

SCHARLACH COLORADO RIVER RANCH

1025.27 ± Acres | \$1,486,641 | Colorado City, Texas | Mitchell County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

SCHARLACH COLORADO RIVER RANCH

The highlight of this property is the nearly 1.5 miles of Colorado River that flows gently right through the middle of the property.

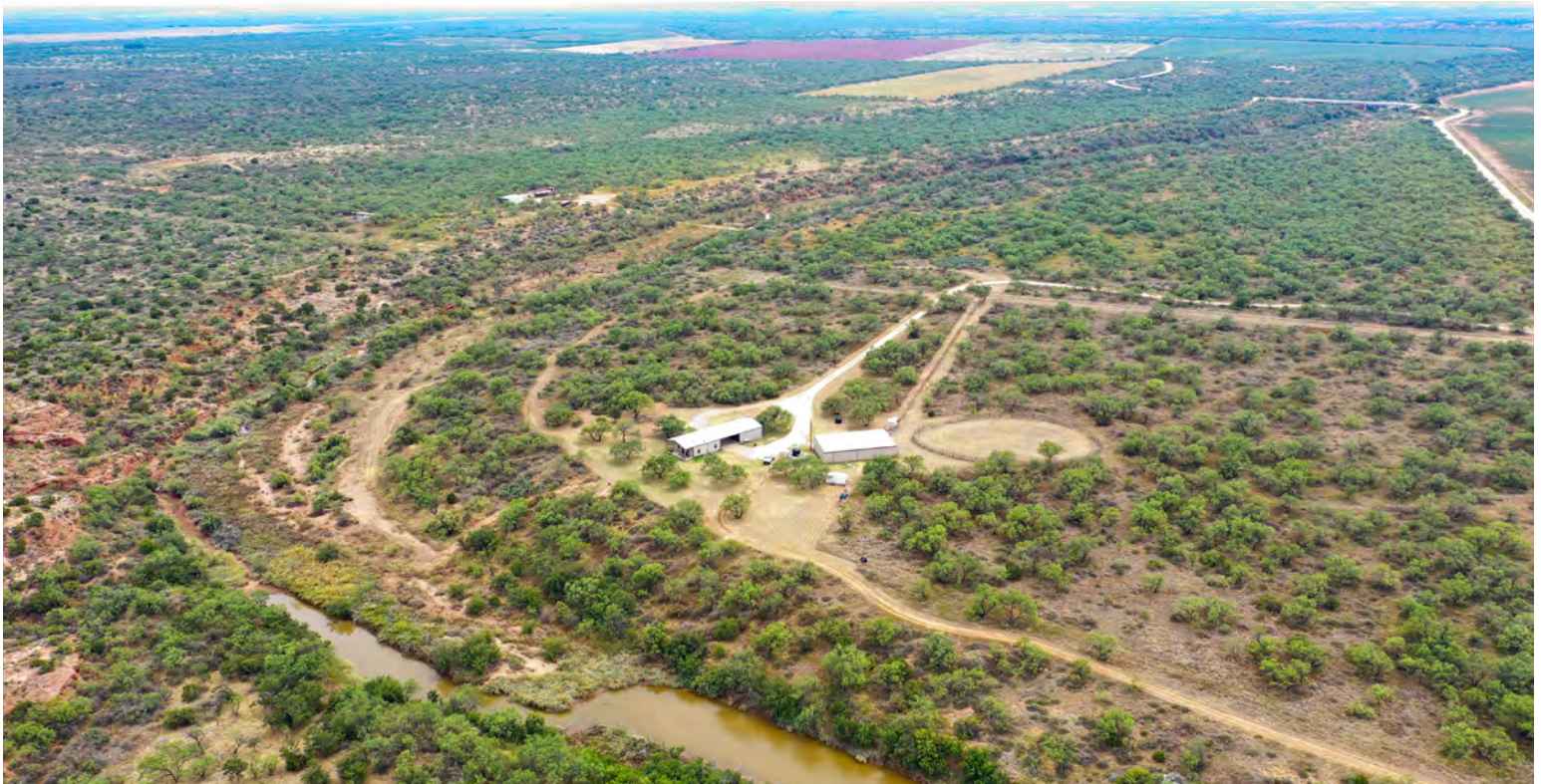
We are fortunate to have just obtained an exclusive listing on the beautiful Scharlach Colorado River Ranch. This scenic property offers a very usable barndominium, a desirable mix of terrain and exceptional wildlife.

