

# KIRKPATRICK RANCH

1791 acres

TOM GREEN CO . , TEXAS



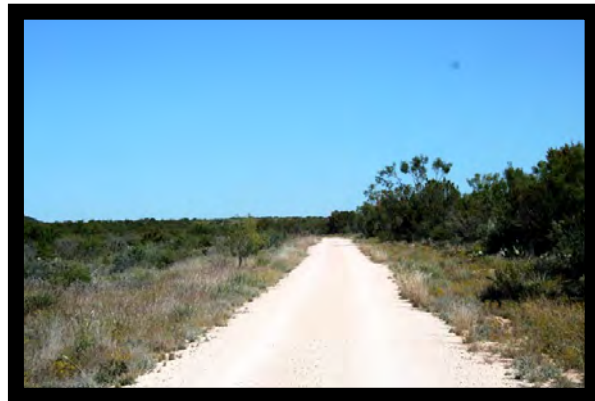
THE KIRKPATRICK RANCH HAS BEEN IN THE SAME FAMILY SINCE THE 1940'S. IT IS LOCATED 15 MILES NW OF SAN ANGELO, TEXAS. THIS BEAUTIFUL RANCH HAS EXCELLENT WILDLIFE HABITAT. BIG BULL MESQUITES FILL THE FLATS AND DRAWS AND CEDAR/JUNIPER ON THE MOUNTAIN TOPS. A SOLID VARIETY OF NATIVE BRUSH INHABITS THE ENTIRE RANCH. MULE CREEK RUNS ALONG THE EASTERN PORTION OF THE PROPERTY. ONLY FAMILY AND FRIENDS HAVE HUNTED THE RANCH AND THE SUPERB GAME POPULATION REFLECTS THIS. WHITE-TAILED DEER, TURKEY, QUAIL, DOVE AND WILD HOGS CALL THIS PROPERTY HOME. THE EAST AND NORTH SIDES OF THE RANCH ARE HIGH-FENCED. ALL ROADS ARE IN GOOD CONDITION, WITH ONE ALL WEATHER ROAD LEADING TO THE HEADQUARTERS. CAMP CONSISTS OF AN APPROXIMATELY 700 SF CABIN IN EXCELLENT CONDITION (A/C AND HEAT), ONE OLDER BUNK HOUSE AND A BARN. WATER IS PROVIDED BY 1 ELECTRIC SUBMERSIBLE PUMP WELL, 1 WINDMILL, & 4 RAINWATER CATCHMENT STATIONS. A TRULY SOLID RANCH THAT IS NEAR TO ALL OF THE AMENITIES THAT THE CITY OF SAN ANGELO HAS TO OFFER.



[SimpsonRanches.com](http://SimpsonRanches.com)

# KIRKPATRICK RANCH

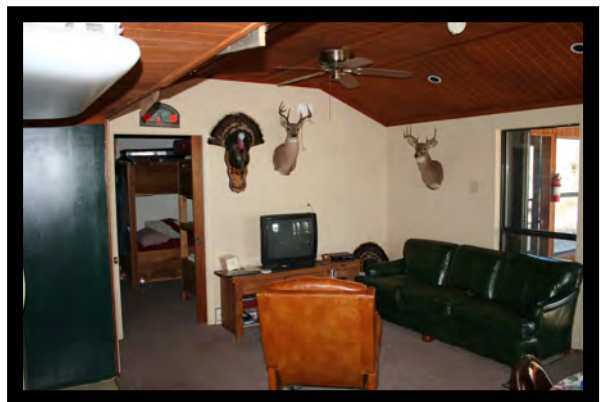
## PHOTOS





# KIRKPATRICK RANCH

## PHOTO'S



# KIRKPATRICK RANCH

## DETAIL SUMMARY

LOCATION : 15 MILES NORTH WEST OF SAN ANGELO TEXAS NEAR CARLSBAD. LOOK AT INTER ACTIVE GOOGLE MAP ON OUR WEB SITE FOR SPECIFIC LOCATION  
[www.SimpsonRanches.Com](http://www.SimpsonRanches.Com) .

ACRAGE : 1789.43 ACRES . THERE IS ADDITIONAL ACRAGE NEXT DOOR, CALL FOR DETAILS.

TERRAIN : VERY DIVERSE COUNTRY WITH HIGH MOUNTAIN TOPS AT ABOUT 2400 FT ABOVE SEE LEVEL TO BOTTOM COUNTRY WITH GOOD FERTILE SOILS .

WATER : TWO WATER WELLS ( 1 ELECTRIC AND 1 WIND MILL ) AND 4 RAIN WATER CATCHMENT STATIONS THROUGHT THE RANCH.

