

VENADO GRANDE RANCH

22,730.411 ± Acres | \$27,162,841 | Benjamin, Texas | King & Knox Counties



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

VENADO GRANDE RANCH

The Venado Grande is the kind of ranch that a true sportsman or cattleman will equally love to own. Contiguously pieced together 22,730 ± acres derived from the historic Fant, Spikebox, and Moorehouse Ranches, situated in the heart of Big Ranch Country. This amazing property has been owned and operated by an oilman with an open checkbook, no expense spared anywhere. Millions of dollars' worth of heavy equipment have been utilized to mechanically

remove invasive brush, improve road networks, install wildlife foodplots and enhance grazing pastures for cattle. The ranch water system appears to be in excellent condition and the structural improvements are first class.

All of the exterior fencing is either new or in very good condition. Numerous new cross fences have been installed to aid in the ease of the cattle operation from a rotation standpoint.

The Venado Grande is located just west of the farming and ranching community of Benjamin in the Texas Rolling Plains. The ranch straddles the King and Knox County line and access is provided by approximately 4.5 miles of paved Highway 82 frontage. Easy access from Dallas (200 Miles), Ft. Worth (175 Miles), Abilene (90 Miles), Lubbock (115 Miles), and Wichita Falls (94 Miles).

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The ranch was assembled through several purchases with the goal of turning rugged ranchland into a true showplace. Livestock production and wildlife management have been the main focus, along with four season recreation.

There are old copper mines in the rugged hills on the ranch, as well as stories about fur trappers and the history of several long-time area ranch families that called the ranch home in the early days.

As previously mentioned, the ranch has been assembled and operated with an emphasis on improving the productivity of the land and expanding the availability of reliable water sources for wildlife and cattle. Recreation has been a major focus as well and four lakes on the ranch have been constructed in the past few years. These lakes are now full and have been stocked and managed for trophy fishing. Water is clear and inviting on a warm summer day.

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To further enhance the ranch with additional reliable water sources miles and miles of heavy-duty poly waterline was distributed across the property, connected to a massive 30,000-gallon storage system fed by the King-Cottle rural waterline. This system guarantees treated water that is distributed across the property. This ingenious system utilizes mass storage and topography to efficiently move water across the ranch, maintaining enough pressure to fill over 65 large rubber tire drinkers and wildlife water stations.

Approximately ten miles of the South Wichita River winds through the northern portions of the ranch. This river normally serves as a year-round live water source. The river bottom is very scenic and brush canopy along the riverbanks offers exceptional wildlife habitat.

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As the name of the ranch implies, this is big deer country. An abundance of large ranch ownerships in this region has allowed whitetail and mule deer populations to thrive and mature bucks to reach trophy size. Supplemental feed as well as large foodplots on the Venado Grande provide ample nutrition to grow impressive whitetail bucks. Also benefiting from this feed program are native turkey, quail and wild boar.

In recent years aoudad sheep have become common in this area and there are some impressive rams viewed frequently on the Venado Grande.

(4) 10'x10' and (4) 6'x8' insulated tower blinds are located on the ranch, typically overlooking a pipe fenced high capacity corn and protein feeder station.

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The ranch is exceptionally well improved in a first-class manner. The ranch manager lives at the ranch headquarters in a very nice 3-bedroom, 2 bath home with a rock and stucco exterior and metal roof. This house is connected to a large garage by a wrap around, ranch style porch. Complementing the HQ ranch house is a 300' x 140' show barn that includes a tack room and several pens, tub, alley, and chute. This structure was key in making livestock handling/work a pleasure. The HQ work shop's footprint is 90' x 100' (40'x100' lean-to, 40' carport, and 50'x60' being enclosed).

The owner's home is set on a picturesque hillside overlooking lush grass fields that were recently aerated and seeded to grass for cattle. This expansive and modern home was designed and built to last with no expense was spared in the construction. The home contains approximately 7,000 square feet and 4 bedrooms and 4.5 baths. Said home includes a 700 square foot heated

and cooled garage and a 4,500 square foot wrap around ranch style porch. Only the best construction material was used, which includes exterior wall insulation that is approx. 11 inches thick that includes 6 inches of foam insulation, scratch coat of stucco, and 4-5 inches of stone. The roof is a virtually indestructible Gerard Stone Coated Steel Roof. Facia and soffit are stucco. All the aforementioned created as close to a no maintenance exterior as you can get. Another notable feature includes a state-of-the-art kitchen and monolithically poured, 8" thick solid concrete theater room that doubles as a safe room/storm shelter. Near this magnificent nearly new home is a large 60'x100' foam insulated shop, heated and cooled, with a 25' lean-to and carport. This structure serves as storage for hunting vehicles, RV's, etc. Also nearby is a new equipment carport, which is 50' x 200' in size. This structure houses trailers, dirt equipment, tractors, etc. Around the owner's home complex is a cement filled cinderblock snake proof wall and gate.

