

# EL RANCHO CUCHARA

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3,600± Acres | \$5,580,000 | Colorado City , Texas | Mitchell County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# EL RANCHO CUCHARA

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**A high-quality West Texas hunting and recreational ranch within a short driving distance from Midland, San Angelo and Abilene.**

We are honored to have obtained the exclusive listing on this outstanding hunting and recreational ranch in Mitchell County, Texas. The 3,600 +/- El Rancho Cuchara is located 16 miles south of Colorado City.

Access to the property is provided by paved road frontage on State Highway 208, with County Road 345 being the southern boundary. The ranch is conveniently located 50 miles from San Angelo, 75 miles from

Abilene, and 80 miles from Midland.

This attractive West Texas ranch has a diverse topography that ranges from gently rolling to more broken country with some draws and elevated ridges. Elevation on the ranch ranges from 2,000 feet in the lower country and draws to 2,160 feet on the bluffs and ridges. There are two main creeks that run through the ranch, those being Big Silver and Buck Creek which

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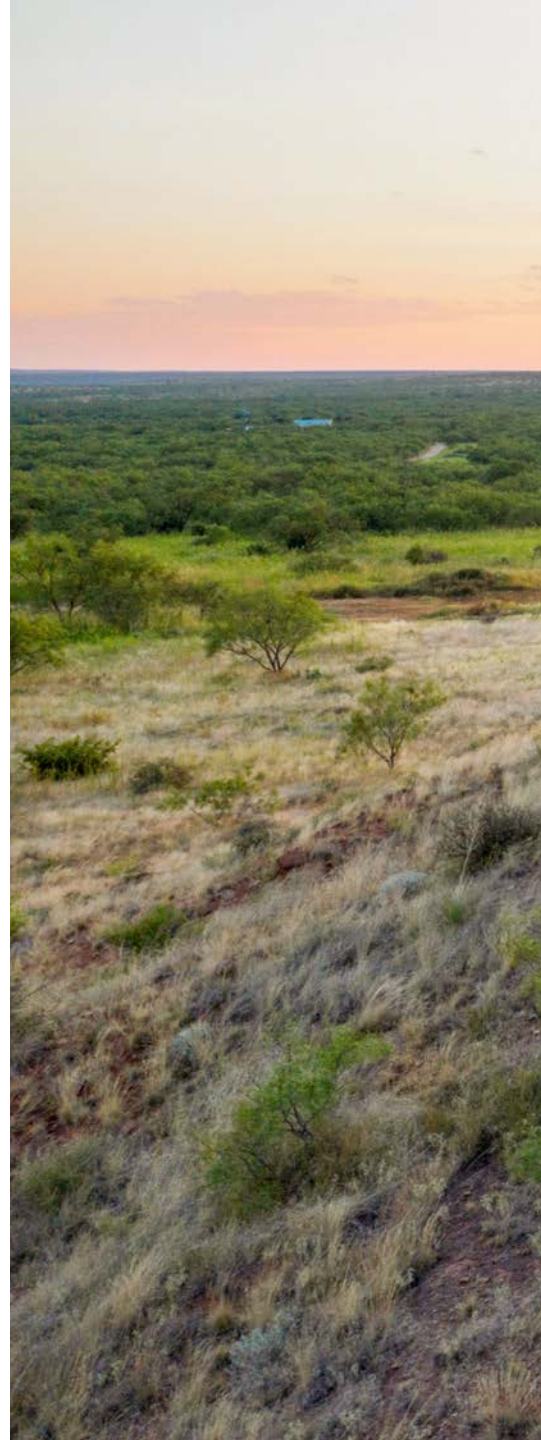






















the ranch drains into. The ranch has a good grass turf, with species that include buffalo, little bluestem, sideoats grama, blue grama, hairy grama, white tridens and sand dropseed to name a few. There is a sparse to sometimes dense canopy of mesquite and woody brush species on the ranch.

There are multiple food plots throughout the ranch to provide supplemental feed for the wildlife. These food plots are planted in wheat in the winter, and grain sorghum in the spring and summer. They also plant a few food plots in sunflowers for dove hunting.

