

# PROSPECT RANCH

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Beautiful Edwards Plateau Ranch Offered Turn-Key with Livestock & Minerals  
11,370.54 ± Acres | Schleicher County, Texas



*Chas. S. Middleton*  
AND SON  
FARM - RANCH SALES AND APPRAISALS  
est. 1920

# PROSPECT RANCH

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**Quality ranches such as the Prospect Ranch are very rarely offered for sale in this strong, long-term ownership area of Texas.**

We are currently starting a new marketing campaign on the remaining portion of the Prospect Ranch. We recently sold the south pasture, which contains 1,154.25 acres, more or less. This pasture was sold to a neighboring landowner for almost \$1,750 per acre. We are now marketing the remaining major portion of the Prospect Ranch at \$1,500 per acre, which we believe is a very realistic price for a property of this

quality. Without question, the Prospect Ranch is representative of the most productive and best manicured ranch property to be found in Schleicher County, and arguably one of the best in the entire Edwards Plateau Region of Texas.

The Prospect Ranch is accessed by a well maintained graded county road and the property is positioned near the center of the Menard/Christoval/Eldorado

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triangle, which is an area where ranches of this size are seldom offered for sale. San Angelo is the main trade city for the area, being approximately 40 miles northwest of the property.

Elevations on the property range from approximately 2,300' to 2,400' and the terrain is described as gently rolling and sloping, draining to several wide valley draws. The major drainage through the ranch is Rocky Creek, which is a wide low-lying creek bottom draining to the southeast through a major portion of the ranch. Limestone rock outcrops are prevalent through the ranch especially on many of the side slopes and elevated upland areas. Soils are a combination of clay and loams.

Approximately 85% of the Prospect Ranch has an unbelievable manicured canopy and almost sculptured appearance comprising large, healthy live oak trees overshadowing a solid carpet of palatable native grasses. Reportedly, many years ago, a previous owner used hand labor to virtually eradicate 100% of the invading mesquite from this portion of the ranch. Today, this manicured portion of the property is accurately described as having a pure grass prairie with a moderate to sometimes fairly dense canopy of gorgeous standing live oak motts, along with some prickly pear and scattered agarito. The grass turf is truly unbelievable and principal grasses include Texas Winter Grass, Sideoats Grama, several varieties of Bluestem, Buffalo Grass and Mesquite Grass. It is amazing to look across the


**CONTINUED ON PG 11**









A wide-angle photograph of a grassy prairie. The foreground is filled with tall, golden-brown grasses. In the middle ground, there is a dense line of trees with green foliage. The sky is a clear, bright blue. The overall scene is a natural, open landscape.

*The manicured portion of the property is a pure grass prairie with a moderate to sometimes fairly dense canopy of gorgeous standing live oak motts with scattered prickly pear and agarito trees.*

NEIGHBORING PROPERTY

PROSPECT RANCH



fence onto neighboring country and see the remarkable difference this hand clearing has done to improve the appearance and productivity of the ranch. In the many years we have had the pleasure of selling fine ranches, the mesquite eradication on this property rates among the best ever, and portions of the ranch have a scenic “park like” appearance. The remaining 15% of the ranch has a mixed canopy of live oak, mesquite, pear and agarito, but also supports a solid turf of native grasses. This desirable blend of fairly open live oak country along with protected mixed brush country offers an excellent habitat for area wildlife.

The Prospect Ranch is very well fenced and crossfenced into approximately 12 main pastures plus several well-arranged holding and shipping traps. All fences are of net wire construction, which is typical for this area. The fences are a combination of new and older fences, but all are well maintained.


The Prospect Ranch is extremely well watered by 12 windmills, 1 solar well and 2 electric submersible wells. Additionally, there are short distances of buried water lines used to pipe well water to additional livestock water troughs and to structural improvements. Most of the wells have large concrete or rock and concrete water storage reservoirs. All water troughs are in good condition and are low sheep/goat style drinkers. Depth of water varies from 200-250 feet and the quality of the well water is reported to be excellent.

The ranch is adequately improved by an older rock construction home, frame barns and outbuildings and a nearly new owner’s cabin with nearby storage building.

**CONTINUED ON PG 15**





An aerial photograph of a large, open ranch. In the foreground, a cluster of green trees surrounds a circular, blue water tank. A tall, silver metal windmill stands next to the tank. A dirt road winds through the trees and across a grassy field. The background shows a vast, flat landscape with scattered trees under a clear blue sky.