ACCESS : THE ENTRANCE IS AT THE END OF A COUNTY RD LESS THAN ONE MILE FROM PAVEMENT. AND HAS A VERY GOOD ALL WEATHER GRAVEL ROAD ALL THE WAY TO THE HEAD QUARTERS.

HUNTING AND WILDLIFE : WILD LIFE IS VERY ABUNDANT . IT HAS ONLY BEEN LIGHTLY HUNTED BY FAMILY AND FRIENDS . WHITE TAILED DEER , TURKEY , QUAIL , DOVE AND WILD HOG.

IMPROVEMENTS : APPROX. 700 S.F. CABIN SLEEPS 4 TO 7 COMFORTABLY . BLINDS AND FEEDERS WILL CONVEY WITH THE RANCH.

PRICE : \$ 3,211,255.00 or 1795 PER AC.

SURFACE ONLY





# KIRKPATRICK RANCH

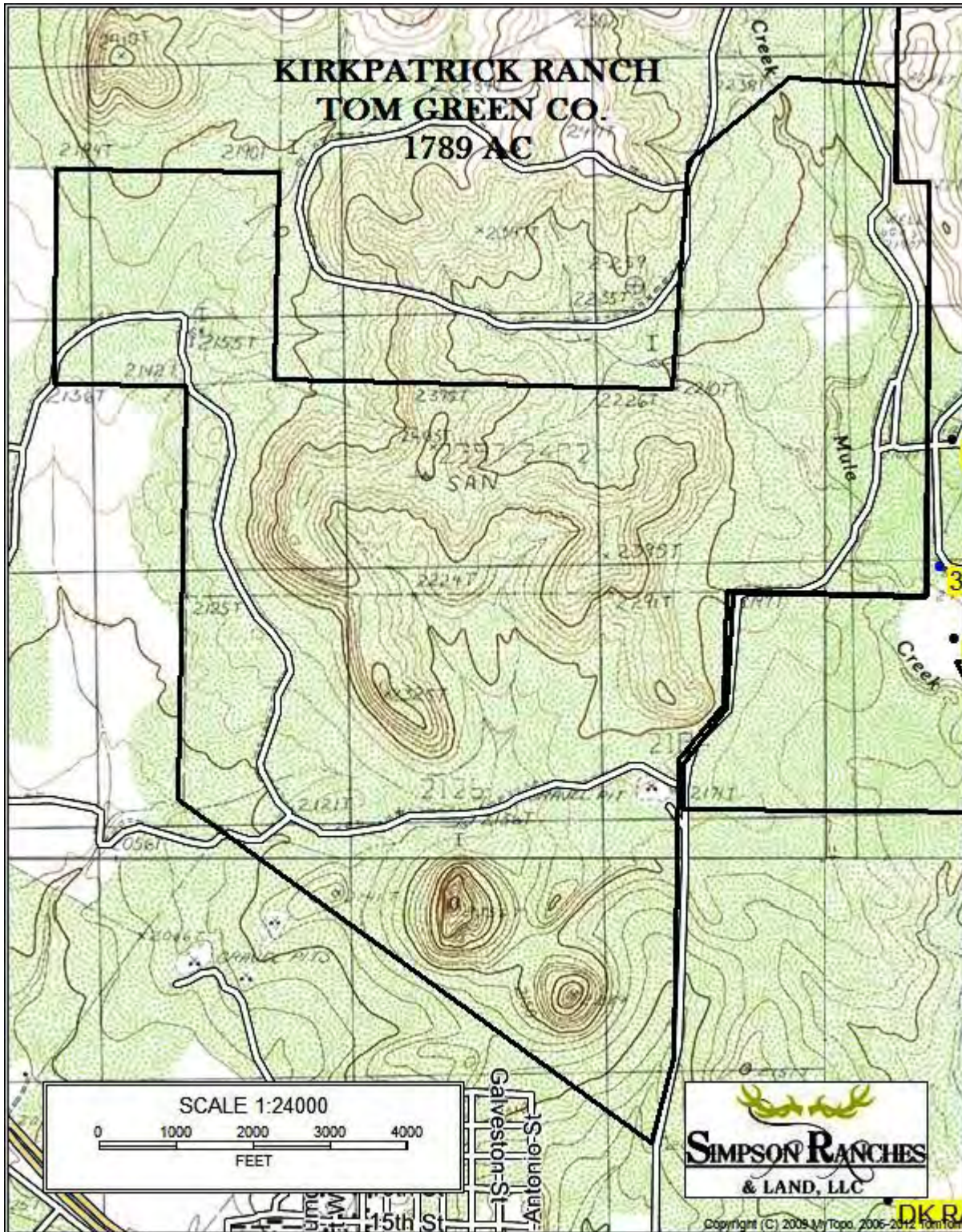
## AERIAL





# KIRKPATRICK RANCH

## TOPO



# KIRKPATRICK RANCH LOCATION MAP