Improvements on the ranch are significant and consist of a nice owner's home, bunkhouse, outdoor kitchen and pavilion, above ground rock pool with hot tub, shop/barn, dog kennels, and game processing facilities.

The owner's home is of newer construction and is a steel frame structure with rock exterior. It is a 3-bedroom, 2-bath home that features an open concept living room and kitchen with a large stone fireplace and high tongue and groove ceilings. The kitchen features all stainless-steel appliances. It also has a nice large utility room with washer and dryer, and room for a 2nd refrigerator/freezer.

The bunkhouse is of the same construction as the owner's home. It features one large room with multiple bunkbeds and comfortably sleeps 6. It has a large coffee bar with sink, a walk-in closet and a large bathroom. It has an 8-foot-wide porch that runs the length of the structure.

**CONTINUED ON PG 10**













The property comes complete with high quality furnishings and appliances that will convey with the sale of the property, excluding owners' personal effects.

The outdoor amenities include a very nice outdoor kitchen/pavilion that is all rock construction with a metal roof and cedar beams. It features a gas grill, sink, refrigerator, built in drink cooler, fireplace and large mesquite fired grill/fire pit. Beside the outdoor kitchen/pavilion there is an outstanding permanent above ground rock pool that is 30 feet in diameter and 5 ½ feet deep. Along with the pool, there is an inset jacuzzi hot tub with rock deck. Next to the pool and outdoor pavilion there is a man-made waterfall that descends down to a Koi pond. The pool, decking, outdoor pavilion and Koi pond are all of the same rock material and construction. This pool and outdoor pavilion provides a great place to enjoy the West Texas sunsets and views of the ranch.

The barn/shop is a 50'x30' building of steel frame construction with concrete floor. It features large overhead roll-up doors on both ends, and 20-foot overhangs on both sides.

The dog kennel is comprised of 10 (4'x10') metal pens that are covered with a concrete floor.

The 16'x40' covered and lighted game processing area features a concrete floor with a skinning rack and 4 electric winches to hoist game. It has an ARI walk-in game cooler.

The ranch is high-fenced, with the fence being maintained in excellent condition. The property has a network of

**CONTINUED ON PG 17**























deer breeder pens that range in size from 1 to 5 acres. In total, there are four pens encompassing 10 acres. Each pen is complete with water and feeders.

Water on the ranch is made up of the two creeks that traverse the property. These creeks are Big Silver and Buck Creek. They are seasonal creeks that run during the cooler months, and typically have holes of water throughout the drier season. Along with the two creeks, there are multiple earthen tanks that provide water during periods of rainfall. In addition to the creeks and earthen tanks, there are three water wells that provide water to all improvements, deer pens and multiple water troughs on the ranch. There are three large above ground cisterns that the wells pump into for water storage.

Hunting on the ranch is considered outstanding, with game species that include whitetail deer, blackbuck, bobwhite and blue quail, dove, turkey and zebra. The ranch is high-fenced, and the property has been intensely managed for hunting for the last 15 years.

The owners of the El Rancho Cuchara have done an excellent job of improving the deer herd on the property. In 2005, they purchased a breeder buck and 10 does with enhanced genetics to begin their breeding program. Today, the whitetail population, based on the 2018 survey, totals in the range of 450 +/- deer. The owners have harvested deer up to 245 inches, with native deer reaching up to 170 inches. Based on trail cam footage, there are multiple deer that will go over 200 inches this year.

The El Rancho Cuchara has also

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introduced blackbuck and zebra on the ranch. This provides hunters additional game species to hunt.

The ranch is set up to be a quail hunters paradise, and there are large numbers of quail on the property. There is a total of 74 – 200 lb. elevated quail feeders scattered throughout the property.

There are 11 Hang'em High corn feeders, 8 protein feeders, 6 mineral feeders, 9 executive tower blinds and 7 bow blinds that will also convey with the sale.

This ranch is being offered turn-key, with all equipment needed to maintain and operate the property. Equipment includes a John Deere 450J LT Dozer, John Deere 4240 tractor with front end loader, John Deere 5420 loader/tractor, Chev. Suburban Performance Top Drive with full camo wrap, 2- Ford F350 truck, one with bird dog box, Chev. 1500 pickup, 3 4-wheelers, bobcat welder and torch on trailer, 2 overhead fuel tanks, Bruton Easy-Pull trailer with feed blower, overhead feed storage bins, and a full array of farm implements necessary to maintain the ranch and plant food plots.