*With 12 windmills, 1 solar well, 2 electric submersible wells, and buried water lines to pump additional water troughs or to improvements, the Prospect Ranch is an extremely well watered property.*



Additionally, the ranch is improved by the main pipe shipping pens located at the headquarters and three sets of branding/working pens. The owner of the Prospect Ranch lives in the Dallas/Fort Worth Metroplex area and he has installed six cameras located on various portions of the ranch. The owner can view any of these cameras at any time and these cameras are also a great deterrent against theft and trespassing on the property.

The ranch is very conservatively stocked with approximately 104 grown cows, 46 heifers, 10 bulls and over 1,000 Spanish nannie goats plus 49 billy goats. By running this type of operation, the cows have an abundance of palatable grasses and the goats have a nearly perfect balance of live oak, agarito and other vegetation for browse.

No commercial hunting is allowed on the Prospect Ranch. This is outstanding whitetail deer country and on occasion, black buck antelope are viewed on the ranch. Other game species include turkey, dove and quail. To date, no feral hogs have located in this country and because most all of the ranchers in the area run goats and/or sheep in combination with cattle, there are very few coyotes. In 2015, a Wildlife Management Plan was conducted by a Certified Wildlife Biologist on the northern 9,634 acre portion of the property. The aerial survey estimated a population of 364 adult deer or 1 adult deer per 26.5 acres. Approximately 42% were adult bucks and 58% were doe.


The Prospect Ranch is located in a desirable area, receiving approximately 22 inches of rainfall annually. The growing season averages approximately 230 days.

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*The mesquite eradication on this property rates among the best ever and many portions of the ranch have a scenic “park like” appearance.*



The owner of the Prospect Ranch believes he owns approximately one-quarter ( $\frac{1}{4}$ ) of the minerals under the northern 9,634 acre portion of the property and approximately one-half ( $\frac{1}{2}$ ) of the minerals on the south 1,737 acres. The seller will convey one-half ( $\frac{1}{2}$ ) of the seller's owned minerals. In addition to this attractive mineral conveyance, the seller owns a full one-half ( $\frac{1}{2}$ ) of the executive leasing rights for the entire Prospect Ranch, and all of these valuable rights will convey with the sale. Currently, there are several producing oil/gas wells located on the ranch. The royalty income on one-half ( $\frac{1}{2}$ ) of the owned minerals is currently running approximately \$400-\$500 per month. There is some windfarm development in the area and all wind generation rights will convey with the sale.

The Prospect Ranch is very realistically offered for sale at \$1,500 per acre. This price is extremely realistic, especially since the south pasture recently sold for nearly \$1,750 per acre. This listing price includes all of the cattle, goats, ranch equipment and one-half ( $\frac{1}{2}$ ) of the seller's minerals, along with one-half ( $\frac{1}{2}$ ) of the executive leasing rights for the entire property. With the livestock and equipment included, this is essentially a turn-key offering.

Quality ranches such as the Prospect Ranch are seldom offered for sale in this area of strong long-term ownerships. The Prospect Ranch is truly representative of the most productive ranch country to be found in

