

BURTON RANCH
1,593.19± ACRES
COMANCHE COUNTY, TEXAS
\$10,323,817



(214) 361-9191
www.hrcranch.com

BURTON RANCH

COMANCHE COUNTY, TEXAS | 1,593.19± ACRES



OVERVIEW: Burton Ranch encompasses 1,593.19± acres of historic Comanche County ranchland, offering a combination of productive grazing country, scenic topography, plentiful water resources, and quality wildlife habitat. Rolling hills with 181 feet of elevation change providing scenic overlooks with expansive views across the surrounding countryside. The South Leon River, numerous natural drainages, five water wells, and eight stock tanks provide dependable water for both livestock and wildlife. Massive live oaks, healthy native grasslands, and well-maintained fencing create an outstanding working ranch while also providing exceptional recreational opportunities. Large, contiguous ranches of this caliber are increasingly difficult to find, making the Burton

Ranch an exceptional opportunity to own a legacy property in one of Texas' classic big ranch regions.

LOCATION: Located approximately 8± miles south of Comanche on County Road 235. Go 5± miles south of Comanche on Highway 16 until turning right on County Road 235 (Big Eye Cemetery), then travel 2.9 miles to the north entrance of the Burton Ranch. The ranch is ~127 miles (2 hours) from Fort Worth, 175 miles (2 1/2 hours) from Dallas, 90 miles (1 hour 30 minutes) from Abilene, and 145 miles (2 hours 20 minutes) from Austin.

ADDRESS: 1100 County Road 235, Comanche, TX.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



BURTON RANCH

COMANCHE COUNTY, TEXAS | 1,593.19± ACRES

ACCESS / ROAD FRONTAGE: The ranch offers approximately 1.94 miles of frontage along County Road 235 with four separate entrances. An additional 50-foot-wide access lane extends from the northwest corner of the ranch to County Road 253.

TERRAIN: This is classic big ranch country characterized by scenic rolling hills and expansive views. Elevation ranges from approximately 1,521 feet at the highest point to 1,340 feet at the lowest, providing 181 feet of total elevation change.

Two major drainages traverse the northern portion of the ranch before flowing into Mercer Creek, while the South Leon River crosses the southern portion of the property. During periods of rainfall, these waterways carry water, while in drier conditions they create natural travel corridors that can be explored on foot for miles.



TREES & GRASSES: Massive, mature live oaks are the signature trees throughout this rolling mesquite landscape. Pecan and elm trees line the drainages, while scattered cedar is present on the southern end of the ranch but is not abundant. The property offers an attractive balance of mature tree cover and open grassland.

Native grasses are in excellent condition and include little bluestem, sideoats grama, hairy grama, curly mesquite, and buffalo grass.

WATER: Groundwater is abundant in the area, with water wells typically being 100-200 feet deep or less. The ranch is improved with five water wells, equipped with operational windmills, holding tanks, and water troughs. In addition, there are eight stock tanks and numerous natural drainages that offer excellent opportunities for future stock tank construction.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



BURTON RANCH

COMANCHE COUNTY, TEXAS | 1,593.19± ACRES

CATTLE: There are currently no cattle on the ranch, allowing the pastures to remain in excellent condition. Historically, the ranch has been lightly stocked at approximately 35 animal units. Carrying capacity is believed to be one animal unit per 25-35 acres.

FENCES & PASTURES: Perimeter and interior cross fencing are in good to excellent condition. Most fencing consists of goat wire topped with two strands of barbed wire. There are three primary pastures, three smaller pastures, several traps, and two sets of steel working pens, making it ready to be stocked with cattle.

WILDLIFE: The ranch supports an abundance of wildlife with little to no hunting pressure. There are currently no hunting blinds or feeders on the property, contributing to its clean, natural appearance.

Whitetail deer are plentiful, with good native genetics producing quality bucks. Additional wildlife includes abundant dove, Rio Grande turkey, a few quail, feral hogs, predators, and a variety of native songbirds.

MINERALS: No minerals are included in the asking price. The seller owns an unknown interest in the mineral estate. There is no active oil and gas production on the property or in the immediate area.



