

# WALKER RANCH

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319± Acres | \$540,705 | Seymour, Texas | Baylor County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# WALKER RANCH

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We are honored to offer an exclusive listing on a property in Northeastern Baylor County, Texas that offers the prospective owner with outdoor recreational opportunities as well as livestock grazing potential.

## DESCRIPTION

Located 9 miles east of Seymour, Texas and approximately 2.5 miles south of

Highway 82/277 along FM 1790, there is a half mile dedicated easement into the property via dirt and caliche roads, ensuring a unique level of privacy preferred by many. It is surrounded on three sides, north, east and south, by a 40,000 acre ranch, and on the west by pasture and wheat land.

This 319 acre property was first owned by a large ranch holding, beginning in the

1880's and remained so until 1935, when it was purchased by a friend of the current owner. The ranch was purchased in 1980 by the Walker's and has remained under one ownership for the past 40 years. Livestock grazing management has been in practice for the entire four decades, and wildlife management practices have been a priority since 1985.

**CONTINUED ON PG 6**











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## **WATER**

The property has a substantial creek system in both the north and southern portions which are tributaries of the North Fork of the Wichita river, and dissects the rangeland but sustains water only during wet conditions. Two man made stock tanks support both cattle and wildlife, and both reservoirs have proven to be sound in sustaining a reliable water supply over the entire previous 40 years. Baylor Water and Tri County Electric are available at the FM 1790 gate entrance, one half mile from the property boundary.

## **WILDLIFE**

Hunting and recreational potential is available as the property supports excellent whitetail, wild turkey, duck, hogs and predator populations. Both stock tanks harbor excellent fishing opportunities. All hunting blinds and feeders are included in the sale. They include 4 blinds, 2 new

Atascosa Metal Outfitter Blinds 5x5 and 8 ft in height, and 2 Boss Buck Polyethylene blinds 55x57 and 10 ft in height. All blinds were new in 2017-18. Also included are gravity flow protein feeders, six 12-volt Solar Texas Hunter Spinner feeders with varmint cages.

## **LAND**

Two land areas totaling 120 acres support an excellent stand of Klein grass and is fertilized and weed controlled annually. Three fenced food plots, comprising approximately 8 acres, are sowed in Turner Deer Mix annually. Property boundaries on the east, north and south have excellent fences with the west boundary fence in good condition. Rangeland supports a mixture of native grass species across the deep soil acreage while the creek flood plain is defined by mesquite, tabosa and a variety of other native species of vegetation. Ground cover

in the creek bottoms is substantial wildlife cover while the ridges provide an excellent view of the surrounding landscape. The property has an excellent set of permanent metal cattle corrals.

## **PRICE**

\$1,695 per acre

## **MINERALS/WIND**

The owner has a small percentage of mineral rights but will convey 50% of any they own to the buyer. Also, the seller would be open to leasing back the grazing rights if buyer is so inclined.

## **REMARKS**

The Walker Ranch is being realistically offered at \$540,705. If you are interested in learning more about this ranch or for a private showing, call Wyman Meinzer at 940.256.8932.