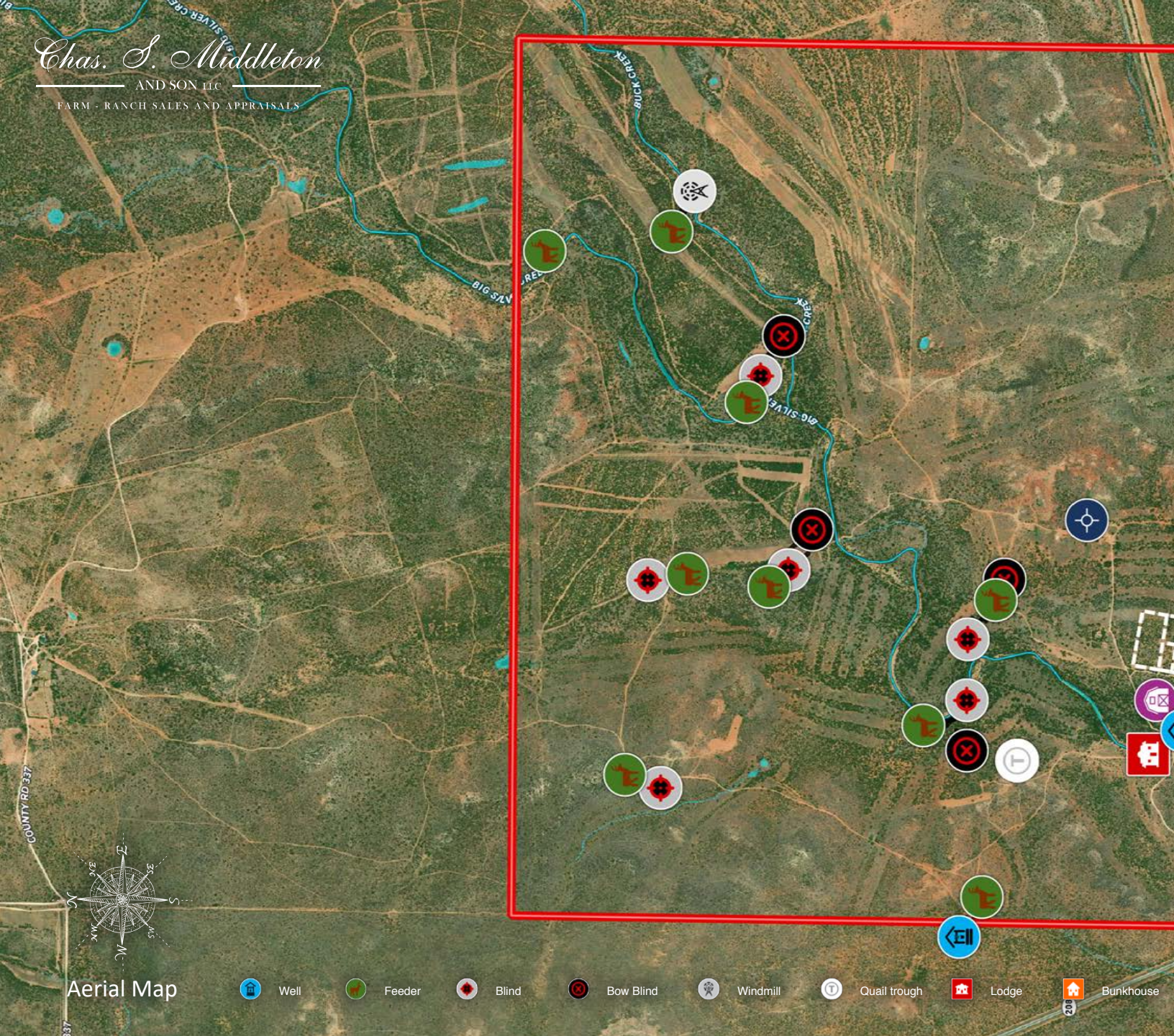
If you are in the market for a high-quality West Texas hunting and recreational ranch within a short driving distance from Midland, San Angelo or Abilene, please give the El Rancho Cuchara your full consideration. This ranch presents an opportunity for the buyer to own a highly improved and fully operational game ranch that is ready for your enjoyment. This ranch is realistically priced at \$1,550 per acre, or \$5,580,000.