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



BURTON RANCH

COMANCHE COUNTY, TEXAS | 1,593.19± ACRES



HISTORY: Burton Ranch is part of the legacy of one of Comanche County's oldest and most respected ranching families. The family's roots trace back to the early 1870s when John Bassett Burton settled in the area and established a cattle ranch following his marriage to Mary Neely of

Comanche. His grandson, Sid Burton, spent his life ranching in Comanche County, continuing the family's long tradition of agricultural stewardship and helping preserve the ranching heritage established by earlier generations. The Burton and Mercer families were recognized by the Texas Family Land Heritage Registry for the continuous operation of their ranching enterprise since the 1870s, a distinction honoring more than a century of family ownership and agricultural production. Throughout the decades, the Burton family built a reputation for diversified ranching and farming, operating cattle, sheep, hogs, row crops, and Jersey dairy cattle while remaining active leaders in the local agricultural community. Today, this nearly 1600-acre piece of the Burton Family Ranches stands as a testament to more than 150 years of responsible land stewardship and the enduring legacy of a pioneering Comanche County family.



BURTON RANCH

COMANCHE COUNTY, TEXAS | 1,593.19± ACRES

UTILITIES: Comanche Electric Cooperative provides electricity. There are 5 water wells providing water and no rural water lines in the area.

IMPROVEMENTS: There is a historic home that was built in 1875 and several outbuildings, sheds, and barn. There is little value in useability, but alot of value in history. It is like stepping back in time when you walk through this old ranch headquarters.

TAXES: 2025 property taxes were approximately \$3096.19.

PRICE: \$6,480 per acre (\$10,323,871)

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

Hortenstine Ranch Company, LLC (Broker)