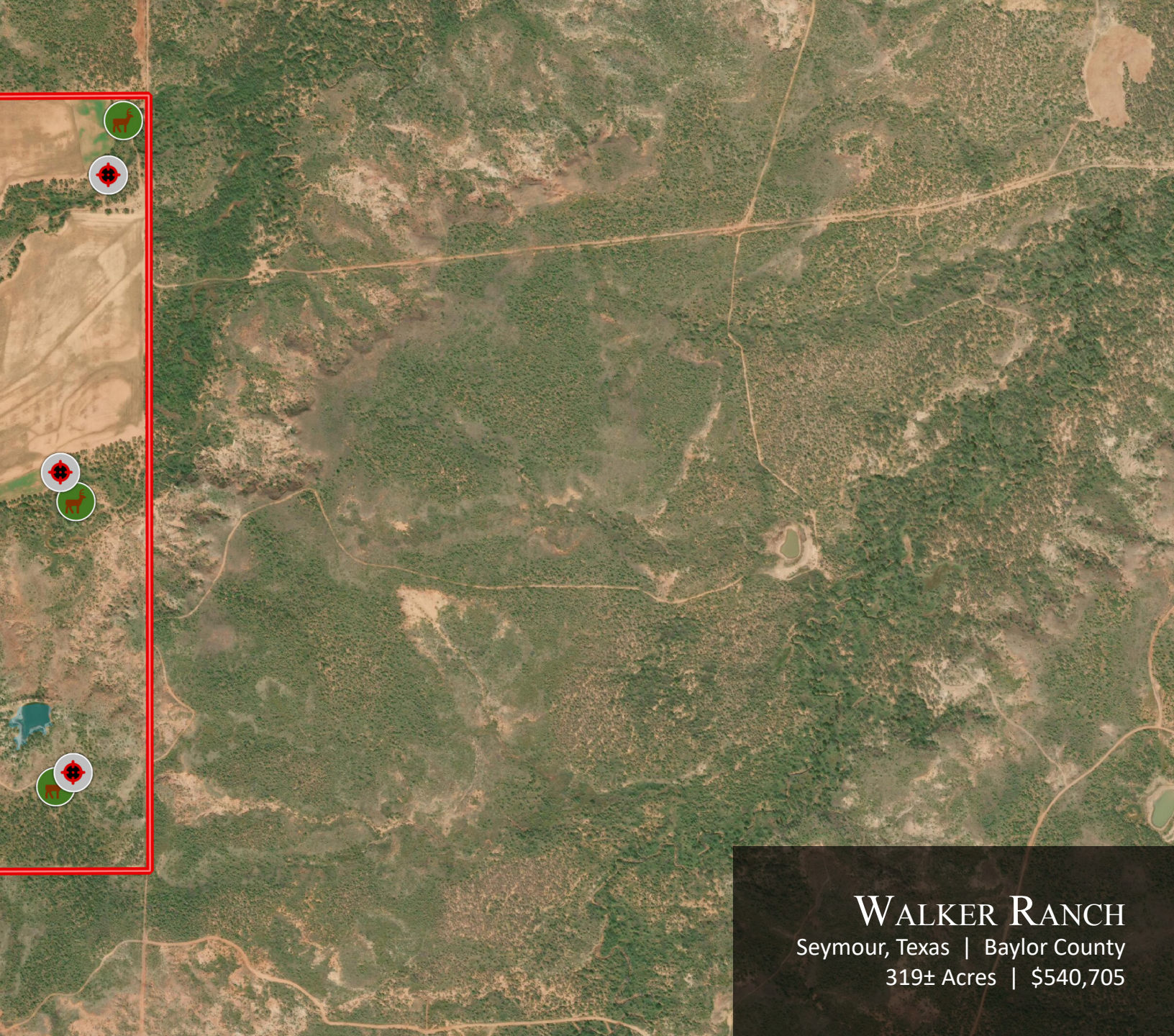






Aerial Map





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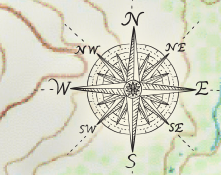
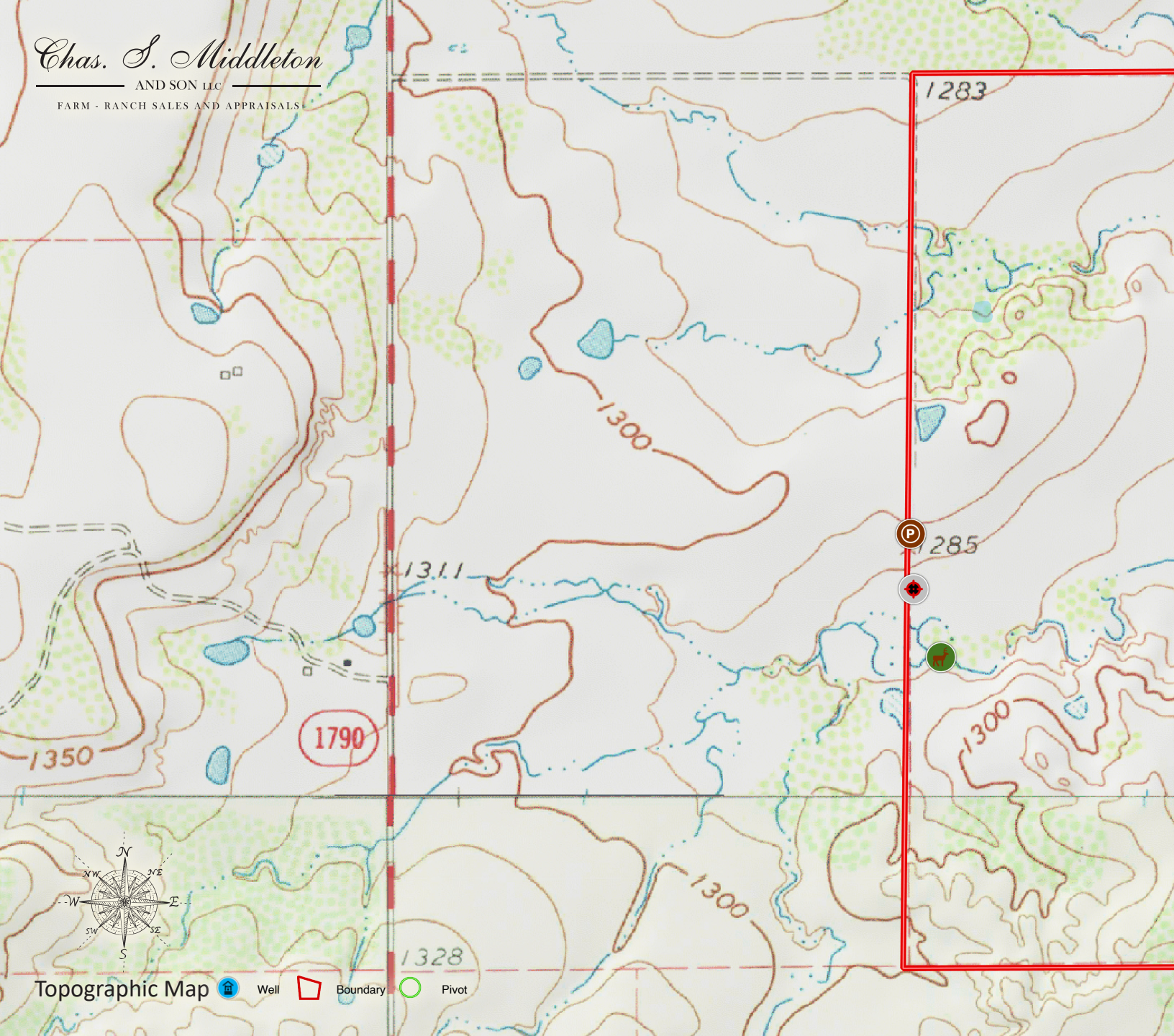
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