The property is located south of Colorado City, in the central portion of Mitchell County. Access is provided by well maintained county roads. Being only about twenty miles south of the interstate, this property is easily

accessible from the Permian Basin, DFW Metroplex, as well as San Angelo and Lubbock.

The Scharlach Colorado River Ranch has been the home away from home for avid outdoorsman and lifelong banker Art Scharlach and his wife Jane. Art has chased bird dogs over every inch of the ranch for decades and has come to love each acre of the property. A quote from Mr. Scharlach: "I bought

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this piece of land because it is so diverse. Every single acre is unique and special.”

Topography is diverse, with elevations ranging from around 1,900’ to over 2,100’. Cover is provided by a very desirable mix of mesquite and hackberries, with some cedar along the ridges. Native grasses and forbs are in very good condition throughout the ranch, showing no sign of the country being overgrazed or abused.

The ranch is very nicely improved by a barndominium containing approximately 1,225 square feet. This attractive structure features a porch facing the river, covered breezeway, dog kennel and horse stalls. A large shed with garage is located nearby, providing covered parking for ranch equipment and implements.

The highlight of the ranch is the nearly 1.5 miles of Colorado River that flows gently right through the middle of the property. Ledges and bluffs overlooking the river offer exceptional views.

This area has an exceptional population of whitetail deer, turkey and other wildlife. Migratory bird hunting in this area is generally considered to be good as well, however, what really turned Mr. Scharlach on to this area was the population of wild bobwhite and blue quail.

Underground water in this region is difficult to find, and when it’s available the quality is generally not good, and it can be hard on household appliances. To remedy this, Mr. Scharlach installed a substantial 4,000-gallon rain catchment system underground along with an

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above ground 2,000-gallon water storage system. Water can be hauled in by truck to fill the 2,000-gallon storage system for a nominal charge, however, since the large storage has been installed underground there has yet to be a time that water has been an issue.

Offering a great location, beautiful scenery and diverse topography this ranch would be considered outstanding by most standards. Take into consideration the gorgeous Colorado River flowing right through the middle of the ranch, exceptional wildlife population, extremely usable barndominium and this is truly a once in a lifetime offering.

The Scharlach Colorado River Ranch is very realistically priced at \$1,450 per acre. Taxes are reasonable, being around \$3,200 per year.

You could wear out a brand new pickup looking for a ranch as nice as this one, but there's no need to do that – just buy this one!