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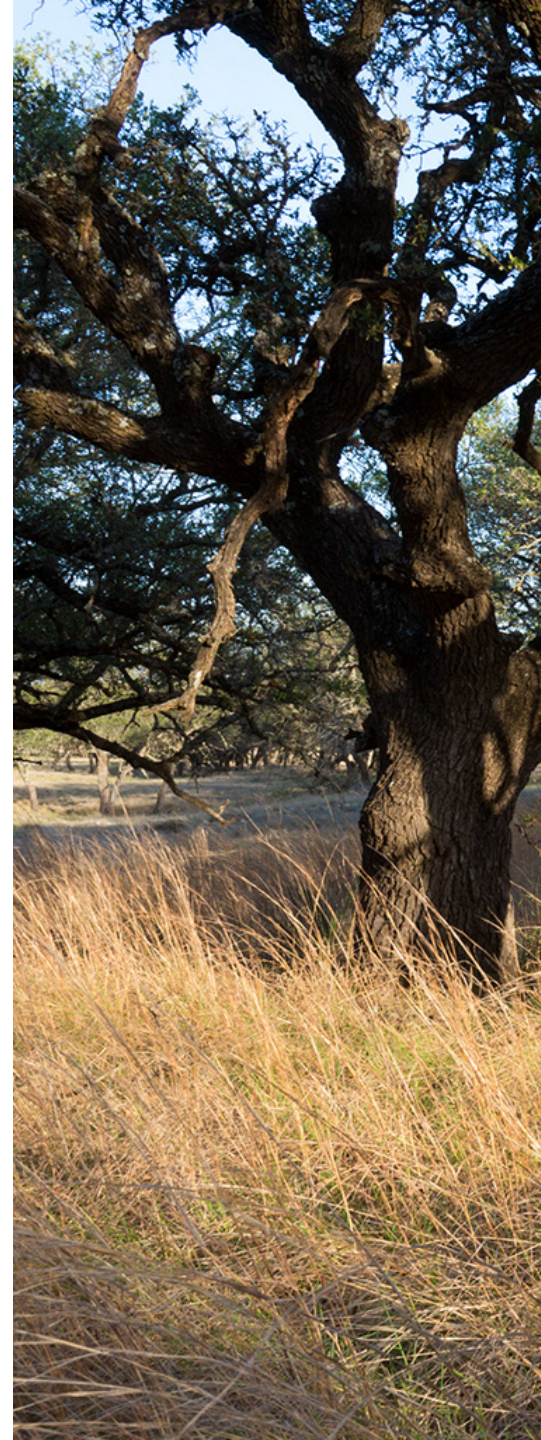
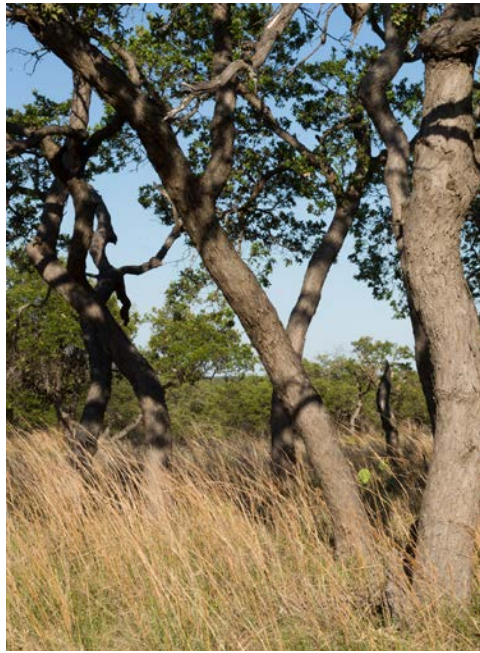


*Stocked at 114 cattle and 1,049 goats, the cattle have an abundance of palatable grasses while the goats have a nearly perfect balance of live oak, agarito and other vegetation to browse.*





the Edwards Plateau area of Texas. If you have interest in owning a quality, extremely well-maintained ranch, please schedule a showing of the Prospect Ranch, as you will not be disappointed. This is the type property that a ranch real estate broker is very proud to show and a buyer will be very proud to own.

