

LOVER'S RESORT RANCH

6,246± Acres | \$5,933,700 | Aspermont, Texas | Stonewall County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

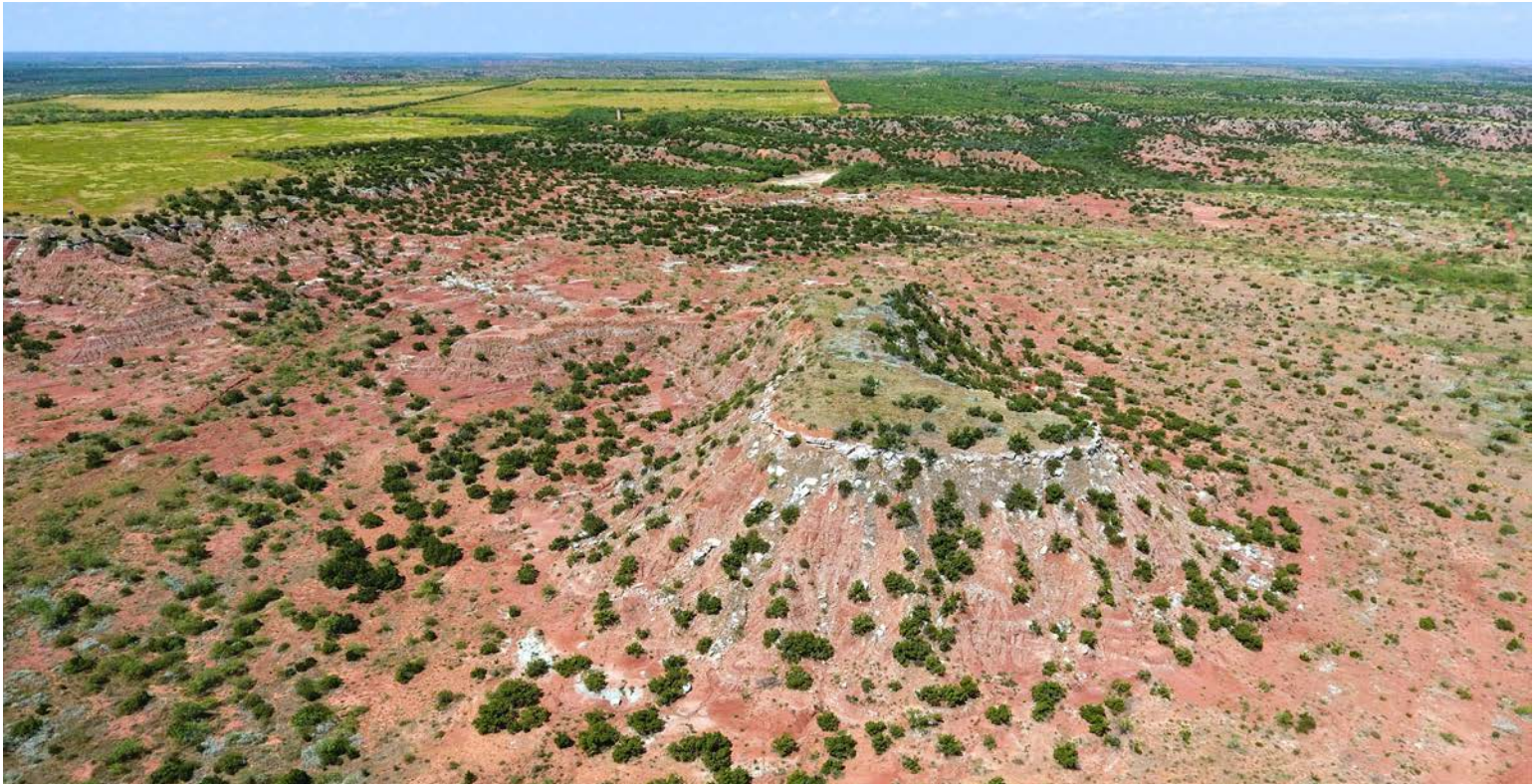
LOVER'S RESORT RANCH

A quality, diverse, recreational and livestock ranch containing both the Salt Fork of the Brazos River along with the Salt Croton Creek.

The Lover's Resort Ranch is a diverse recreational and working cattle ranch. The scenic topography ranges from level to rugged. The Salt Fork of the Brazos River traverses the southeast part of the ranch. Salt Croton Creek meanders through the northern part of the ranch. Both of these prominent drainages typically have holes of water. Elevations range from 1,850 feet, descending to 1,640 feet in the Salt Croton bottom. The

western portion of the ranch is upland pasture with approximately 350 acres of formerly cultivated fields. These fields, along with several other areas of the ranch, are well suited for small grain cultivation for game food plots. A rocky ridge separates the upland and breaks, descending to the river bottom. Below this ridge, the country is mostly characterized as cedar breaks with scattered areas

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of the mesquite. At an elevation of 1,800 feet ,a large mesa, known as Lover's Resort, is found in the southeast part of the ranch. With good rainfall this past spring, the grass turf is in good condition throughout much of the ranch. Typical native grasses include grama, buffalograss, bluestem, Canadian wildrye, vine-mesquite and Indiangrass.

