

Texas Hunting Land

Farm & Ranch Real Estate Brokerage

THE JR RANCH ON BEAVER CREEK FOARD COUNTY, TEXAS (HUNTING, FISHING, RANCHING, SKY WATCHING)

SIZE: 1,000 acres +/-

FOARD COUNTY: Located in northwest Texas, where horizon-to-horizon you can see forever. According to *They Loved The Land*, by Bailey Phelps, this former land of the Comanche Indians tells many tales of history. It was in Foard County that Cynthia Ann Parker, mother of Comanche Chief Quanah Parker, was recaptured in the battle of Mule Creek. It is the land where buffalo hunters slaughtered herds, eventually driving out the Indians and making way for the era of the cowboys of the Great Plains. It is the land, with its wild plums, mesquite beans, and peculiar herbs that Hunting Horse, a 116-year-old Kiowa, longed for in his waning years. It is a rugged, tough land that endures.

LOCATION: County Road 183 - 2 miles southwest of Thalia, 10 miles east of Crowell (county seat), 20 miles west of Vernon, 70 miles northwest of Wichita Falls, and 180 miles northwest of the Dallas-Fort Worth area.

BACKGROUND: This acreage has been in the same family for more than 100 years .

DESCRIPTION: Located at the end of County Road 183, "The Creek Place" contains a little over a 1,000 acres of which 160 acres are in cultivation.

WATER: This tract has a total of five ponds and Beaver Creek, a seasonal creek, running through it. It is also nearby the famous W.T. Waggoner Ranch and borders the Halsell ranches.

TERRAIN: The terrain progresses from the cultivated field on a plateau, to native pasture, to rugged breaks & a tranquil creek area.

VEGETATION: The woody vegetation is mostly mesquite with some cedar. Grasses include the state grass, sidecoats grama, as well as blue grama, and buffalo grass.

SUGGESTED STOCKING RATE: Cow/calf spring and summer grazing-6 acres per animal unit. Year-round and continuous breeding basis-25 acres per animal unit. On wheat-200 lbs. per acre.

SOIL: Fertile clay loam and shallow clay.

RAINFALL: Average 24".

IMPROVEMENTS: The perimeters of the property are fenced and cross-fenced. Recently graded roads traverse the property.

TAXES: \$1250.

WILDLIFE: There are bobwhite and blue quail, mourning doves, ducks, geese, wild turkeys, wild hogs, and whitetail deer. Croton fields, sunflower, sorghum, and wheat stubble will all encourage wild game.

All of the property owners surrounding the property are longtime local residents engaged in ranching activities. The nearby community of Crowell is a friendly, small town that welcomes newcomers. It is also serviced by an airport.

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Star Walks:

www.3rf.org

www.3rf.org/Sciences/Articles/Light-Pollution/default.htm

www.starwalk.org/StarWalk_NightSkyNetwork.pdf

(Article on Comanche Springs Observatory published in recent edition of *Astronomy Magazine*)

Wild Hog Cook-off:

www.crowelltex.com/page10.html

(A segment featured on “The Cooking Channel”)

Copper Breaks Park:

www.tpwd.state.tx.us/publications/pwdpubs/media/pwd_br_p4506_0097z.pdf

(Cynthia Ann Parker Days celebrated annually in Crowell)

CONTACT THE CROWELL CHAMBER OF COMMERCE FOR FURTHER INFORMATION ABOUT SCHEDULED STAR WALKS, BIRD WATCHING, CAMPING, HUNTING, TRAIL RIDES, CYNTHIA ANN PARKER DAYS, BBQ & WILD HOG COOK-OFF. CROWELL HAS SEVERAL RESTAURANTS, AS WELL AS LODGING.

NOTE: This is not a legal document. This write-up may contain errors and omissions and is for information only. The above information has been deemed correct but is not guaranteed and is subject to changes, corrections, and/or withdrawal from the market without prior notice. Seller makes no representations, warranties, or disclosures as to the property except as to title. The property is sold “as-is”, “where-is”, with all faults and without warranty representation, or guaranty-express or implied-as to the condition or fitness of the property.