

3,194 AC "MillionHeir" Ranch Dublin, Comanche County, Texas



1.9 hours SW of Ft. Worth via US Hwy 377 with great frontage and scenery.



A comprehensive cutting & roping equine operation with extensive facilities.



Rolling native and improved coastal with live oak trees & oaks. \$11,735,000.

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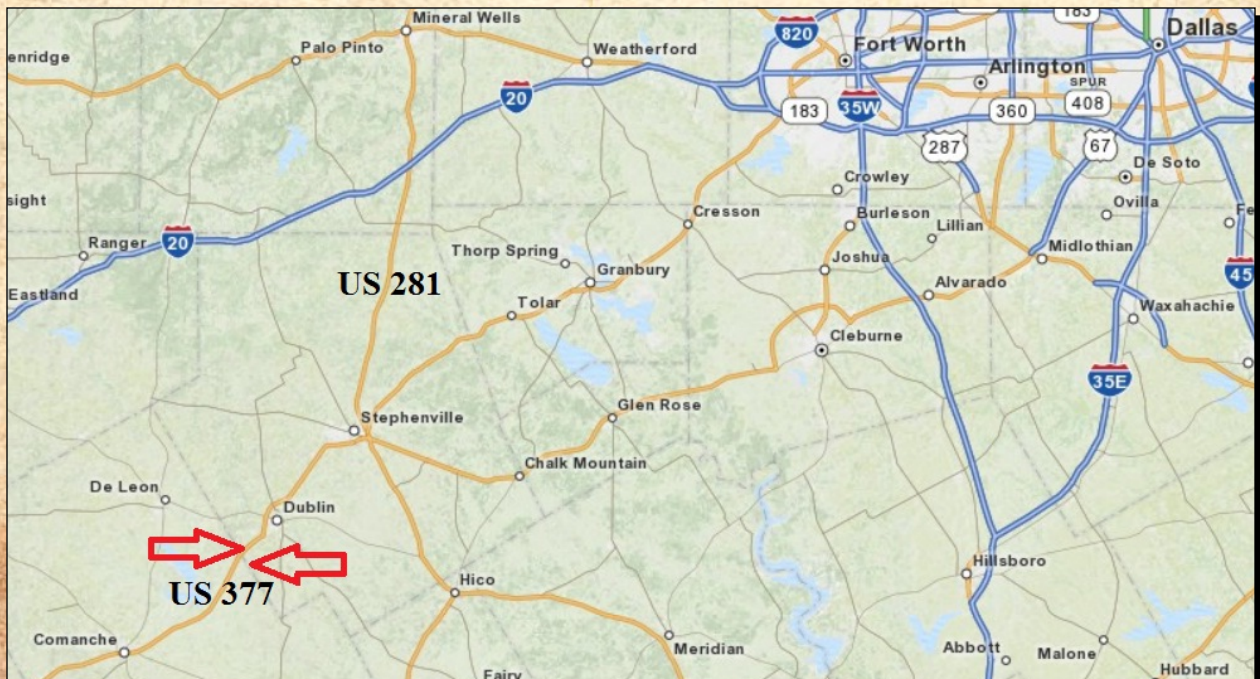
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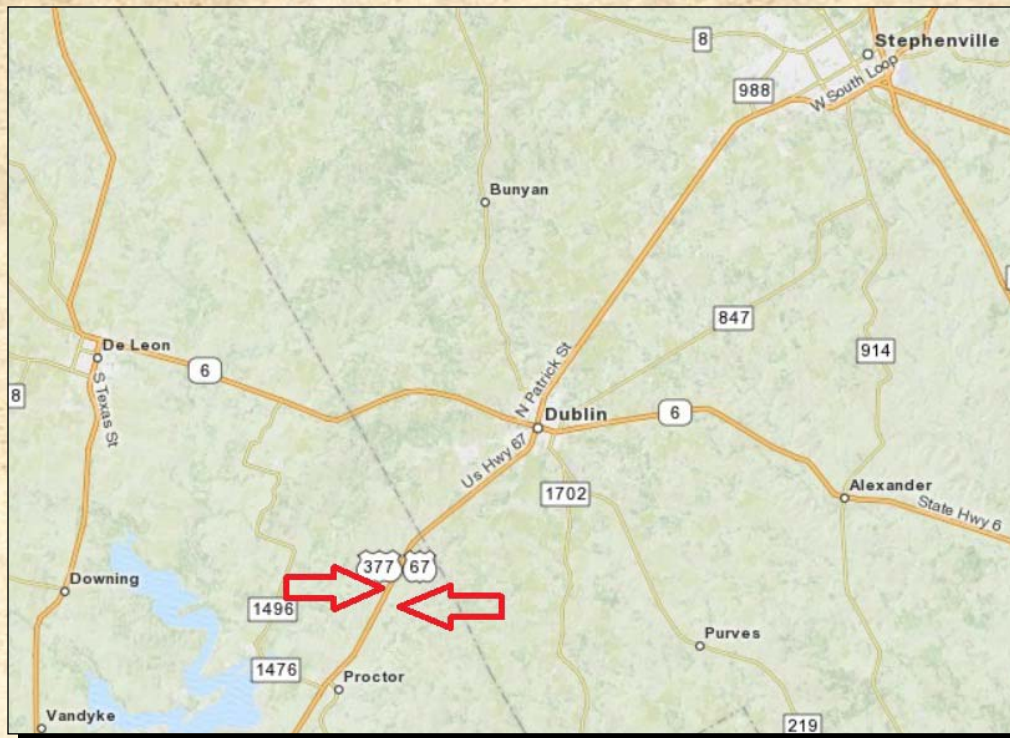
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3,194 AC "MILLIONHEIR" RANCH Dublin, Comanche County, Texas

