

RESERVE RANCH

3057.26± Acres | \$4,478,885 | Clairemont, Texas | Kent County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

RESERVE RANCH

A premiere hunting ranch just outside of Clairemont, Texas. It's home to trophy class whitetails and many other wildlife animals.

We are extremely happy to announce a that we have obtained an exclusive listing on a premier hunting ranch located in the Rolling Plains Region of Texas. This property has been under the same ownership for over thirty years and has never been offered for sale by the owner. The ranch lies just north of Clairemont and is accessible by Paved Highway 208. The Reserve Ranch offers everything the sportsman desires,

with an abundance of wildlife, varied terrain features, a sculpted and manicured brush canopy, live water and an abundance of subsurface water. The country is predominantly an extremely desirable mix of shinnery and mesquite with soils being sandy in nature. The property is fenced and cross fenced into ten pastures and traps, and generally,

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each pasture has its own water source. The ranch varies greatly from north to south, with the Salt Fork of the Brazos River being a major influence along the southern portion of the property. Continuing in a northerly direction the country becomes more level and shinnery becomes prevalent scattered with sage, mesquite and soapberry thickets, scattered oaks and hackberries. Many roads throughout this portion of the ranch are disked to provide access for hunting as well as to promote forb growth for quail seed. Continuing still further north, soils remain sandy in nature, however, the turf transitions from shinnery to more of a grassland prairie. Plum thickets dot the landscape along with scattered mesquites. A large portion of this area has been selectively grubbed to create ideal habitat for wildlife.





Dry Duck Creek, an ephemeral stream, influences the terrain, offering some topographic relief to this portion of the ranch. Water throughout this region of Texas is precious and is an extremely limited commodity. The Reserve Ranch is blessed to have an abundance of well water available. Water is piped from a well located in the northeastern portion of the property all the way to the ranch headquarters. Multiple concrete drinking troughs are scattered across the property, with several being located at the ranch headquarters. The Salt Fork of the Brazos River flows through the southern portion of the Reserve Ranch for approximately $\frac{3}{4}$ of a mile and is effectively a property boundary for another $\frac{3}{4}$ of a mile. Stunning views are afforded in every direction from the hills overlooking the river. A dam on Dry Duck Creek will back up water during periods of timely rainfall.









The ranch headquarters is modest, consisting of an older brick three bedroom home and converted to a bunkroom. This home contains two baths and a covered porch was enclosed

and converted to a bunkroom. A small bunkhouse is located near a metal barn that serves as a shop building for maintenance as well as covered parking for ranch equipment.







The Reserve Ranch has been manicured for wildlife for a period of over thirty years. A skilled eye will be able to detect ways that this ranch has been improved for wildlife. There are very few brush piles and many areas have had brush mechanically sculpted in ways that appear native. Several long senderos and foodplots are planted to grains on an annual basis for wildlife, further enhancing the deer, turkey and quail population. An abundance of roads throughout the property and large neighboring landowners gives the Reserve the feel of being a substantially larger property.

The Reserve Ranch is a very unique property, and as mentioned, has everything that a sportsman desires. Trophy class whitetails roam the river bottoms and hillsides and mule deer are known to be in the area. Numerous flocks of turkey call the ranch home, along with quail and seasonal migratory birds. To find another ranch of this size that offers all of this would be a difficult task.

The Reserve Ranch is listed at \$1,465 per acre. Property taxes in this area are reasonable, being approximately \$5,500 per year. There are no easements through the property and all exterior gates can be locked ensuring privacy. If you are in the market for an exceptional recreation hunting ranch, the Reserve definitely deserves your immediate attention.

