

STUART RANCH

11,657 ± ACRES

PALO PINTO & STEPHENS COUNTIES, TX

Exceptional live water features and diverse topography.

Under the same family ownership since the 1870's!



Offered Exclusively By

Chas. S. Middleton and Son

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We are honored to have obtained an exclusive listing on one of the largest long-term ownership ranches located in the north-central portion of Texas. The Stuart Ranch was purchased by James Nesbit Stuart in the mid 1870's. The property has never, until now, been offered for sale. Mr. Stuart was an old-time cattleman, merchant, capitalist and early day settler. He and his young bride moved from Tennessee to Palo Pinto County in 1859. He started purchasing land and, over time became one of the largest landowners in the area. Besides being in the cattle business, he was actively involved in a lumber business, mercantile store, drug store, lumber yard, grocery store, and later, a hardware and feed trade business.

The Stuart Ranch is well located in western Palo Pinto County, with a small sliver of the ranch extending into eastern Stephens County. Access is provided by paved highway frontage. The property is approximately 60 - 100 miles west of the Dallas/Fort Worth Metroplex. Ranches of this size are seldom offered for sale in this area.



Subject to sale, withdrawal, or error.



The main body of the ranch, which is located north of the highway, contains approximately 9,373 acres. The smaller portion of the ranch, to the south of the highway, contains approximately 2,285 acres.

The topography of the Stuart Ranch is extremely diverse. The upland mesas have elevations ranging from 1,400 feet to 1,475 feet. These fairly level mesas have limestone rock side slopes descending to level and gently rolling live oak prairies. This productive prairie land then descends to scenic creek bottom areas with elevations ranging from 1,100 feet to 1,300 feet. Most of the side slopes and ridges throughout the Stuart Ranch have large fractured limestone boulder facings along the edges of the escarpments.





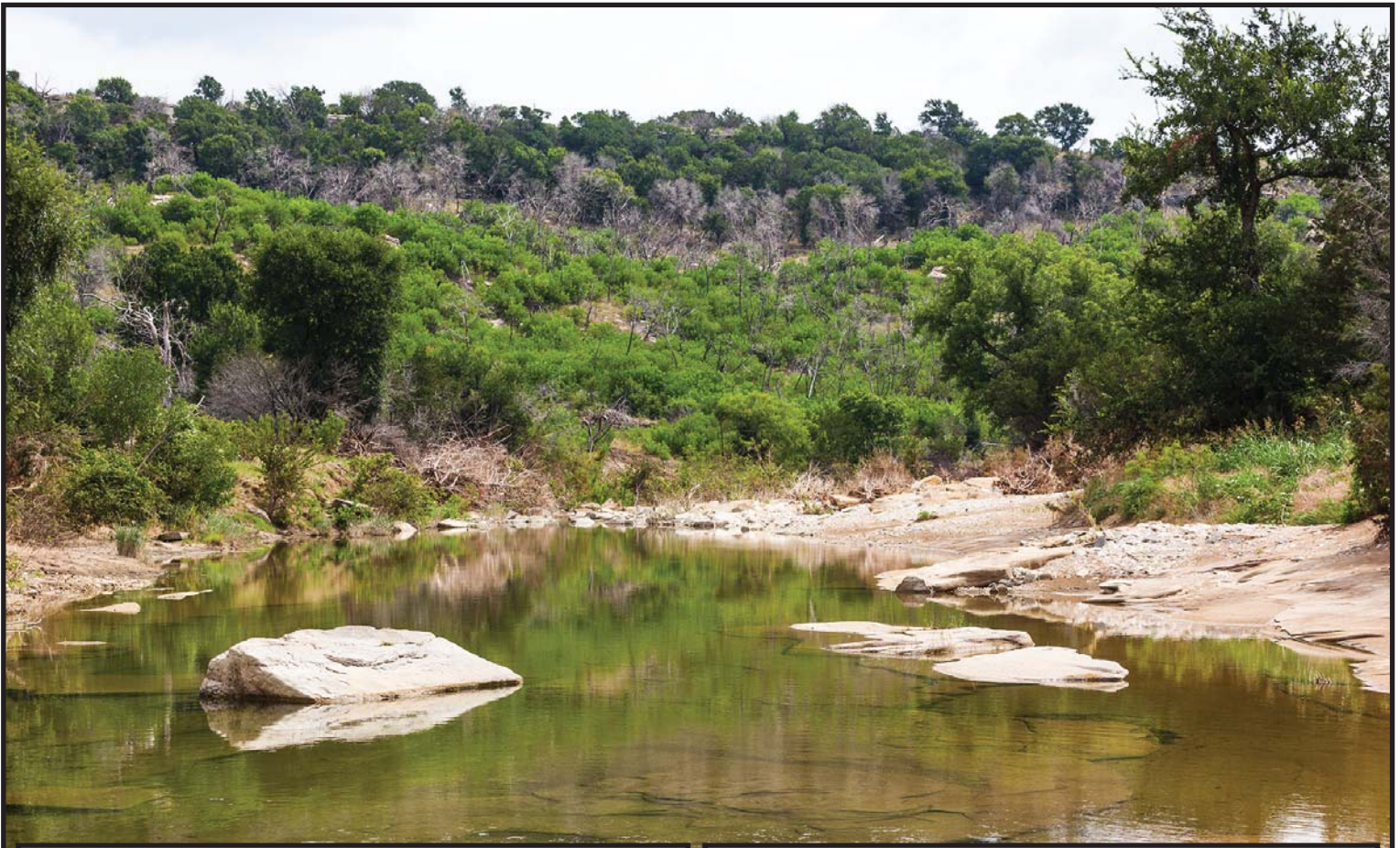
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In 2011 a wildfire burned the majority of the ranch. Many of the permanent fences were replaced after this fire. Prior to the wildfire, the principal tree cover was cedar, live oak and large mesquite. The wildfire destroyed an estimated 50% or more of the tree cover, but large live oak and scattered mesquite are still common throughout the uplands and prairies, with live cedar and dead cedar common throughout the rougher ridges and rocky side slopes. The winding creek bottoms commonly have a canopy of large pecan, mesquite, oak, cedar elm and willows. These towering tree covered canopies offer desirable protected shaded areas and a “park-like” appearance throughout much of the creek bottoms.