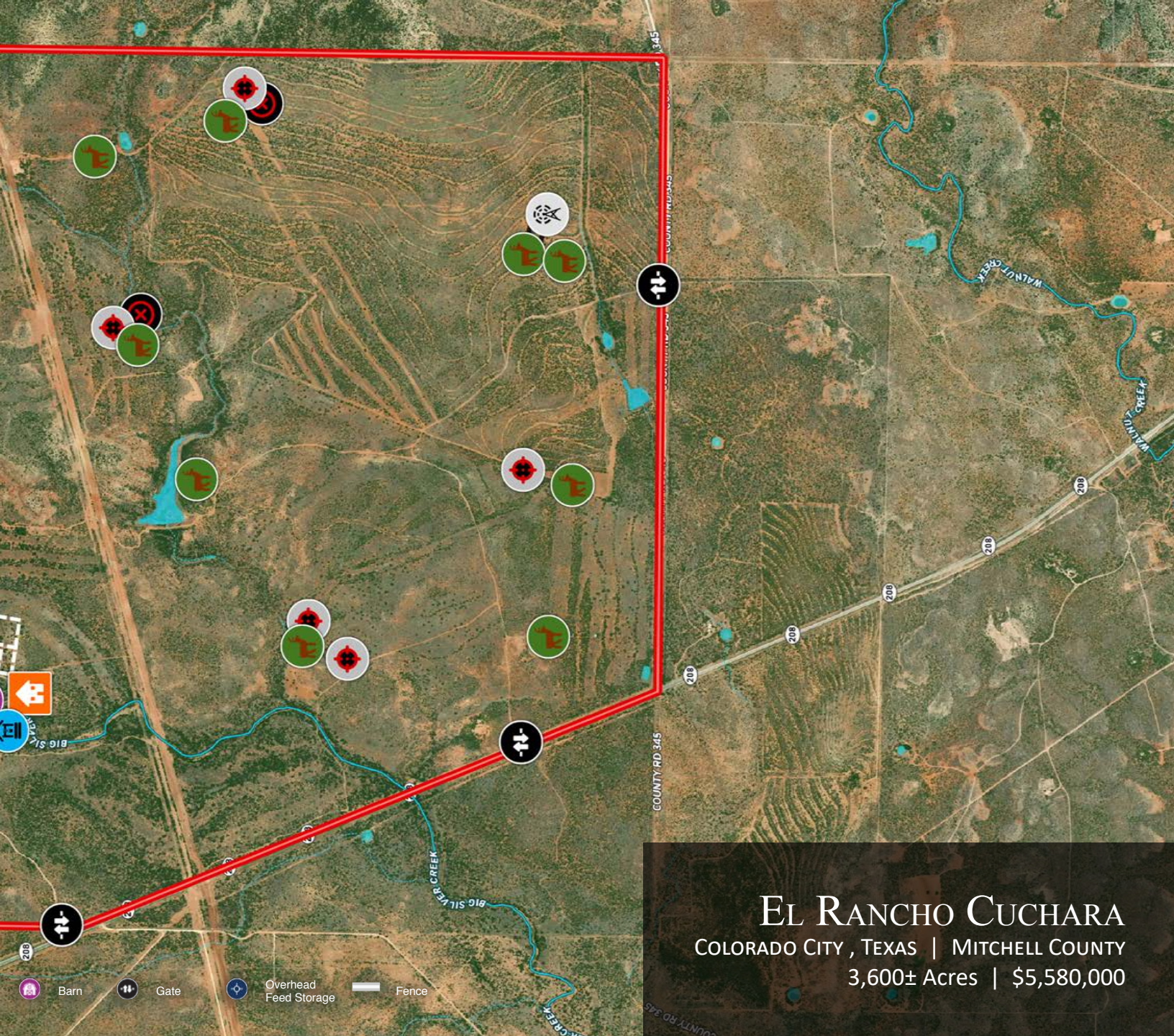
COUNTY RD 337



Aerial Map

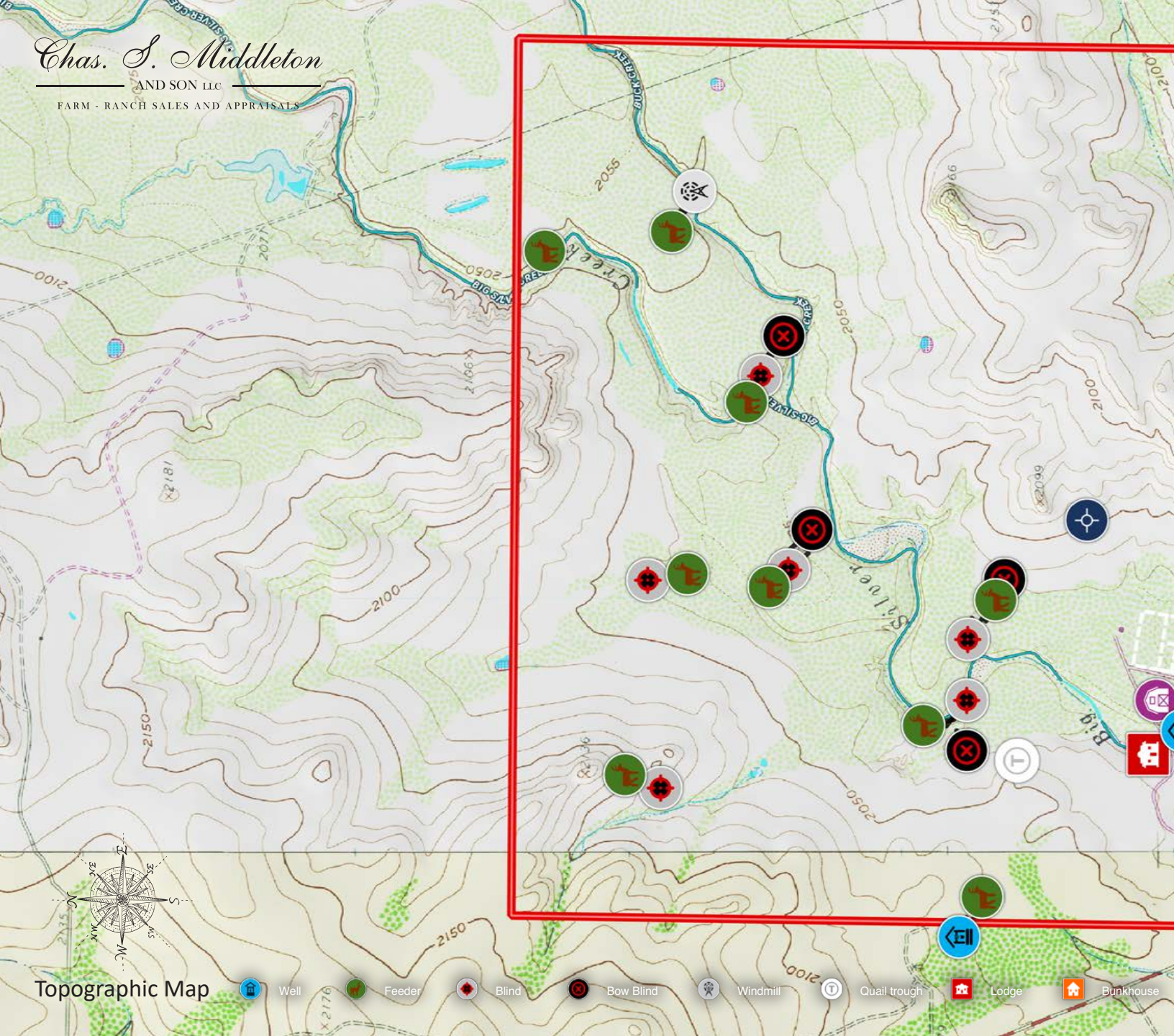
- Well
- Feeder
- Blind
- Bow Blind
- Windmill
- Quail trough
- Lodge
- Bunkhouse