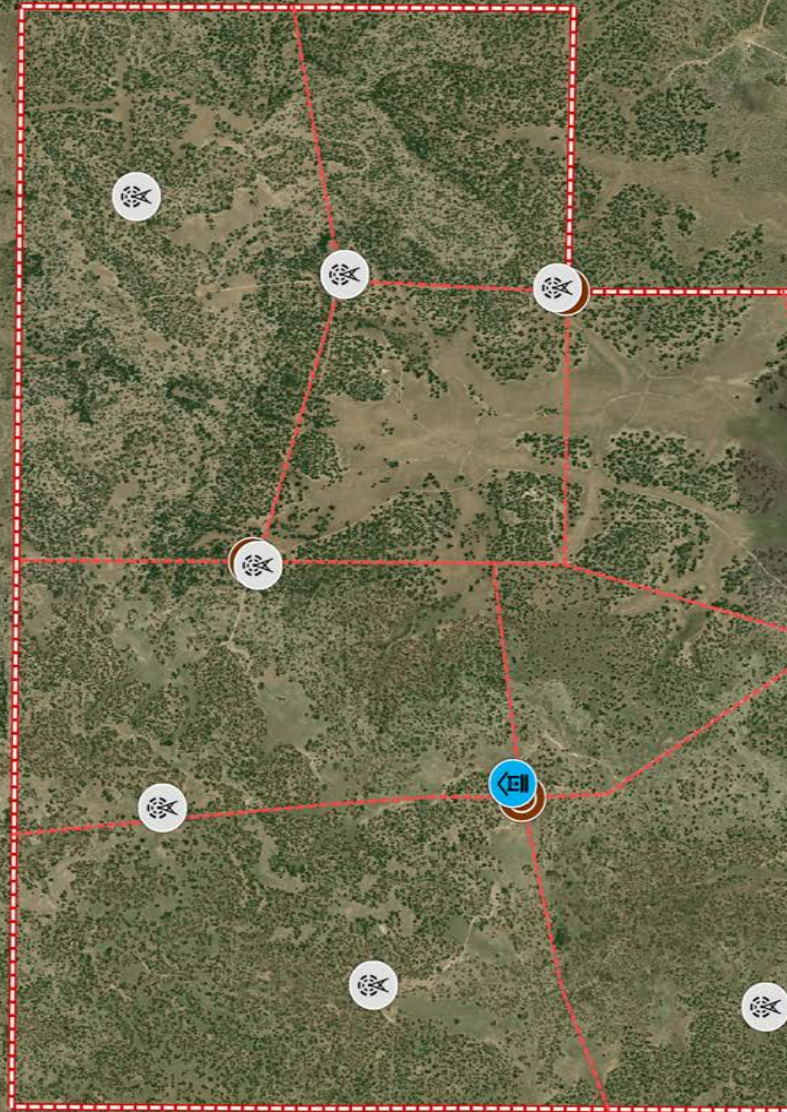




*Chas. S. Middleton*

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FARM - RANCH SALES AND APPRAISALS