After the fire, some of the burned areas experienced new growth cover of oak and sumac. While evidence of the fire is still somewhat noticeable in places, it has opened up portions of the ranch, enhancing the grass cover, and many areas of the ranch have benefited from the fire. Currently, the ranch has an overall exceptional turf of mixed native grasses.

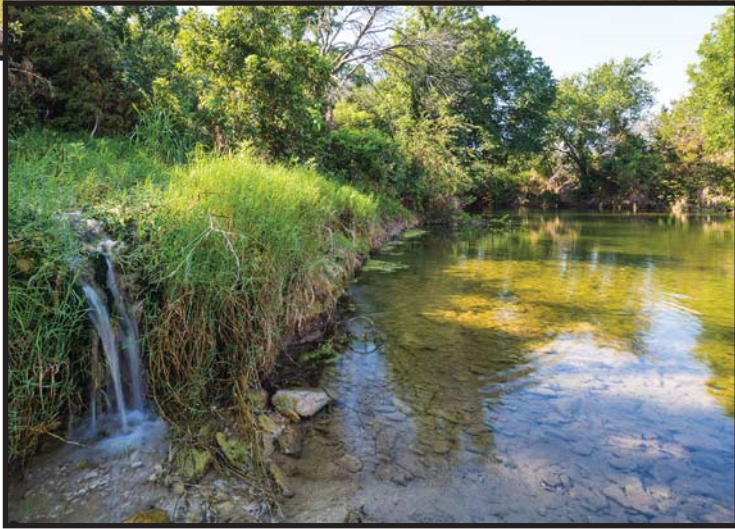
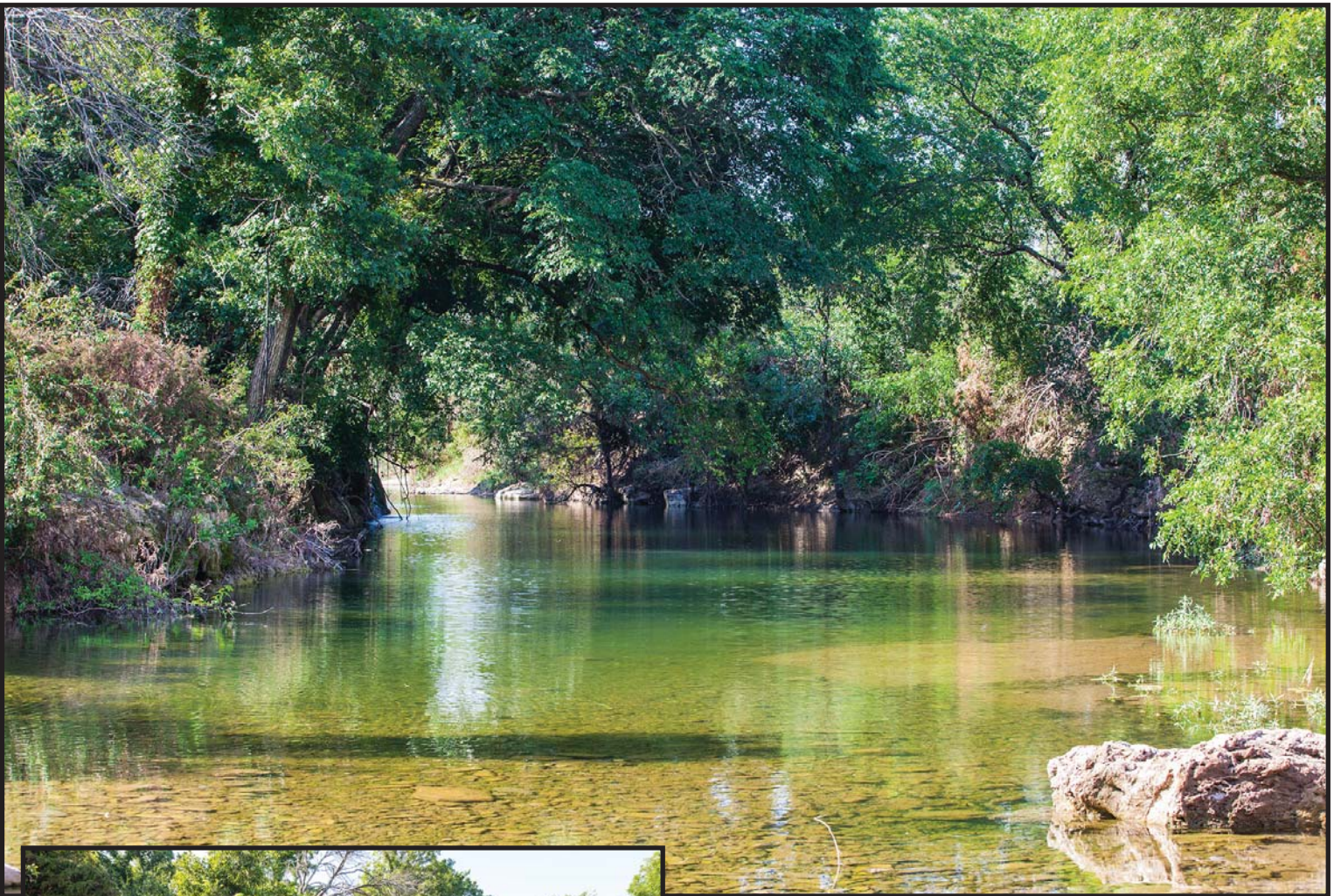