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COLORADO CITY, TEXAS | MITCHELL COUNTY  
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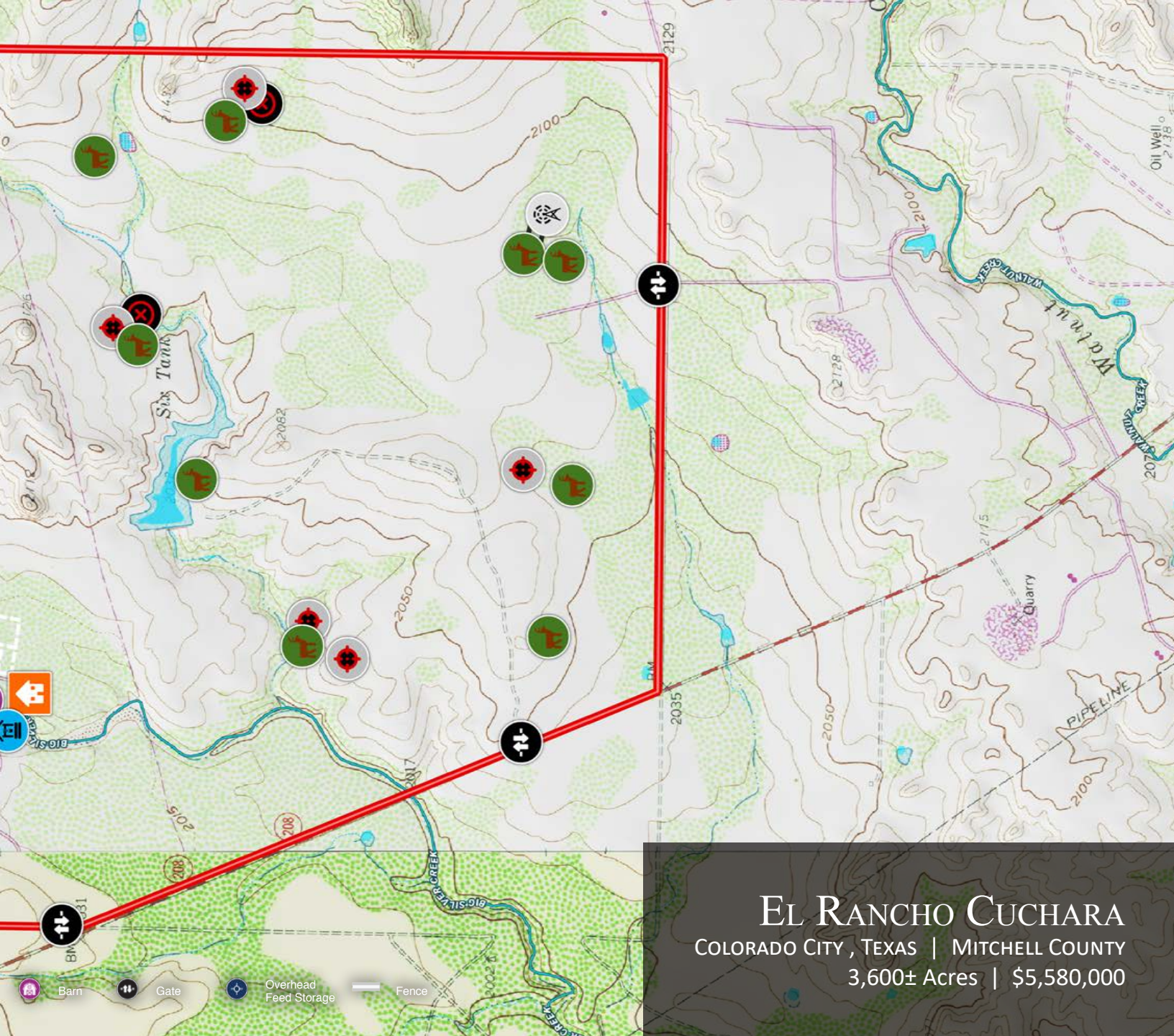




Topographic Map

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COLORADO CITY, TEXAS | MITCHELL COUNTY  
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