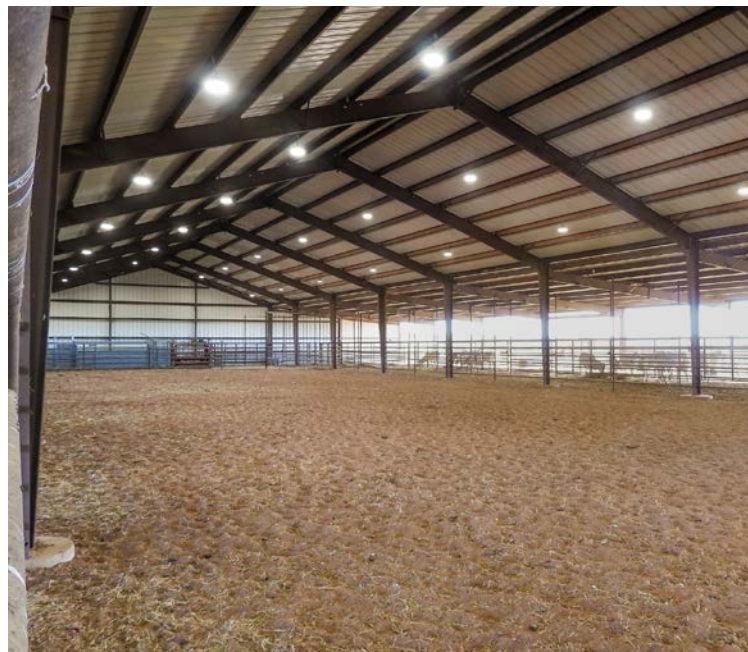
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This region is rich not only in productive land but minerals on and below the surface as well. The seller owns approximately 481 net mineral acres under the heart of the ranch (12,000 ± acres). Likely there are minerals owned under the other tracts that were assembled over the years as well, but this has never been researched.

The Venado Grande is a fantastic offering, suitable for enjoyable use throughout all four seasons of the year. The improvements and the ranch are top notch, are in great condition and easy-to-maintain. There is no doubt that this ranch will continue to flourish, and wildlife numbers improve due to the exorbitant amount of money that has been spent under the current ownership.

The ranch is offered for sale at \$1,195 per acre, including one-half of the owned minerals and all the wind energy and solar energy royalty rights intact.

BROKER COMMENTS

If you are looking to step into one of the highest improved, turnkey hunting/fishing/recreation/cattle ranches in Texas then the Venado Grande deserves your immediate attention.

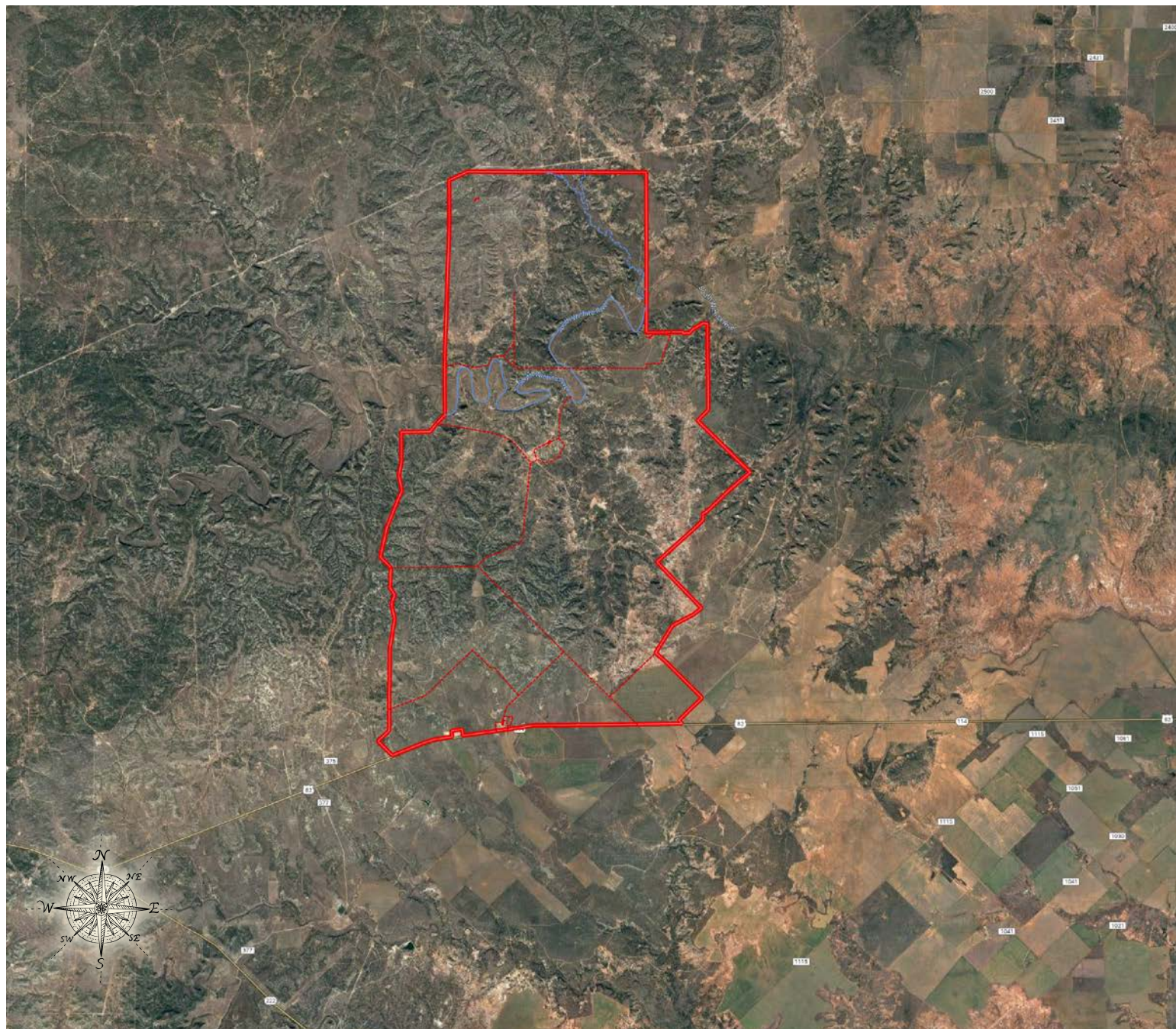
The Venado Grande is a recreation and cattle raiser's paradise. Reliable ranch management is in place and management would like to continue operating the ranch serving a new owner.

