinds with feeders located at all nine locations, some with both corn and protein feeders. Much care has been taken to leave plenty of cover with small areas for the blinds and feeders. Dove hunting is great in the fall and ducks are plentiful in season. The lake and a couple of the ponds are great hunting for all kinds of migratory birds and waterfowl. All the different hunting options provide year round choices.

The fishing on the ranch is also spectacular. The lake is stocked with largemouth bass. It is not uncommon to catch 30 or 40 fish per outing with fish caught in the past approaching 10+ pounds. Pond fishing is also available if a person wished to try something a little different.

Water sports are another option in the summer months. Water skiing, wakeboards, tubing or jet skis are all possible on your own lake. There is a floating boat dock that is large enough for a 20+ foot ski boat or a pontoon boat instead. Swimming below the

entertainment pavilion is also available. You and your guests can stay busy all day at your own private lake getaway.

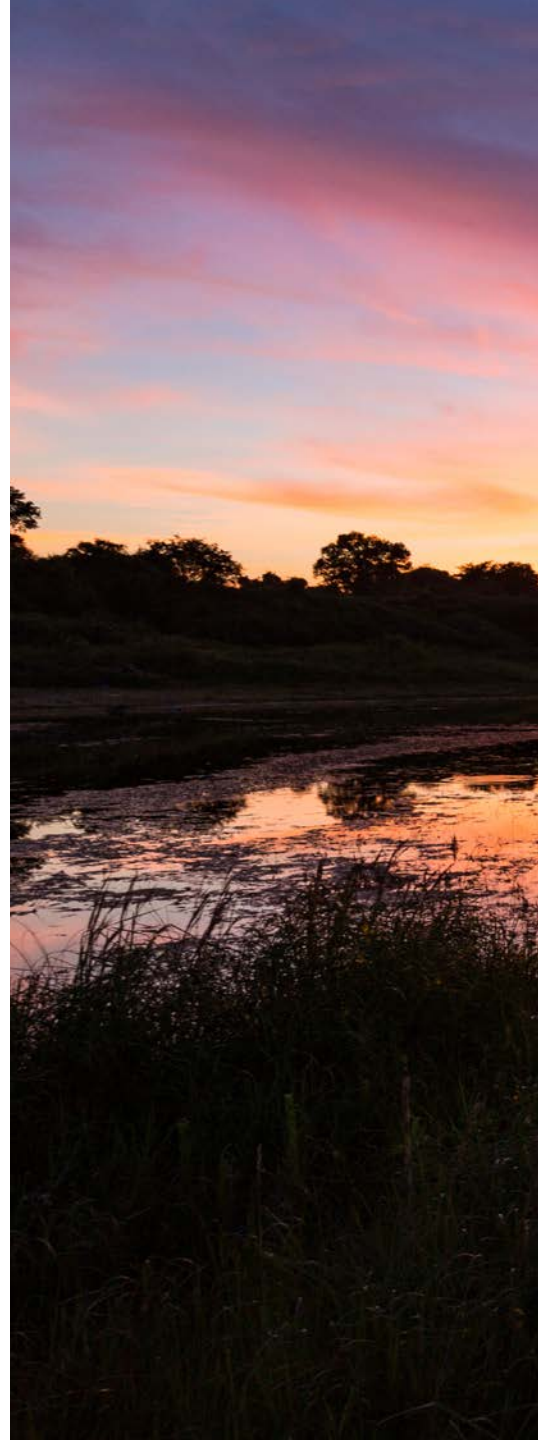
OTHER IMPROVEMENTS / EQUIPMENT TO CONVEY

The ranch has several covered areas for parking equipment. There is a large storage container next to this area for locking up your belongings such as a Polaris, Jeep or 4 wheelers. Also on the property are a couple of RV pads with

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water, electric and septic. Another covered spot is located nearby that was used to park a large motor home.

Equipment List: Available for separate purchase, not included in ranch pricing.

- 9 blinds and feeders (corn and protein)
- 2 camper trailers
- 2017 John Deere 5085E tractor w/ cab and bucket
- 2016 John Deere MX10 10 foot shredder
- 2016 John Deere box blade
- 12 foot tandem disc
- Big Tex 12 foot single axle trailer
- 2014 ProTeam 175 Bass Tracker w/ Mercury 65 H.P. Motor
- 2016 Polaris Ranger 570 Crew

MINERALS

Owner believes they own a small portion of the minerals. Any minerals, IF owned, will convey. No current production.