- LOCATION:** 28 minutes west SW of Stephenville or 1.9 hours west SW of Fort Worth via US hwy 377. Outstanding paved US Hwy 377 frontage.
- TERRAIN:** Mostly gently rolling to level to sloping. Clay and loamy soils. Tree cover consists of Live Oak, post oak, elm, and other varieties.
- IMPROVEMENTS:** The horse breeding facility is located on the northwestern part of the property on the north side of US hwy 377. The cutting horse facility is located on the northeastern part of the property north of US hwy 377. The roping facility is located on the southern part of the property on the south side of US hwy 377. A supplemental improvement sheet provided below.
- WATER:** Many stock ponds, 2 Government built flood structures, and water wells.
- WILDLIFE:** Whitetail deer, turkey, etc.
- MINERALS:** Significant minerals owned.
- TAXES:** Approximately \$ 38,454.16 for 2011.
- SCHOOLS:** Dublin & Proctor both have K-12.
- COMMENTS:** An outstanding horse facility and cattle operation. A must see to truly appreciate it !
- PRICE:** \$ 11,735,000.

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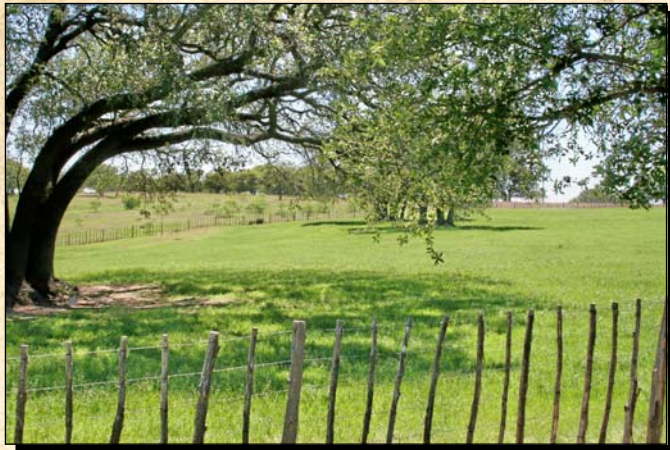