LOCATION

The Lover's Resort Ranch is located in the northwest portion of Stonewall County, approximately 14 linear miles northwest of Aspermont, Texas. The ranch has good access from graded County Road 350, which fronts the southwest boundary of the ranch.

WATER FEATURES

Livestock water and water for wildlife is provided by a combination of surface and well water. Live water or holes of water are typically found in the Salt Fork and Salt Croton Creek. The ranch includes several earthen tanks of varying sizes. Approximately seven drinking troughs are located throughout the southern portion of the ranch. Water to these drinking troughs is provided by wells located on the adjoining Caloosa Ranch to the east via underground pipeline. A well share agreement, between buyer and seller, will be executed upon the sale of the ranch, which will provide for a continued supply of water to these troughs.

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HUNTING AND RECREATION

The recreational features of this ranch are excellent. The ranch is set up for both outstanding deer and quail hunting. Numerous quail feeders are scattered throughout the ranch. In addition, the adjoining Caloosa Ranch includes an 1,100-acre high fenced game park. Within the game park are numerous doe and bucks of varying ages, with some bucks approaching 200". Over the past several years, older does are released out of the game park in the fall after the rut. This has greatly enhanced the quality of the whitetail deer in the immediate area of the ranch.

RESOURCES

All of the seller's mineral interests will be conveyed. A mineral search authored by an independent landman in 2015 indicates an ownership of 656.525 total net mineral acres, more or less, in Sections 141, 143, 159, 160 and 253. Sections 142 and 158 include a total of 328.10 net acres, more or less, of

Executive Rights and a total of 310.153 net acres, more or less, of Royalty Interests.

All wind energy rights are owned by the seller and will be conveyed.

REMARKS

If you are in the market for a quality, diverse, recreational and livestock ranch, this offering deserves your attention. To schedule a showing, or for additional information, please contact Chad Dugger.









Chas. S. Middleton

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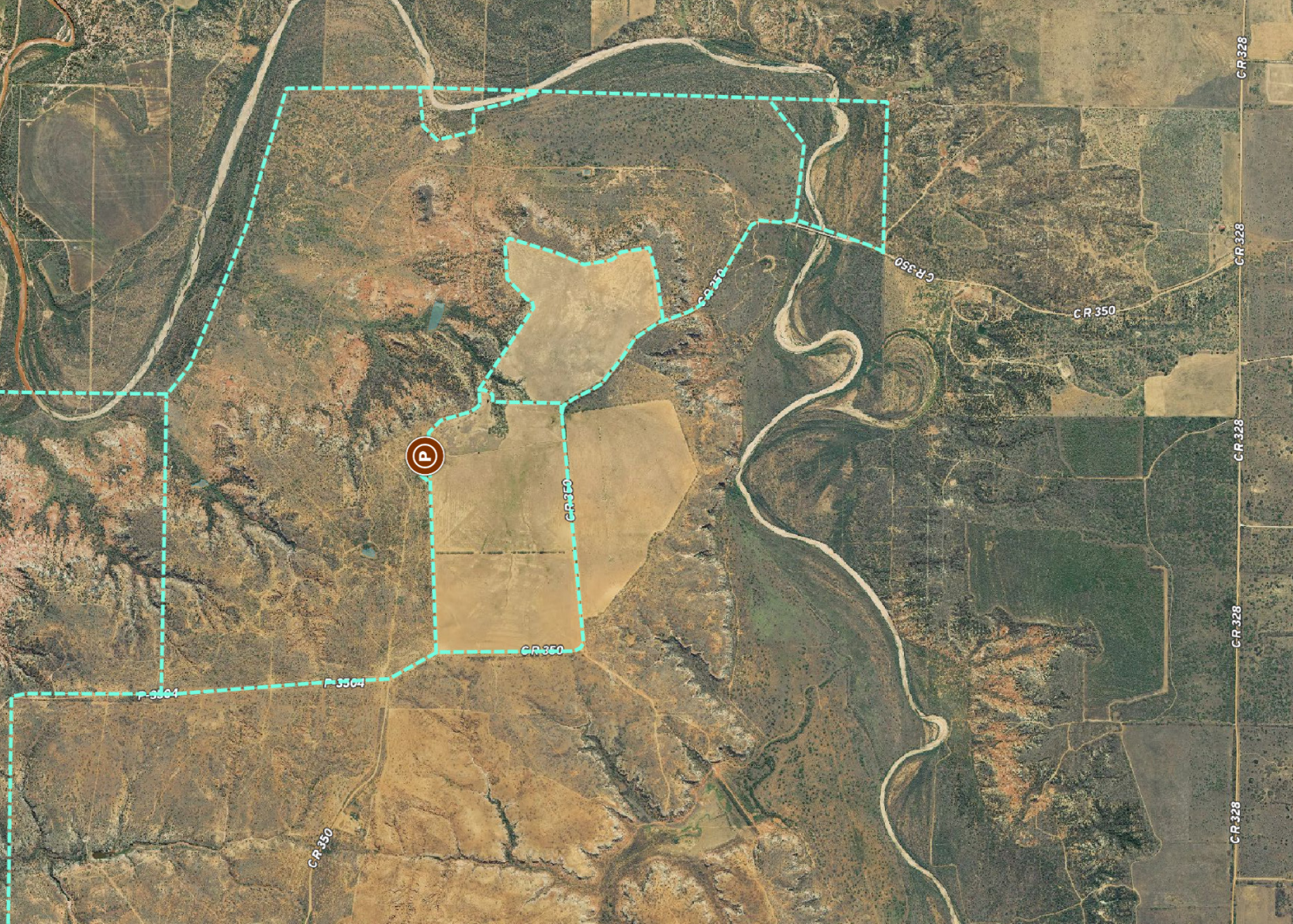
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AROTHERS