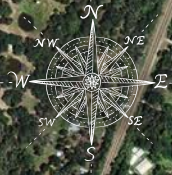
BROKERS REMARKS

The Canyon Falls Ranch is a one of a kind ranch and a must see for anyone looking for a year round entertainment ranch, it is all here. Your family and friends could ride horses, fish, hunt, camp out, water ski or just enjoy being on your ranch in the country. The ranch offers a wonderful location, privacy, beauty and lots of recreational opportunities. If you are looking for something special, the Canyon Falls Ranch deserves a quick trip to take a look.



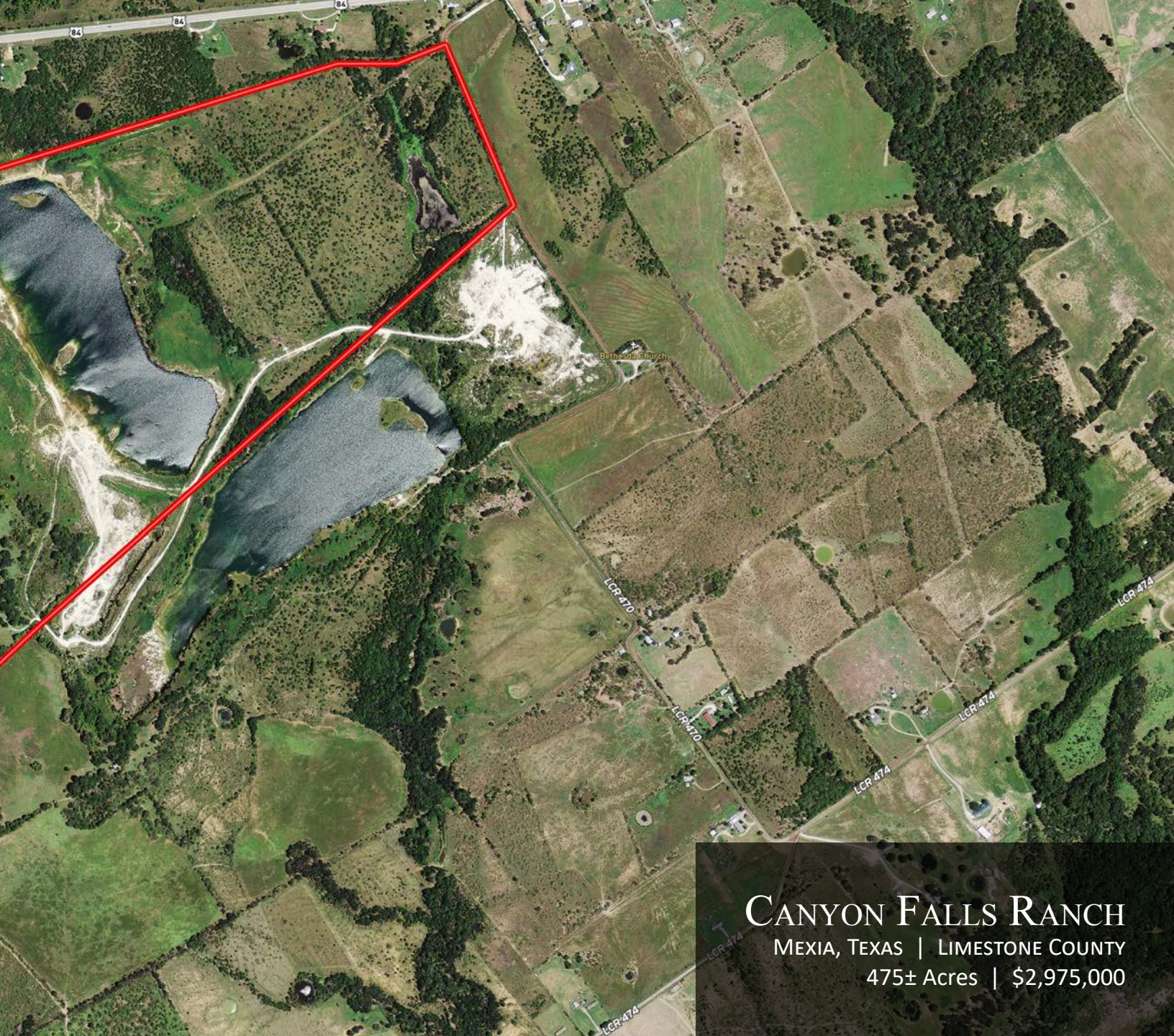


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Aerial Map

Lake Mexia

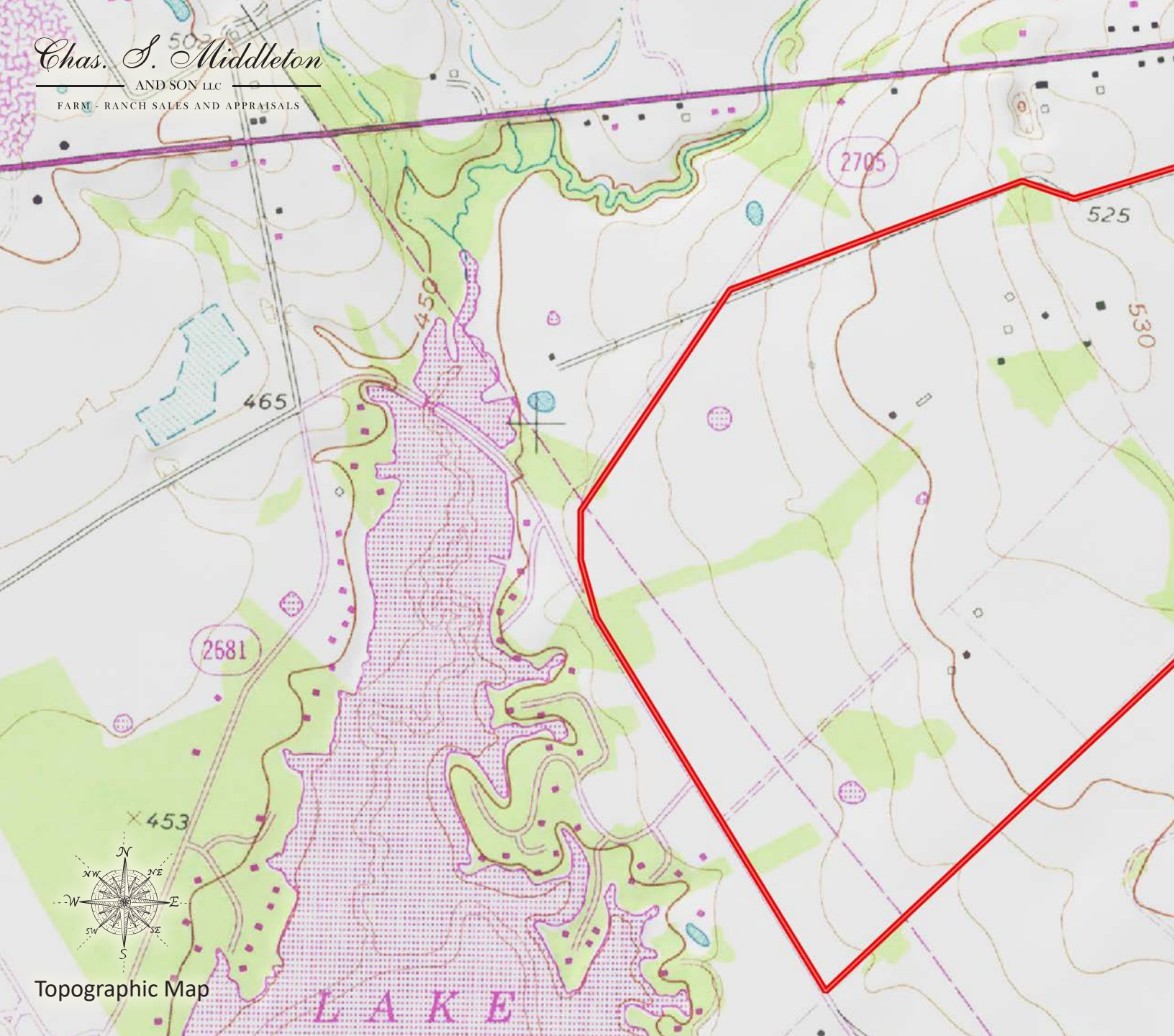


