

ZESCH RANCH

BAYLOR COUNTY, TEXAS 3,623.7 ± ACRES

Working Cattle Ranch with Outstanding Hunting/Recreation



Offered Exclusively By

Chas. S. Middleton and Son

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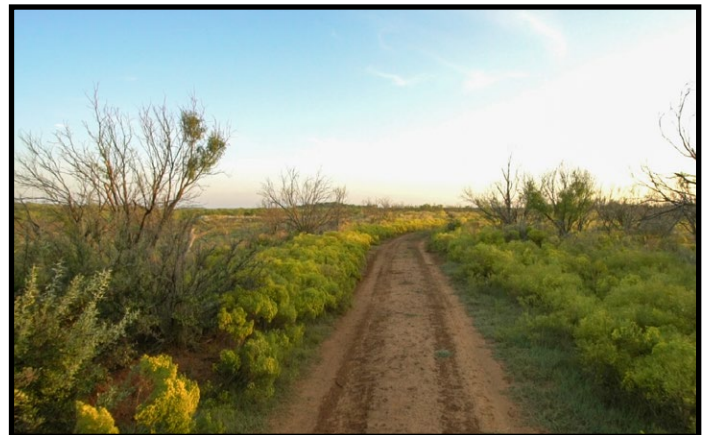
Zesch Ranch

Baylor County, Texas



We are pleased to offer the Zesch Ranch in Baylor County, Texas. The ranch is located in Southeastern Baylor County, 10 miles south-east of Seymour, Texas, the county seat. The property is located about 2 hours west of Ft. Worth, 2½ hours east of Lubbock, it is about an hour drive from Wichita Falls and 1½ hours from Abilene.

Located just north of Highway 114 and the community of Westover, the property is accessed by county maintained Reds Pens Road and Quisenberry Road.



The ranch has abundant surface water with fifteen earthen tanks and two wet weather creeks. Tank water remained on the ranch during the drought of 2012. Landscape includes rolling hills with clay and sandy soils, mesquite flats and high points on the ranch with panoramic views.

The Zesch property is also a working cattle ranch, with the owner currently running 160 cow/calf pairs. 100 acres of brush has been cleared near the pens, and 1,500 acres of mesquite and 400 acres of prickly pear has been sprayed in recent years to enhance grass cover. Abundant cover exists on the ranch to attract significant wildlife.

The ranch is basically divided into two pastures, with approximately 1,600 acres in the north pasture, and 1,320 acres in the south. There is a 350 acre pasture on the west side, and a 200 acre trap near the east working pens. With 89.56 cultivated acres on the south side of the ranch, this tract is well suited for winter wheat pasture to provide additional grazing and attract white-tail deer.





Improvements include a nice set of well-made, all steel construction, covered working and shipping pens located on the east side of the ranch. Pens include a hydraulic squeeze chute, scales, loading chutes and holding pens. A second small set of working pens are located near the center of the ranch. A container has been converted into a bunkhouse for overnight stays. Perimeter and cross fences are rated good to fair throughout the ranch. The cattle handling pens, fences and equipment are in good working condition, ready to use, and will provide the owner long term depreciation benefits.



Subject to sale, withdrawal, or error



Wildlife includes abundant populations of white tail deer, turkey, quail and hogs. With multiple surface tanks, the ranch offers excellent duck and dove hunting. A hunter's camp is located on the northern portion of the ranch. The ranch is leased for hunting until June 1, 2018.





The Zesch Ranch is realistically priced at \$1,275 per acre and affords the opportunity for the buyer to purchase a large tract of land with excellent hunting and recreation, all within a morning drive from the Dallas/Ft.Worth metroplex, or from the other nearby cities of Lubbock, Wichita Falls or Abilene. The Zesch Ranch is also a well-equipped and fully functional working cattle ranch, large enough to maintain a sizable cow herd. Limited partner/owner of ranch is a licensed Texas real estate agent. Seller will consider subdividing the ranch.

You will be hard pressed to find a ranch of this size within a 125 mile radius of the metroplex that is more affordably priced than the Zesch Ranch.

