

Apache Ranch
Mountain Home, TX

Acreage: 1,276+/-

County: Real

City: Mountain Home, TX

Asking Price: \$4,850,000

Location:

106 miles north west of San Antonio via I-10 and Hwy. 41, 300 miles from Houston via I-10, 310 miles from Dallas, 43 miles from Kerrville, 35 miles from Junction and 31 miles from Rocksprings. Accessed by a 0.5 mile, 30 ft. wide deeded easement off of Hwy. 41.

Land:

The property is relatively flat for the area with gentle rolling hills and elevation changes of less than a few hundred feet across the property. Native vegetation with lots of oak trees and the majority of the cedar has been cleared.

Improvements:

- The property perimeter is high fenced. There is low cross fencing found throughout the property.
- 3,000 ft Paved Runway (high fenced). Easily Extendable up to 4,000 ft. (without moving the fence) or 5,500 ft. (with additional fencing) 50' x 40' open hanger.
- 3,050+/- sf Main house updated and added on to in 2008
 - 3 Bedrooms, 3 Baths, Dining Area, Living Area, Kitchen, Laundry Room, Mud Room, Multiple Porches, Hot-tub.
- 675+/- sf Guest house, built around 2000
 - 2 bedrooms, 1 Bathroom, Kitchen, Living Room, Dining Area, Large front Porch.
- 1,235+/- sf Garage/Party Barn Built in 2008
 - 4 garage doors to park 4 cars but currently set up as an entertaining area. Power and satellite TV to the main area. Small living/office space with AC and Heat. Storage/Gun room and half bathroom with running water, both have AC and heat.
- 400+/- sf Cleaning/Deer Processing House built in 2008
 - Walk in Cooler, water, power, steel beam in ceiling with rolling power winches and adequate drainage.
- 2,680+/- sf Barn with concrete floors
- 1,764+/- sf house currently used as the foreman's house.
- 700+/- sf storage barn, dirt floor
- 3-4 stall horse barn with attached outdoor pens and riding arena.
- Well maintained roads that are serviceable by two wheel drive vehicles and and caliche main road from the front entrance gate to the houses.
- 0.5 mile, 30' wide deeded easement provides direct access to the ranch from Highway 41. This short easement provides easy access along with privacy from the main road and passerby's.

All information found within this document is deemed reliable but not guaranteed. Buyer and Buyers Agent to verify all information prior to purchase. Buyer will purchase the property on an as-is-where-is basis.

Apache Ranch
Mountain Home, TX

Water:

- 4 Water wells on the property. 2 windmill pumps (being converted to solar) that feed two small watering holes for the animals. 2 electric pumps, 1 feeds the two stock ponds and one feeds the improvements.
- 2 Stock Ponds, one approximately 0.65+/- acres and one approximately 1.1+/- acres. The smaller of the two ponds has been dug out to approximately 8-10 feet deep and makes for a great swimming hole in the summer months. There is a 30 foot pier that extends out in to the lake for diving off of as well as for fishing. Both ponds are stocked with bass, blue gill and carp. Year round well fed which maintains a constant water level.
- 1 wet weather creek (Paint Creek) runs through the property. Though the creek rarely runs. Breakaway fences are installed at the perimeter fencing for the rare instances the creek does run.

Wildlife:

- The property has been game managed since it was purchased in 1997. The ranch contains White Tail Deer, Axis Deer, Fallow Deer, Black Buck Antelope, Aoudad (Barbary Sheep) and a small herd of Sika Deer. The deer have been year round protein fed since 1998.
- 4 5,000 lb gravity fed bulk protein feeders.
- All breeder stock White Tail deer that have been introduced on the property are certified Tier 1 animals and clear of state required testing. The property regularly produces White Tail Deer scoring between 200 and 300 points. The property does not contain any deer pens and all animals are free roaming.
- Turkey can be found on the property seasonally and provide for adequate hunting opportunities during their respective hunting season.
- Dove also migrate through the property and provide minimal hunting opportunities throughout their respective season as well.

Equipment and Non-realty Items:

- All equipment and vehicles (excluding the Jeep) will convey with the property. Items included but are not limited to the following:
 - John Deere Tractor with AC cab
 - 1 Dodge Ram
 - 1 Chevy Silverado
 - 1 Polaris 4-wheeler
 - 1 2017 Polaris Ranger
 - All barn equipment and tools including welding machine
- All furniture and the majority of the non-realty items will convey with the property. Buyer and Seller will create an agreed upon list of items that will convey upon execution of a contract.

Taxes:

- 2018 Taxes (With Exemptions)

Real County:	\$982.73
<u>Leaky ISD:</u>	<u>\$2,070.79</u>
Total:	\$3,053.52