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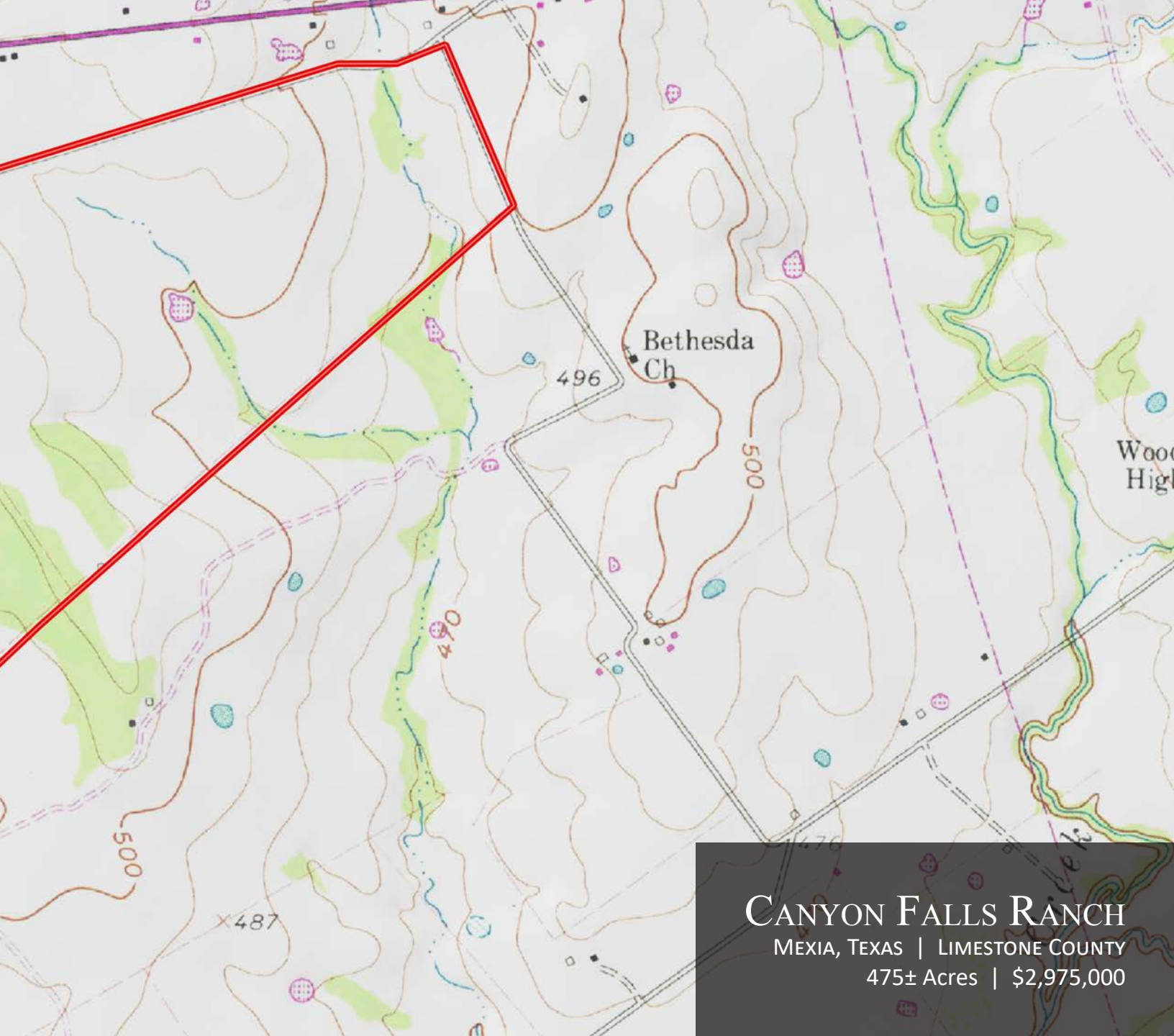
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Topographic Map

LAKE



Bethesda
Ch

Wood
High

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LAYNE

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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