Aerial Map



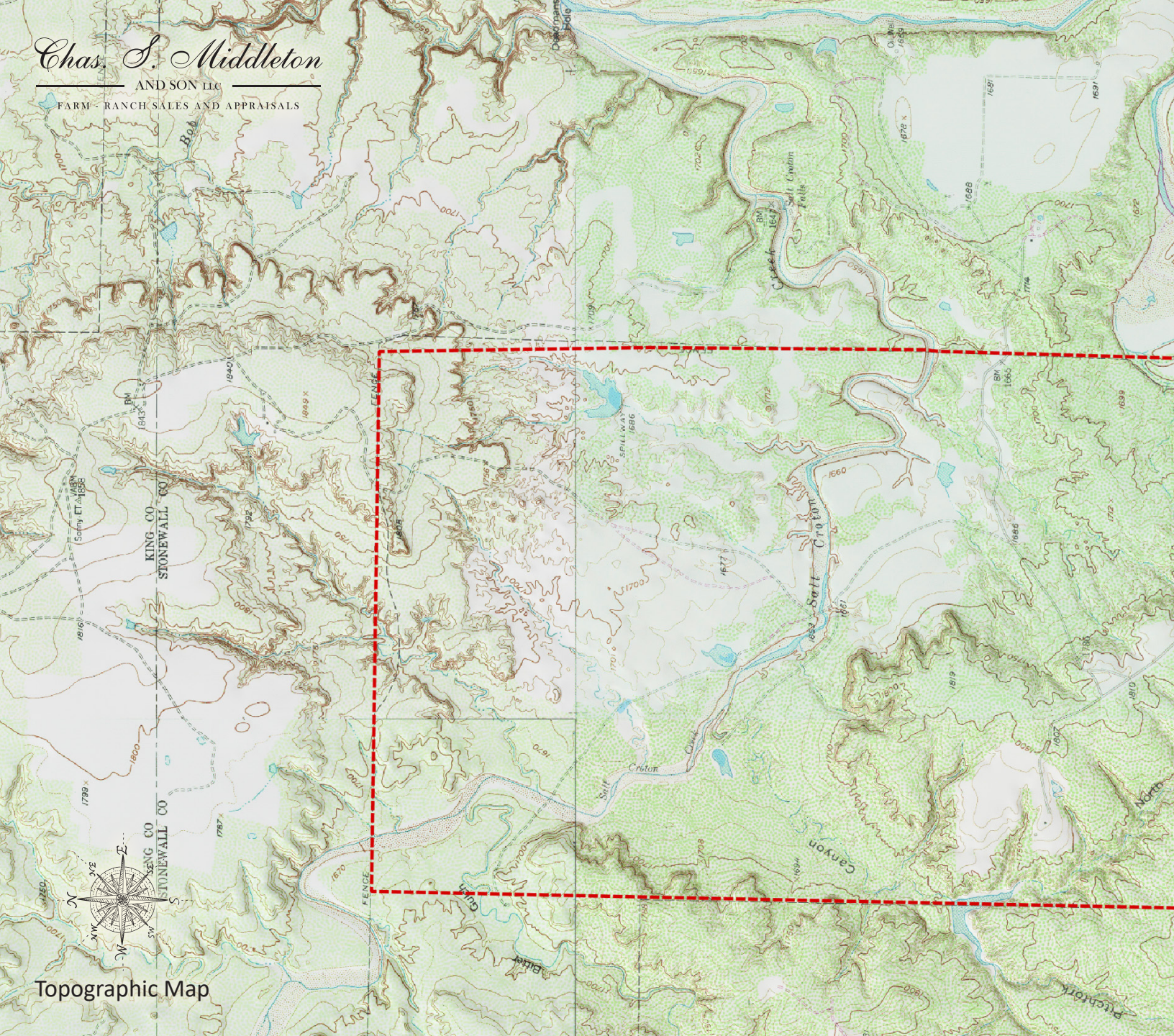


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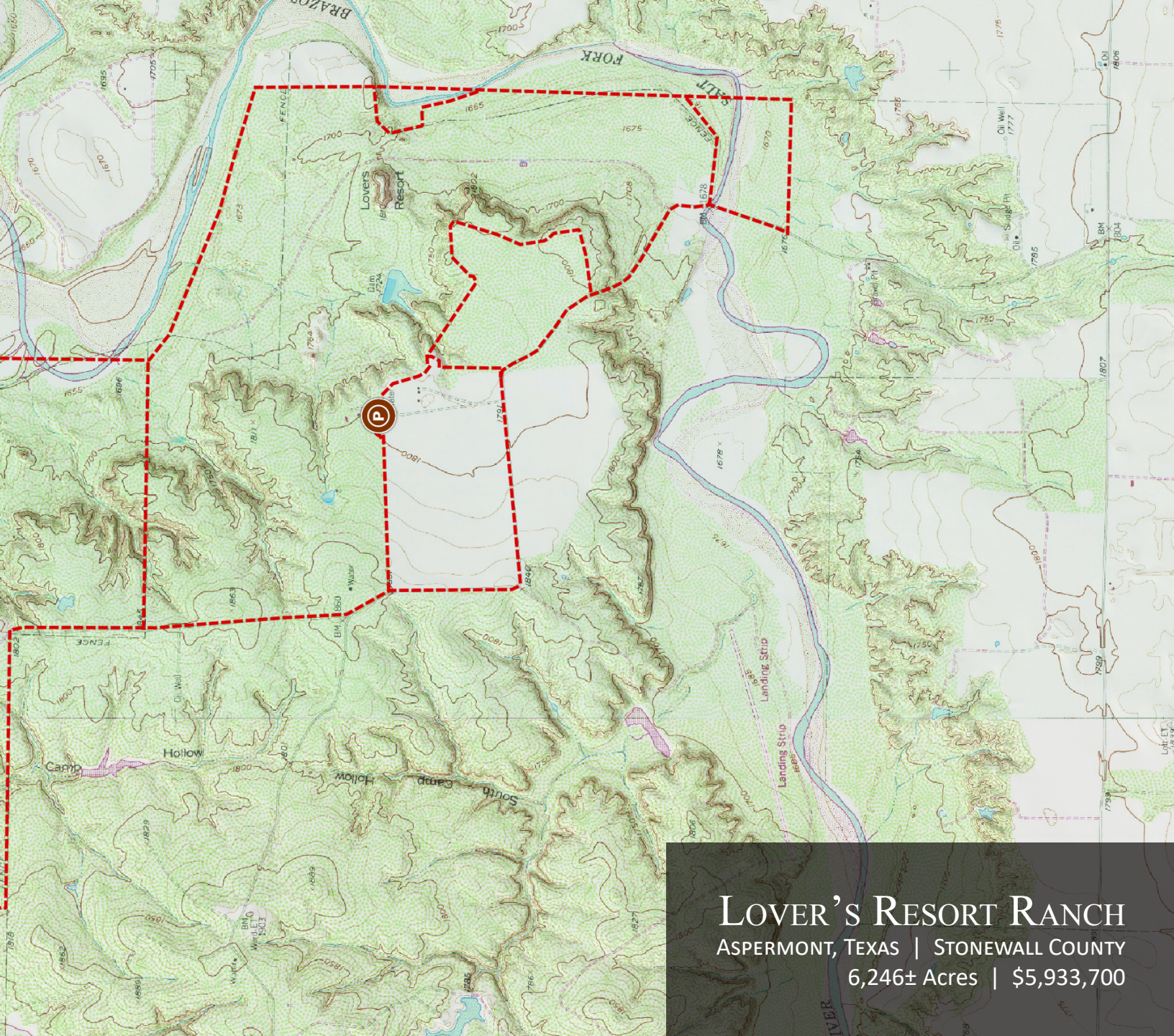
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Topographic Map



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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.