FARM TO MARKET RD 2320

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208

208

208

208

208

208

COUNTY



Aerial Map



Feeder



Trough



Pens



Well



Water Storage Tank



Fence



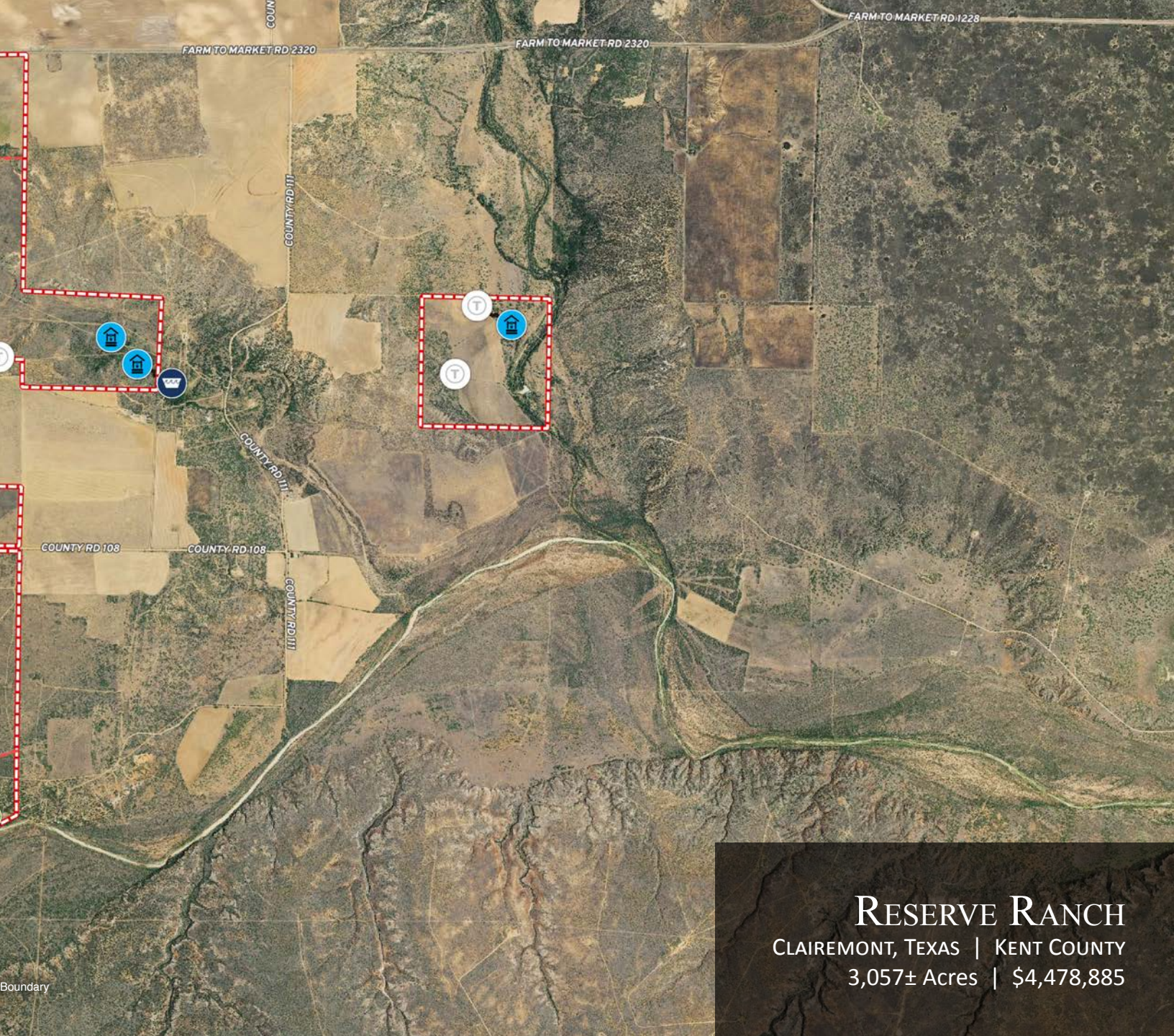
Pond / Tank



208

P1040

208



FARM TO MARKET RD 2320

FARM TO MARKET RD 2320

FARM TO MARKET RD 1228

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COUNTY RD 111

COUNTY RD 111

COUNTY RD 108

COUNTY RD 108