12740 Hillcrest Road, Suite 230

Dallas, TX 75230

(214) 361-9191 office

Blake Hortenstine- Broker/Partner

(214) 616-1305 mobile

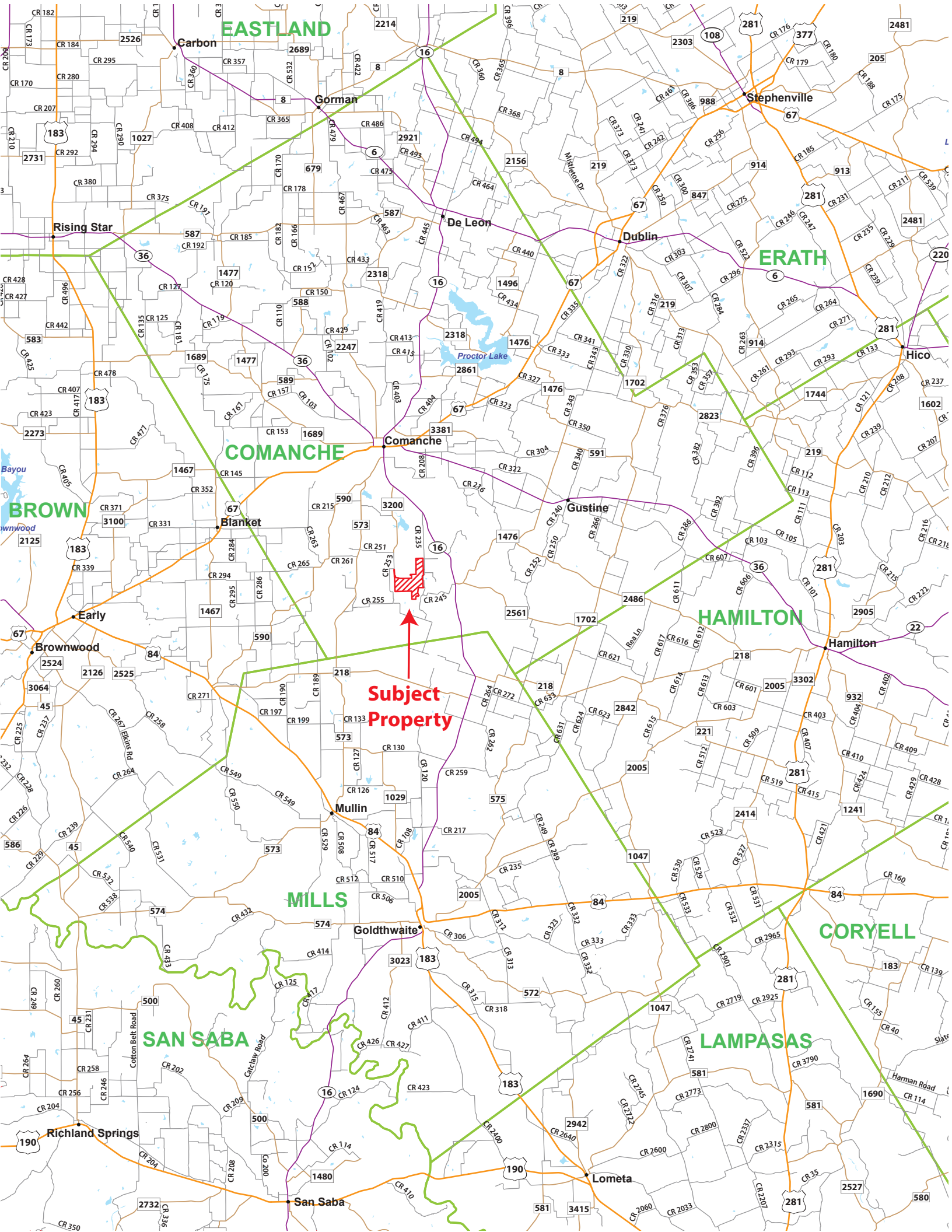
blake@hrcranch.com

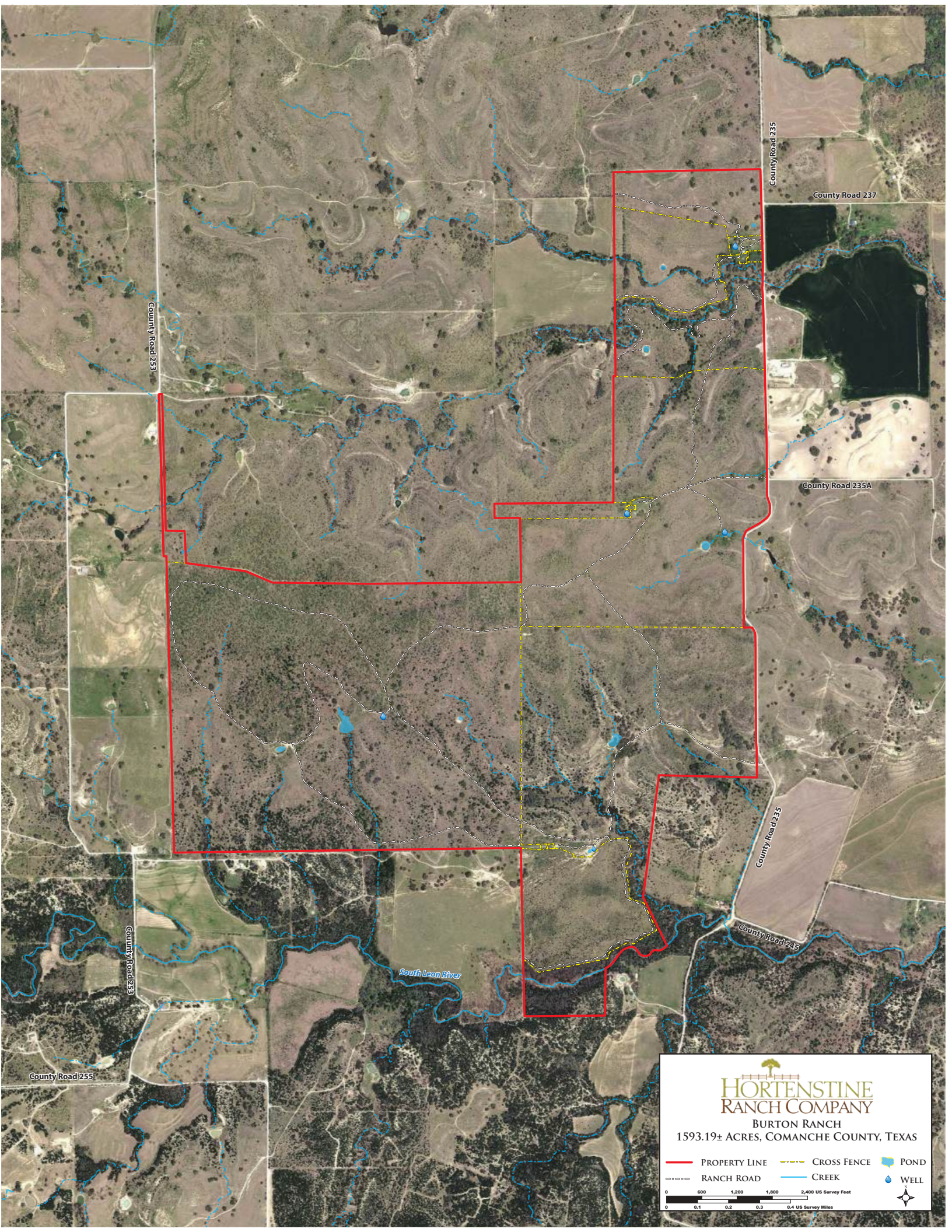


All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



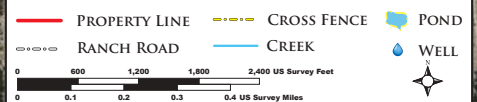