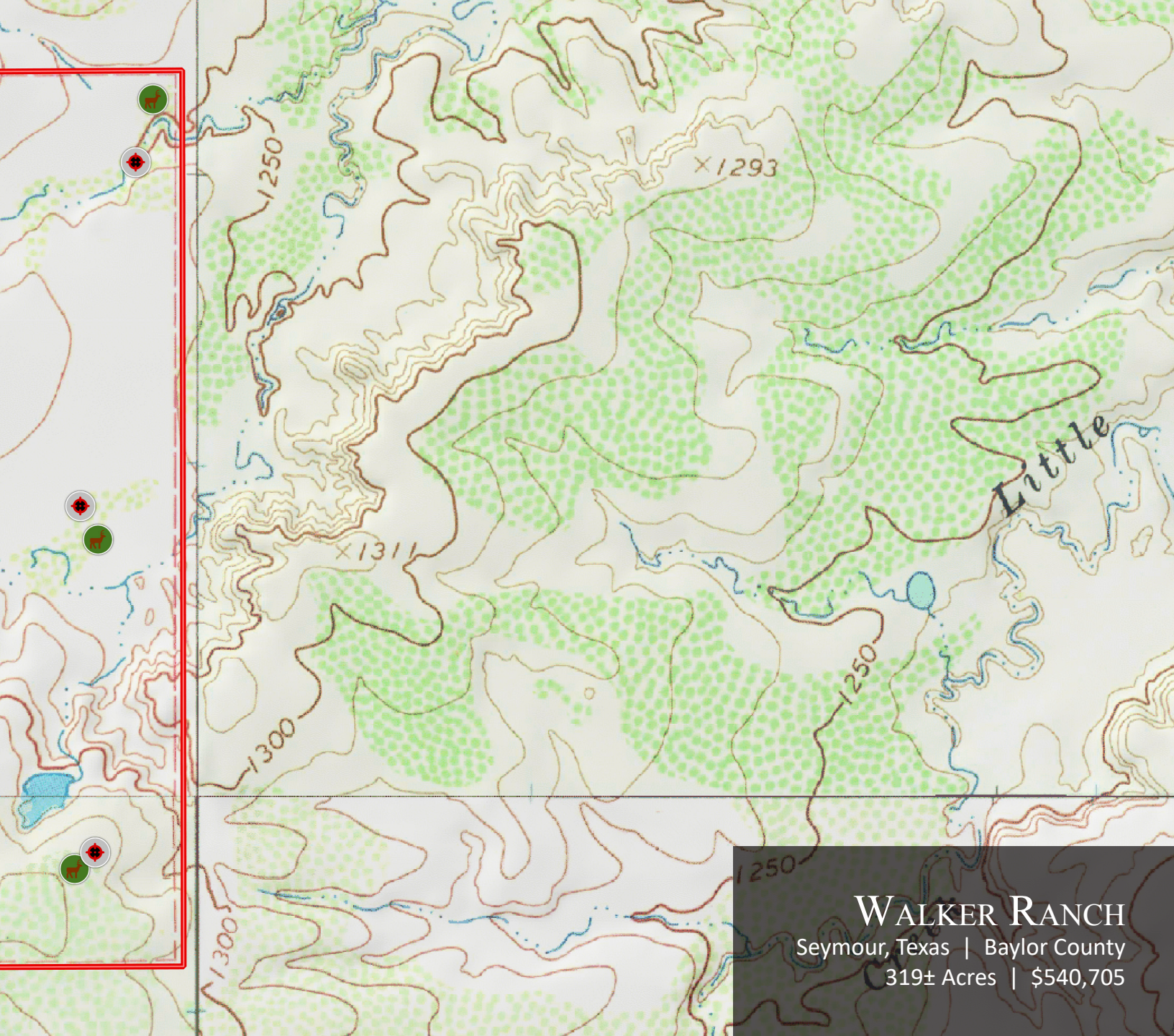
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Topographic Map  Well  Boundary  Pivot





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Listing subject to sale, withdrawal, or error.