COUNTY RD 111

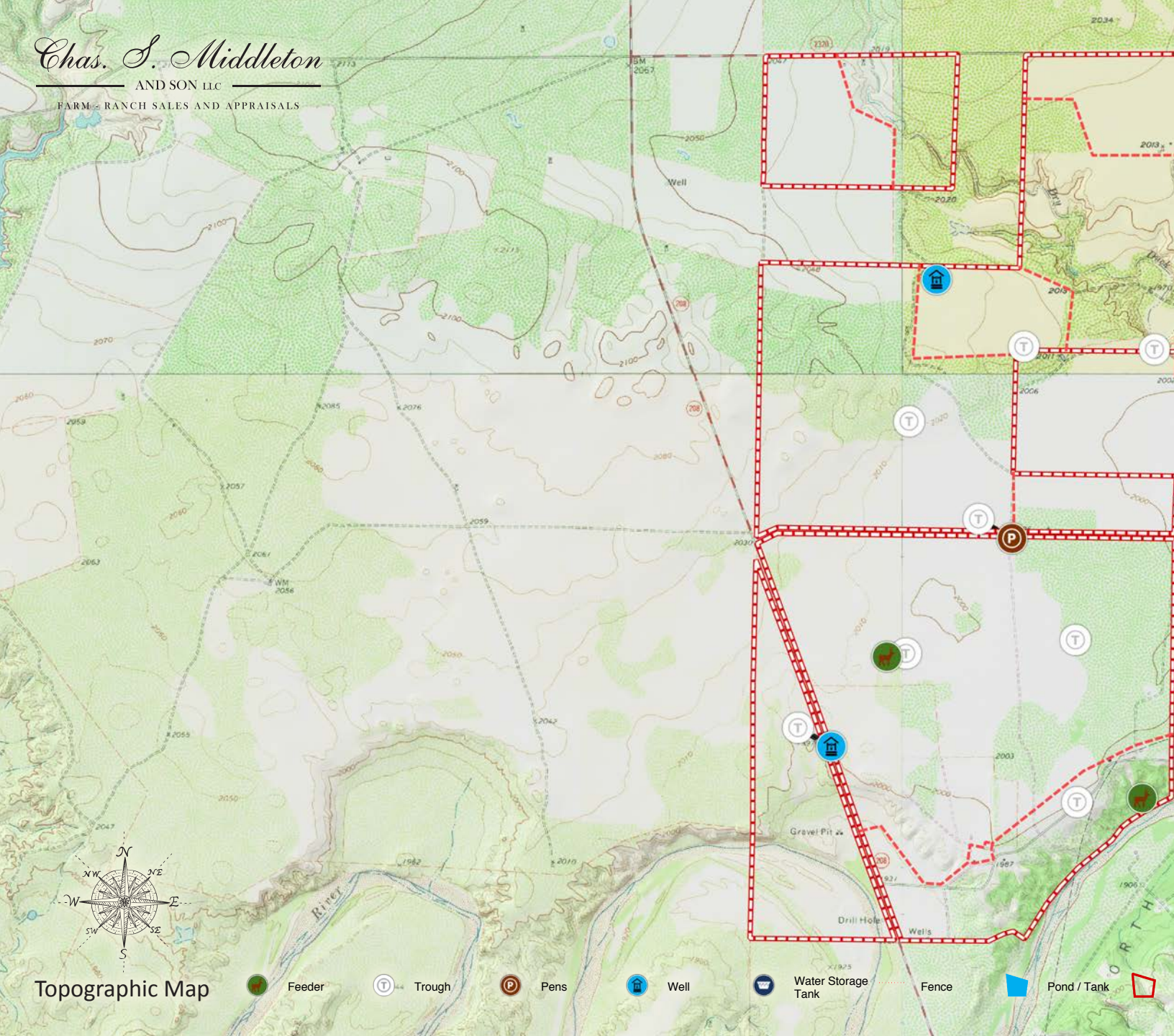
Boundary

RESERVE RANCH
 CLAIREMONT, TEXAS | KENT COUNTY
 3,057± Acres | \$4,478,885

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Topographic Map

Feeder

Trough

Pens

Well

Water Storage Tank

Fence

Pond / Tank

CHARLIE MIDDLETON

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For virtual brochure & more info visit,



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