IMPROVEMENTS

- Stallion barn 122x56: All steel frame with stone front, guttered metal roof, bottom half in stone and the top half in stucco. Heavy duty interlocking rubber floor with 16' alleyway. Stucco & steel walls. Insulated, fans, fly spray system, 2 storage rooms, exhaust fans, 2 rollup doors, and an entry room of 16x15.6. An apartment of 20x30. Eight 20x20 stalls with stucco, bars and windows.
- Main office 40x62: Galvalume exterior with a stone front. Large office with tile flooring, pine paneling, and large windows. Kitchen/break room with tile and carpet and eating bar. Bedroom with carpet & ceiling fan. Bathroom with tile floor. Men & ladies bathrooms, laundry room, and lab.
- Pipe & non-climb paddocks & traps. Stucco well house & steel storage barn. Covered recipient mare pens 40x30. 5 to 6 large turn out traps with covered loafing sheds.
- Covered cattle working chute with concrete storage area. Outside cattle working pens.
- Covered building 36x100 with concrete floor with rubber mats and portable stalls: 3-12x12, 8 foaling stalls -12x24, storage room, and fly spray system.
- Covered stall barn 74x170: 17-12x24, 1-12x53, 1-12x30, 12x170 dirt alleyway, and another 11.5x170 dirt alleyway. Exercising pen: 60 foot tilt wall.
- Stallion collection & breeding barn 58x100: Concrete floor, all steel, sheet metal exterior, office, 2nd office, and storage room.
- Lab 52x50: Center block structure, large lab area, & 3 chutes.
- Covered mare holding area 66x52: 8 stalls with additional center pens.
- Equipment barn: 2 bay open shed area 50x60, enclosed shop area 61x100 with concrete floor.
- Show barn: Tilt wall with aggregate finish. 18 stalls – 11x16, 4 stalls – 14x16, 14' concrete alleyways, and large fans. 6 horse walker.
- Adjoining mare motel: 72 stalls – 13.5x16, wash rack, 2 tack rooms, fly spray systems, 14' dirt alleyways, palpation stocks, and a lab.
- Brick home: 4 bedroom, 2 bath. Shop building and covered working pens.
- 3 bedroom 2 bath home with metal roof. 2 mobile homes - 3 bedroom 2 bath and a 3 bedroom 1 bath.
- Brick home: 3 bedroom, 2 bath. 2 bedroom 2 bath mobile home.
- Brick & siding home with coin corners and composition roof.
- 5 sets of cattle working pens. Good condition exterior & interior cross fencing.
- Covered stall barn 78x133: 27 stalls – 12x14, fly spray, wash rack, and tack room.
- Round pen: lighted and 165'. Covered arena building 120x200: working area 114x190, 20' overhangs, and some cattle holding pens.
- Priefert panel horse walker.
- Huge covered roping arena: 375' long, working area 133x325, 25' overhang, 25' return alleyway & stripping chute, and holding pens.
- Covered stall barn 38x170: 18 stalls – 12x12, 14' dirt alleyway, tack & wash rooms, lighted.
- Eight traps & paddocks.

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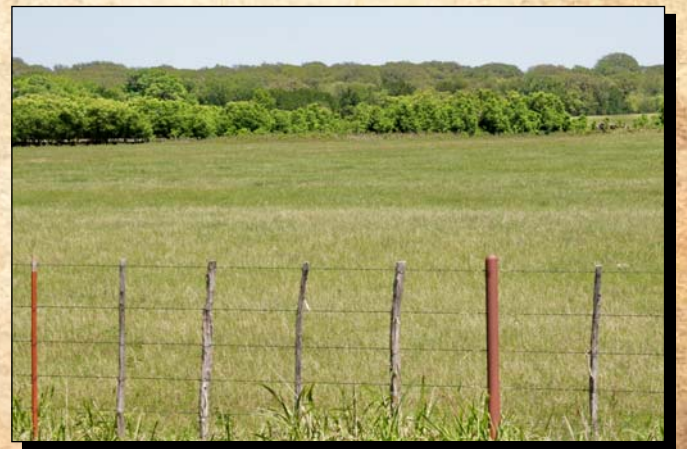










