

6,278 Acre Cattle & Hunting Ranch Bellevue, Clay County, Texas



600 cow capacity with outstanding native grasses



40 + stock ponds & The Little Wichita River



Excellent Hunting for Trophy bucks, quail, dove, etc. — \$2250 per acre

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6,278 ACRE CATTLE & HUNTING RANCH

Clay County, Bellevue, Texas

LOCATION: Approximately 86 miles northwest of Fort Worth via US Hwy 287. Approximately 36 miles southeast of Wichita Falls.

TERRAIN: Gently rolling with 90% in excellent native grasses including Side Oats Grama, Little Bluestem, Big Bluestem, Bahia, Switch, Buffalo, Mesquite and Indian grasses. Approximately 360 acres in coastal bermuda hay pasture. The tree cover consists primarily of Mesquite, Post Oak and Hackberry. Approximately 700 acres of cultivation land and/or bermuda grass.

IMPROVEMENTS: The home is a brick 3000 sq. ft. 4-3-2. Fully operating AI barn capable of working 400 animals / day with large steel cattle pens, WW chutes and scales. Two other sets of cattle pens. Equipment barn, shop, and horse barns.

WATER: Approximately 40 stock ponds, the East Fork of the Little Wichita River traverses through the property with tributaries feeding the river. There are also two outstanding lake sites that could encompass 200 surface acres with a possible watershed of 8,000 acres. Eight good water wells in the fingers of the Trinity Sands.

CARRYING CAPACITY: The ranch on normal years will support 600 cows. On a drought year about 500 cows.

HUNTING: The deer hunting is good. 70% of the property was leased for the past two years harvesting maybe 12 bucks and the largest was a 190" typical 10 point per the owner. The deer herd is excellent. Excellent quail and duck population, thick with doves. 3-400 sand hill cranes have been observed, turkey and hogs.

MINERALS: Owner owns some minerals and are negotiable with several wells being pumped.

TAXES: Ag exemption.

PRICE: \$2,250.00 per acre or will negotiate the price for the entire ranch.

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