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COUNTY RD 337

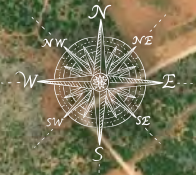
COUNTY RD 337

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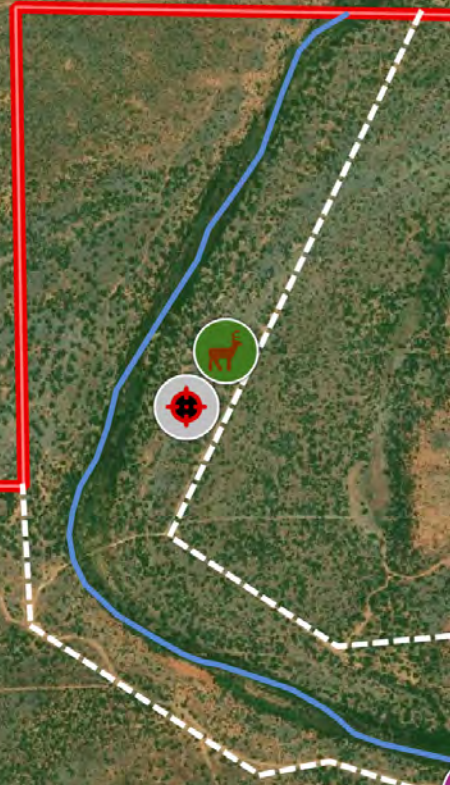
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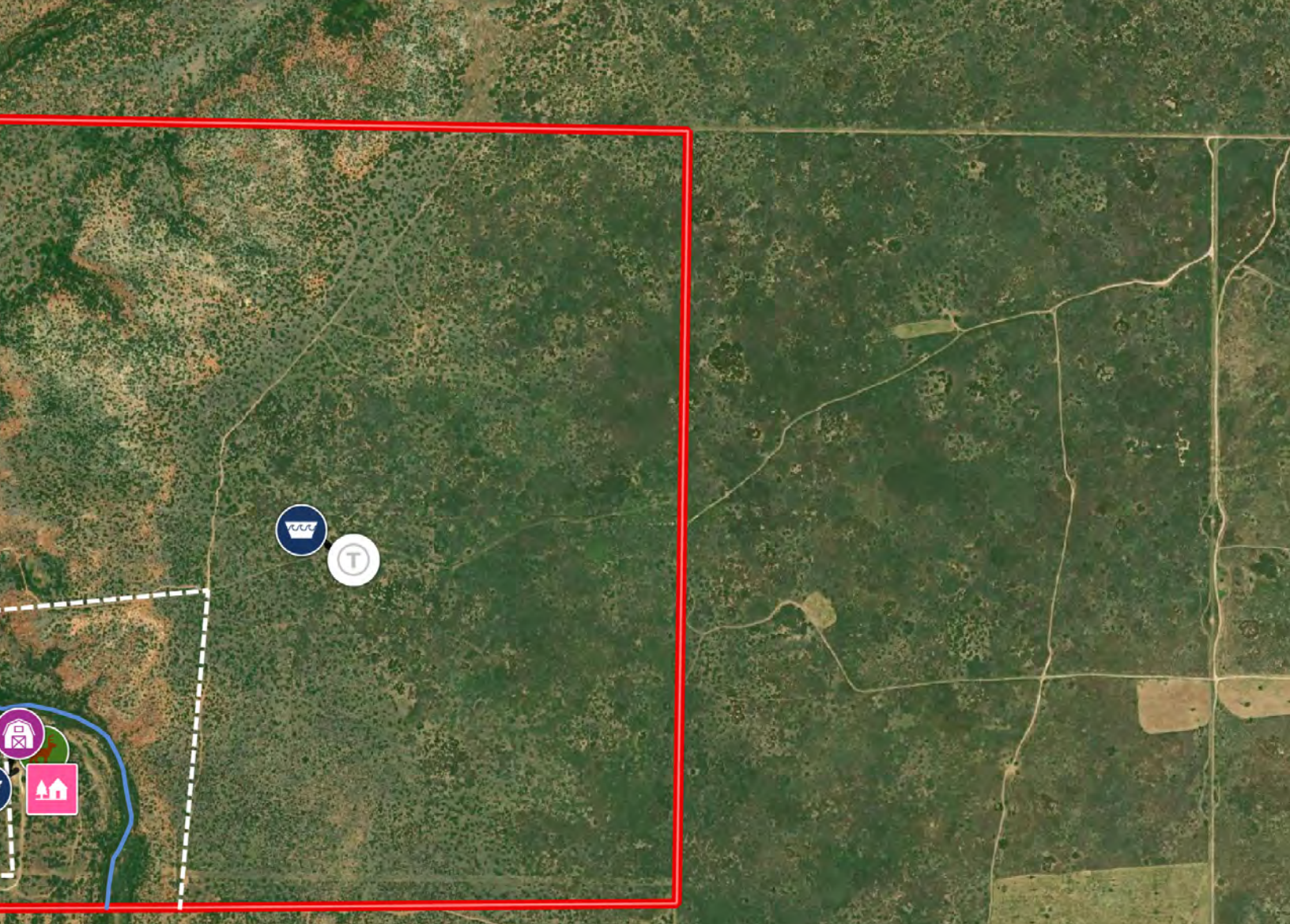
COUNTY RD 337