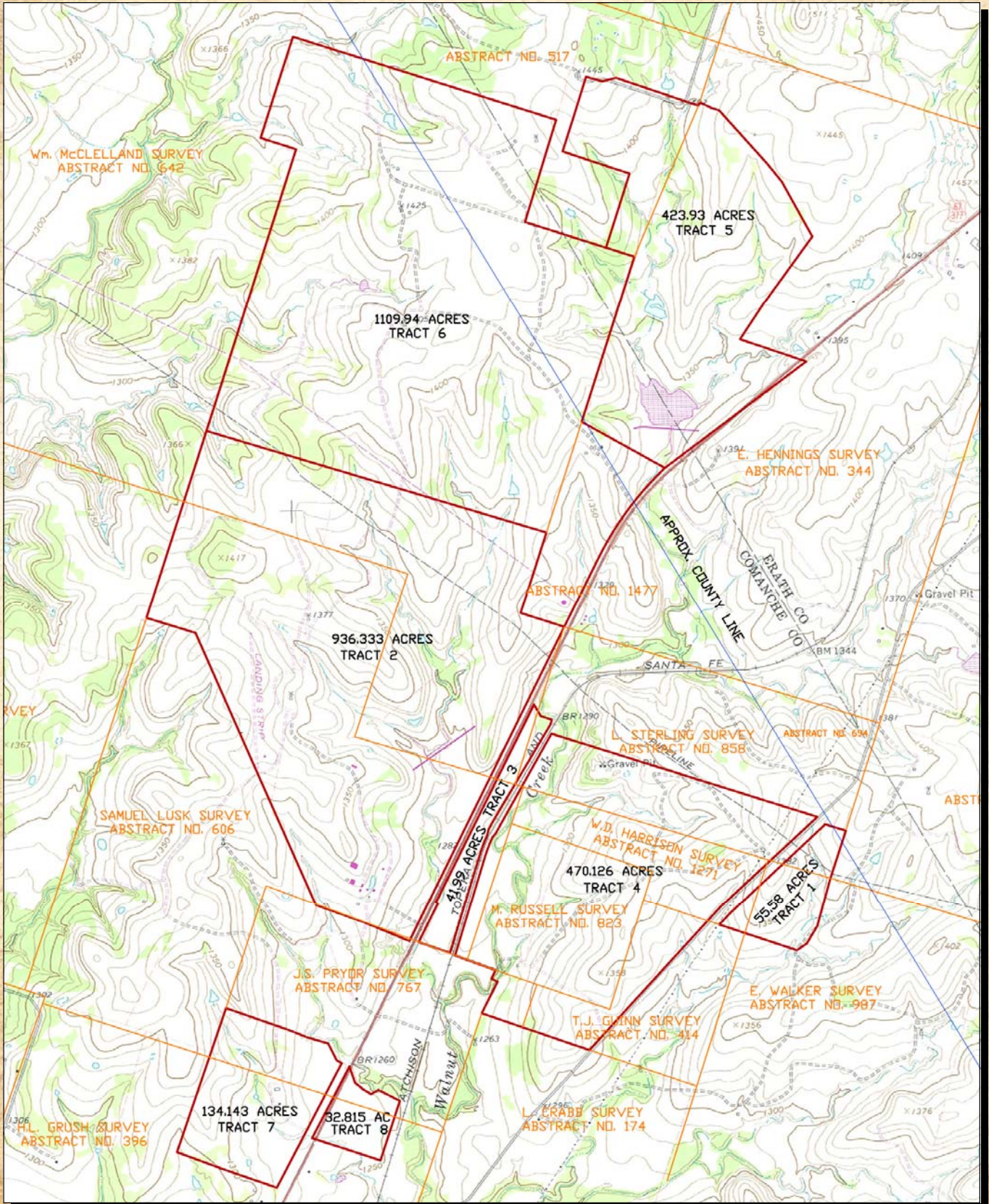














428.98 ACRES
TRACT 5

1109.94 ACRES
TRACT 6

936.333 ACRES
TRACT 2

57

4199 ACRES
TRACT 3

470.126 ACRES
TRACT 4

55.58 ACRES
TRACT 1

134.143 ACRES
TRACT 7

38.815 ACRES
TRACT 8

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