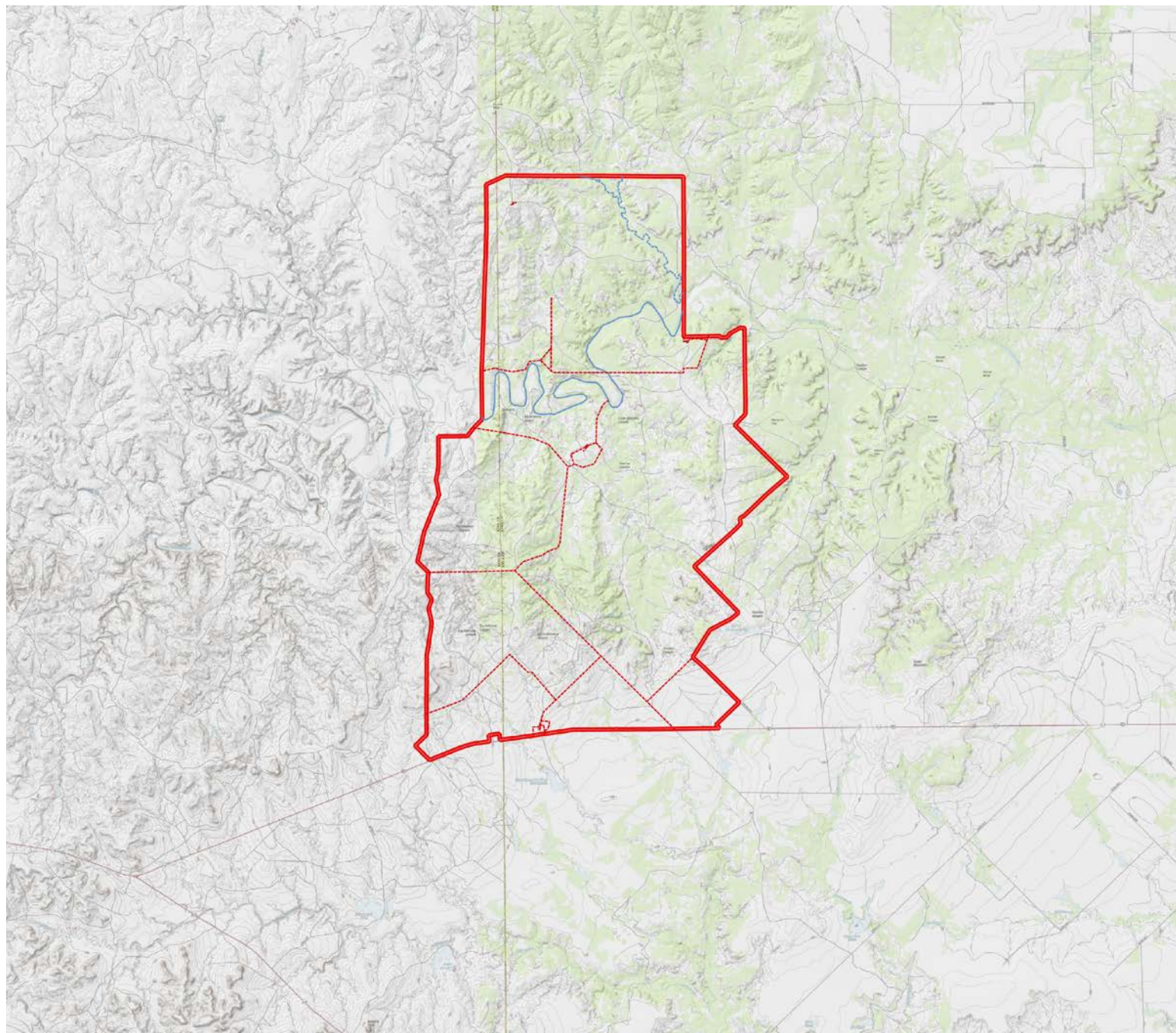












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