Aerial Map



Windmill



Well



Pens



House



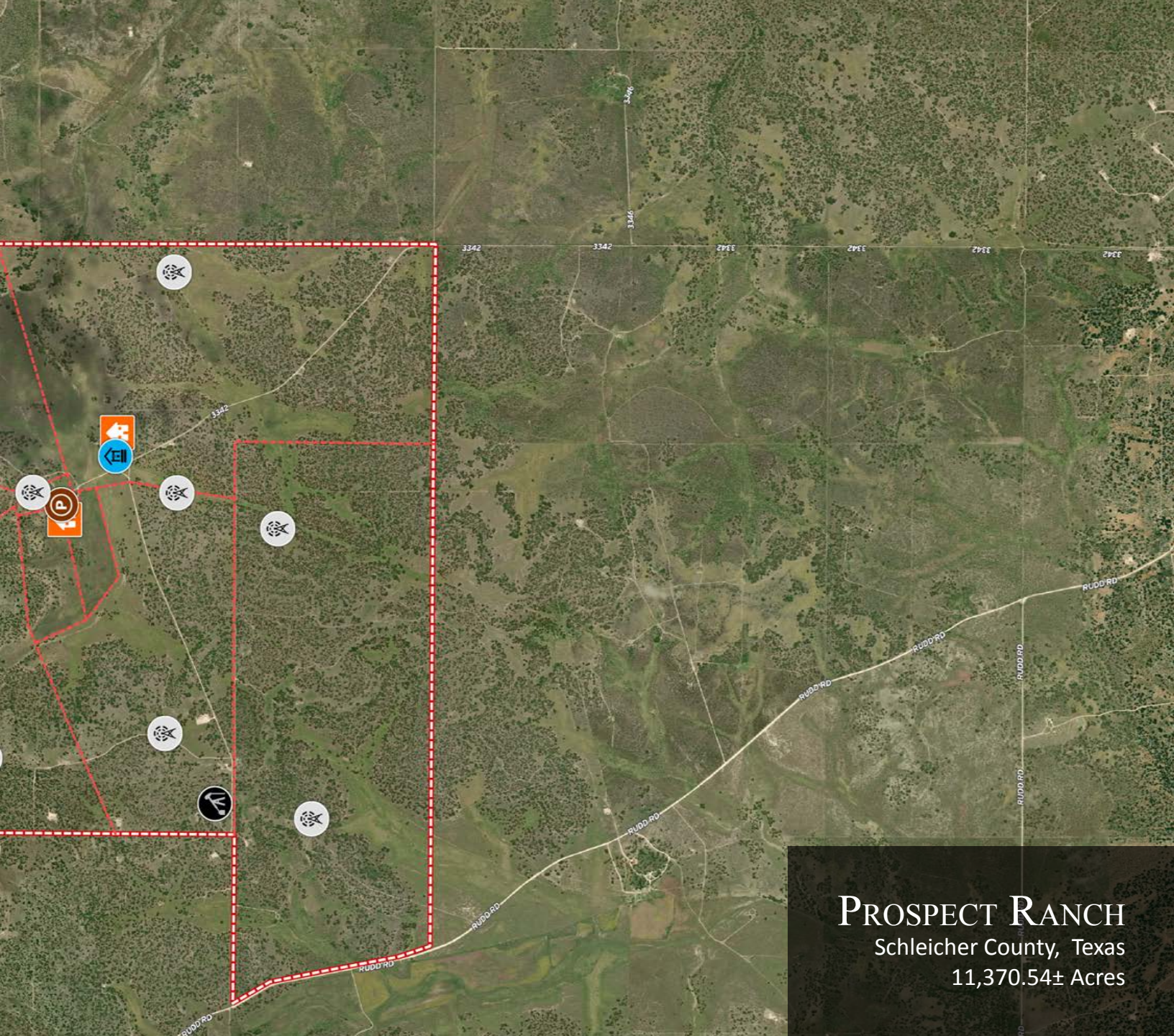
Oil Well

Fence



Boundary



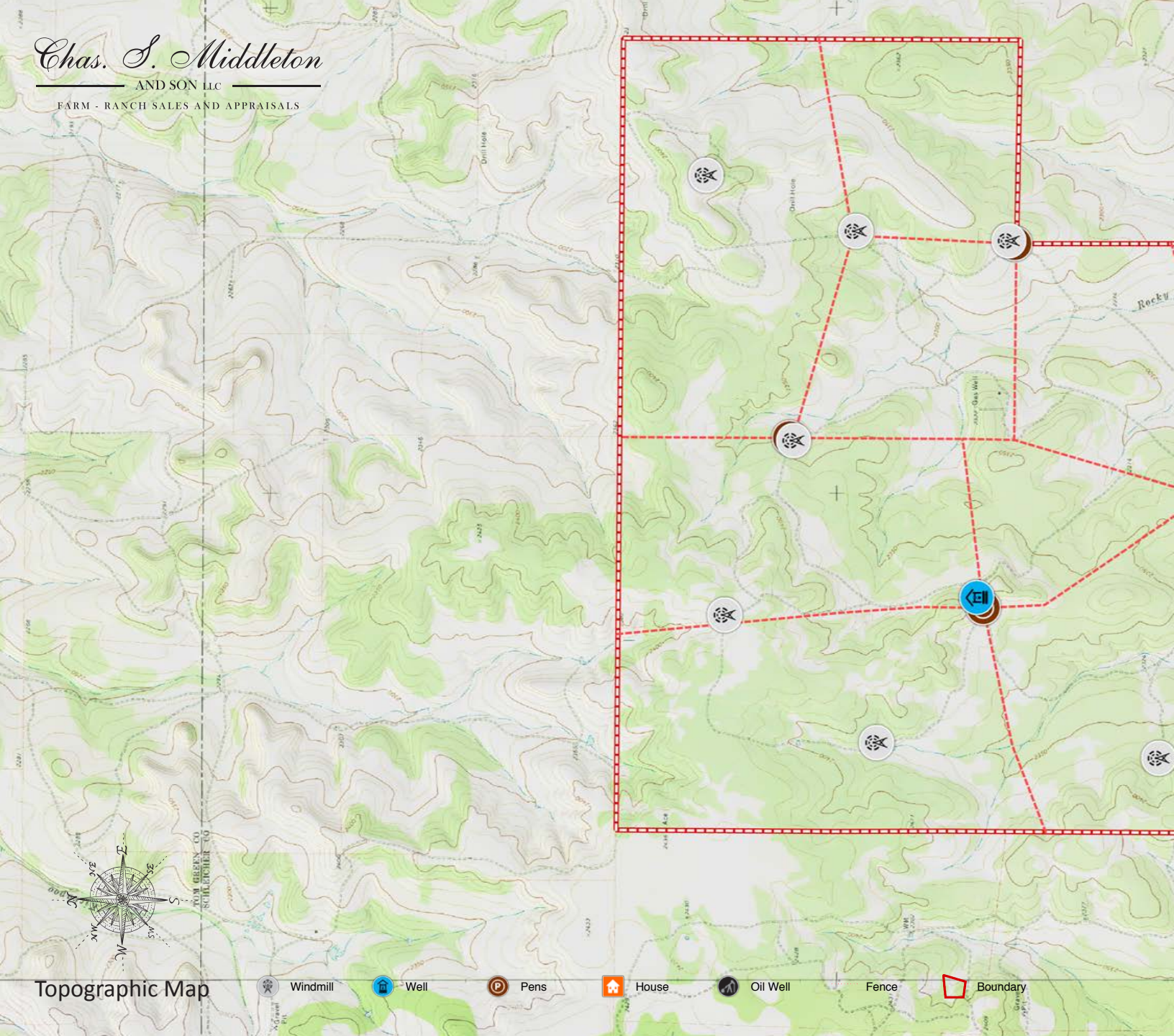


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
# Chas. S. Middleton

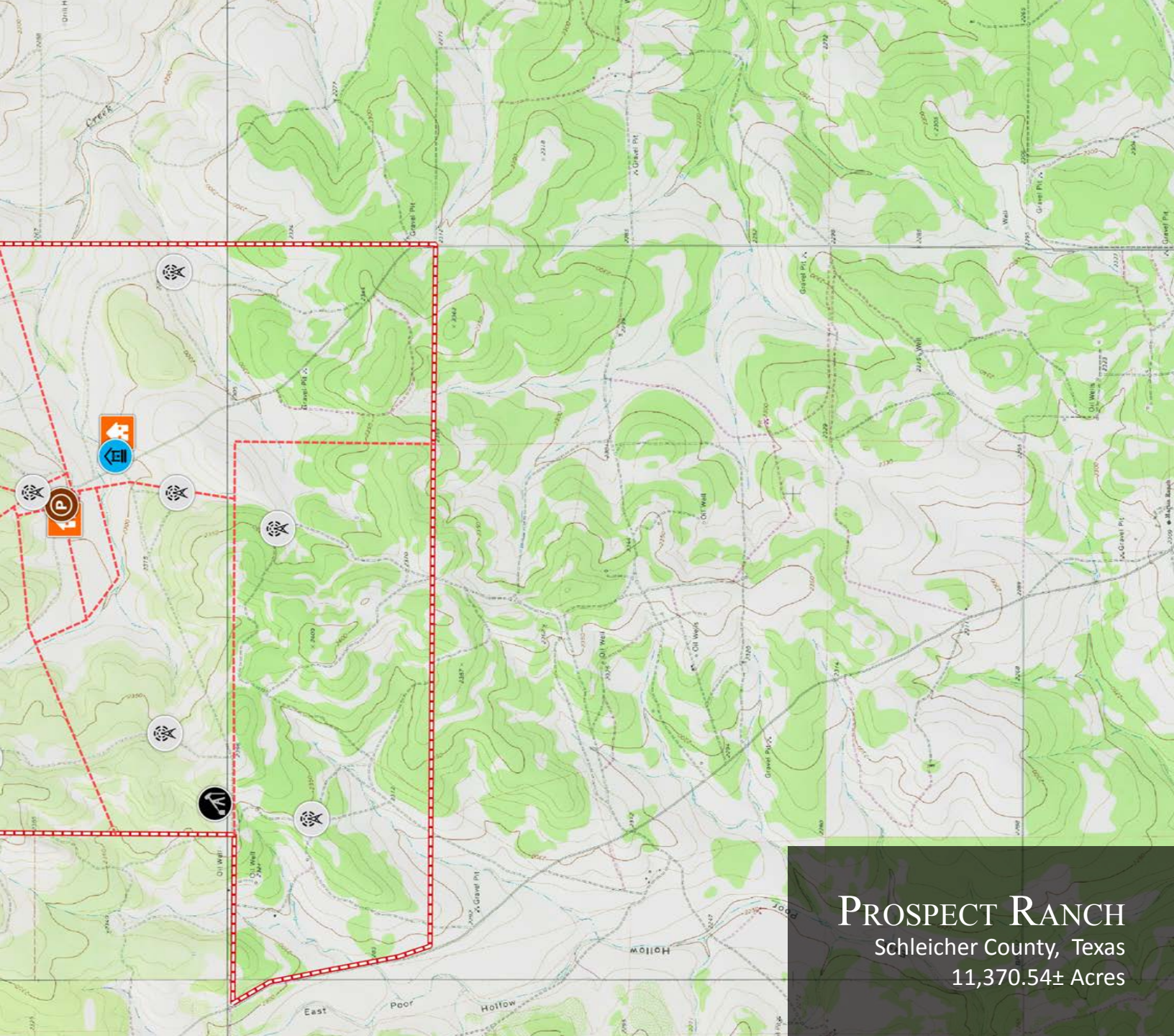
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Topographic Map

-  Windmill
-  Well
-  Pens
-  House
-  Oil Well
-  Fence
-  Boundary



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Schleicher County, Texas  
11,370.54± Acres

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**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.