For a private showing, contact Clint Robinson, (806) 786-3730



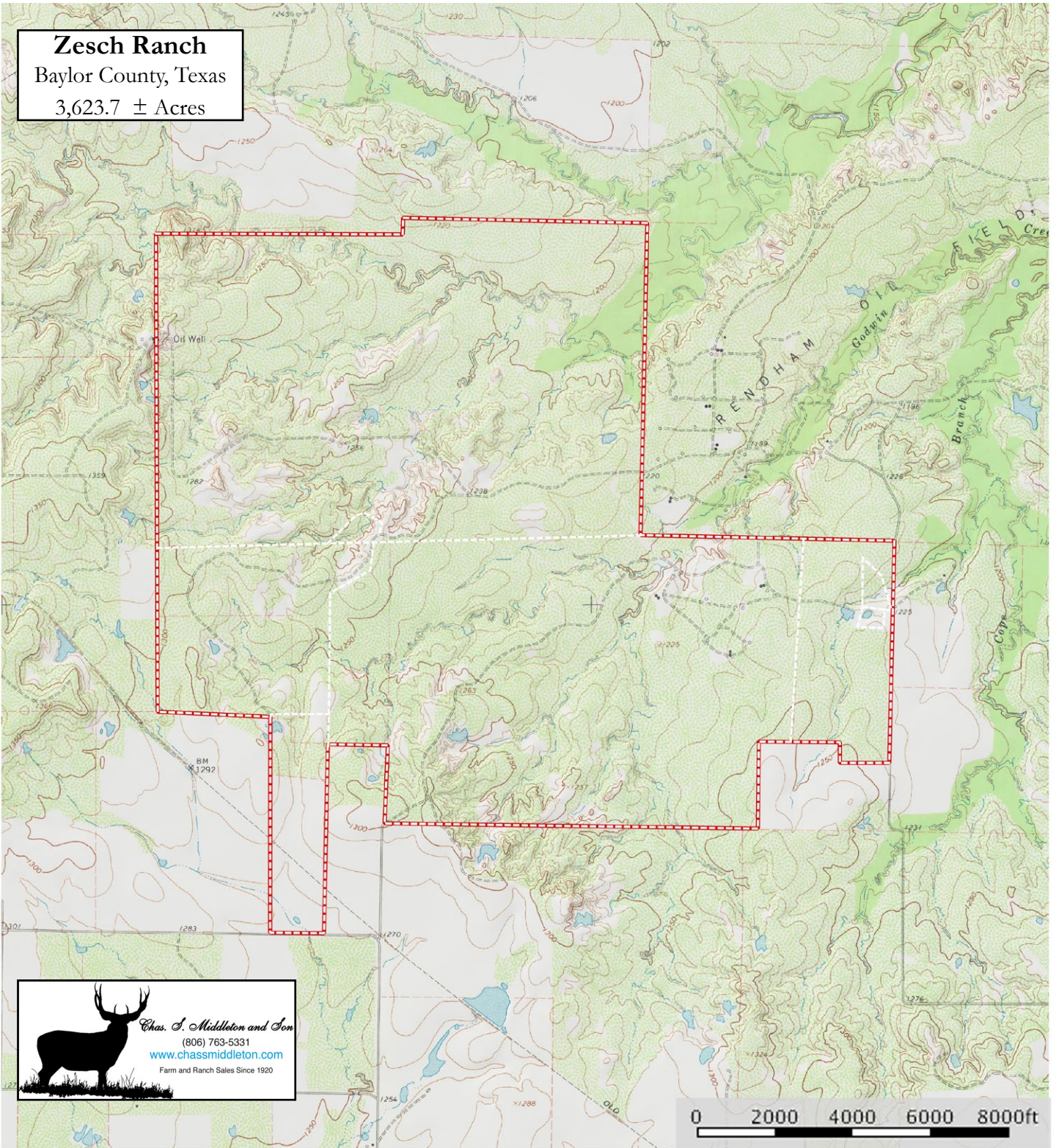
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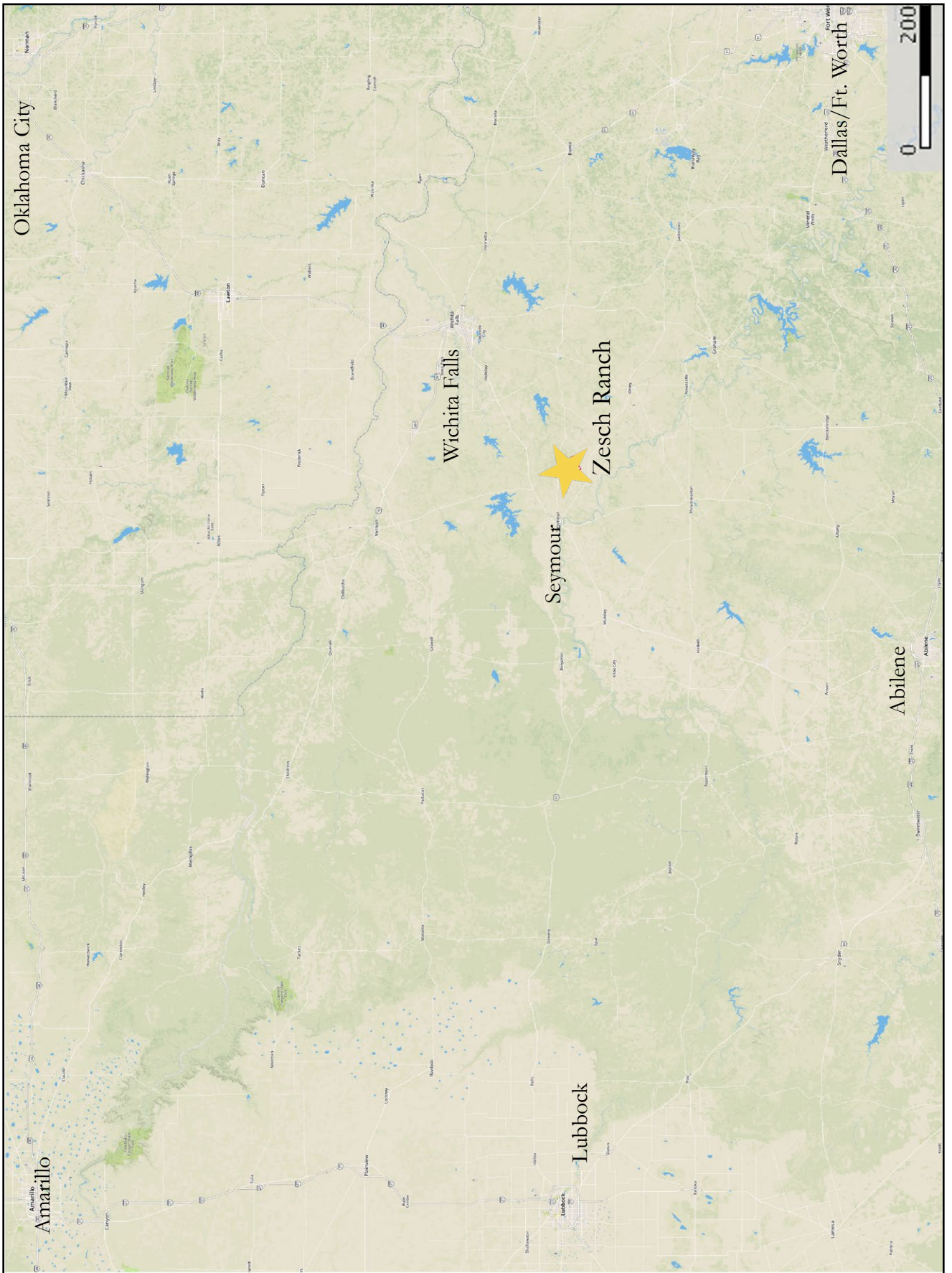
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3,623.7 ± Acres



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— Fence □ Boundary



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