Aerial Map

- Barn
- Cabin
- Feeder
- Water Storage Tank
- Blind
- Trough
- Gate





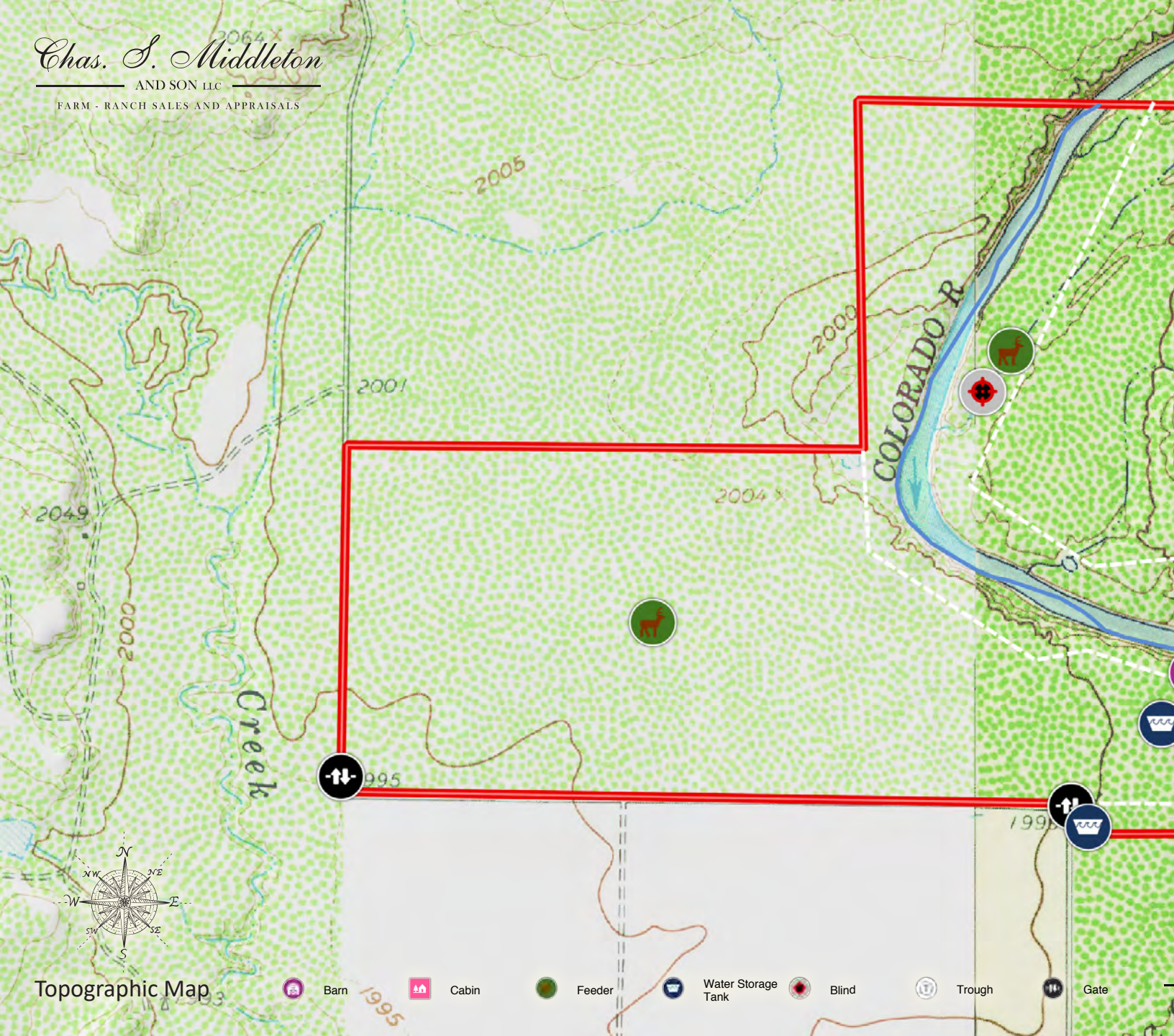
River / Creek Fence Boundary

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Topographic Map



Barn



Cabin



Feeder



Water Storage Tank



Blind



Trough



Gate



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COLORADO CITY, TEXAS | MITCHELL COUNTY

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CHARLIE MIDDLETON

Associate Broker
Real Estate Sales Agent

☎ m 806.786.0313
✉ charlie@csmanson.com

Chas. S. Middleton

— AND SON LLC —

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For virtual brochure & more info visit,



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Listing subject to sale, withdrawal, or error.