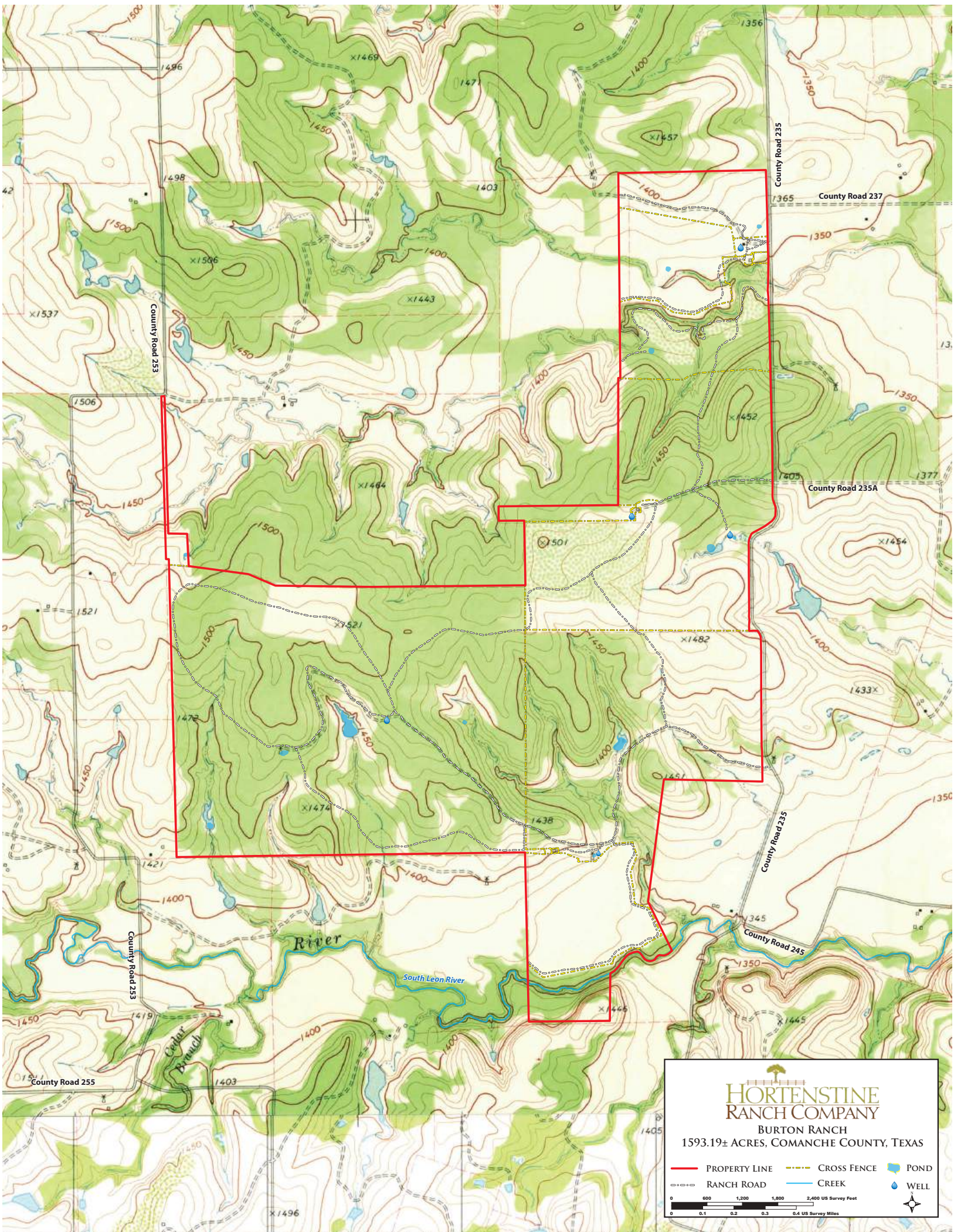




HORTENSTINE
RANCH COMPANY

BURTON RANCH
1593.19± ACRES, COMANCHE COUNTY, TEXAS





BURTON RANCH
1,593.19± ACRES
COMANCHE COUNTY, TEXAS
\$10,323,817



12740 Hillcrest Road, Suite 230
Dallas, Texas 75230
www.HRCranch.com

Blake Hortenstine- Broker/Partner
blake@hrcranch.com
Mobile: (214) 616-1305