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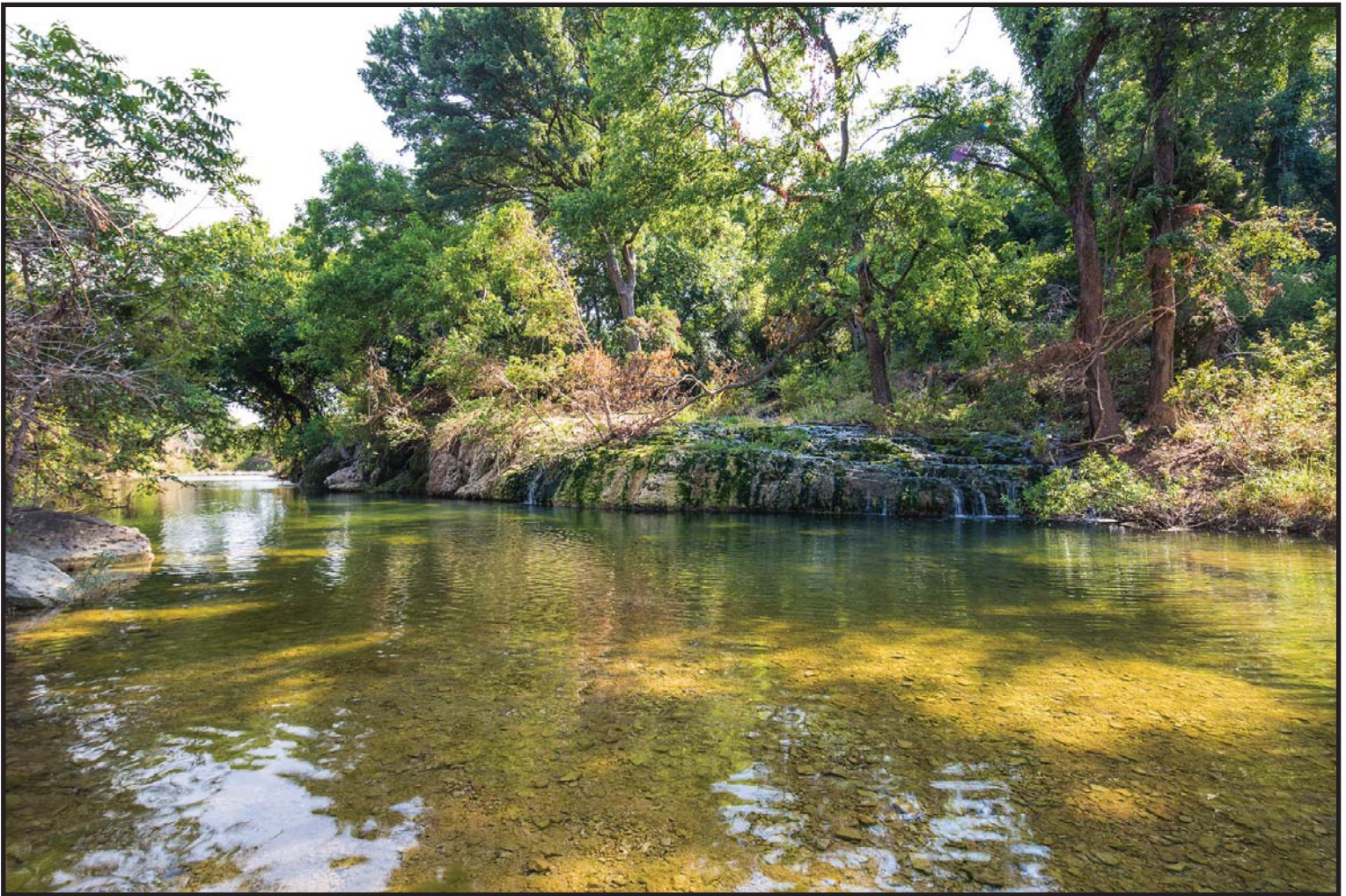


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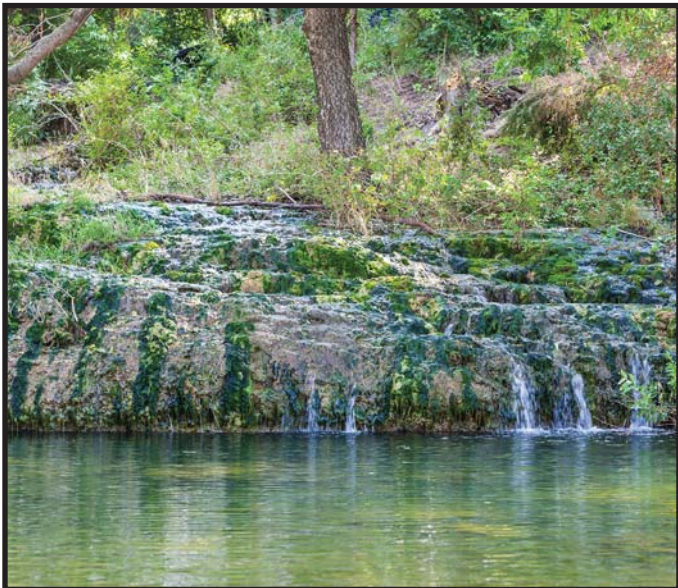


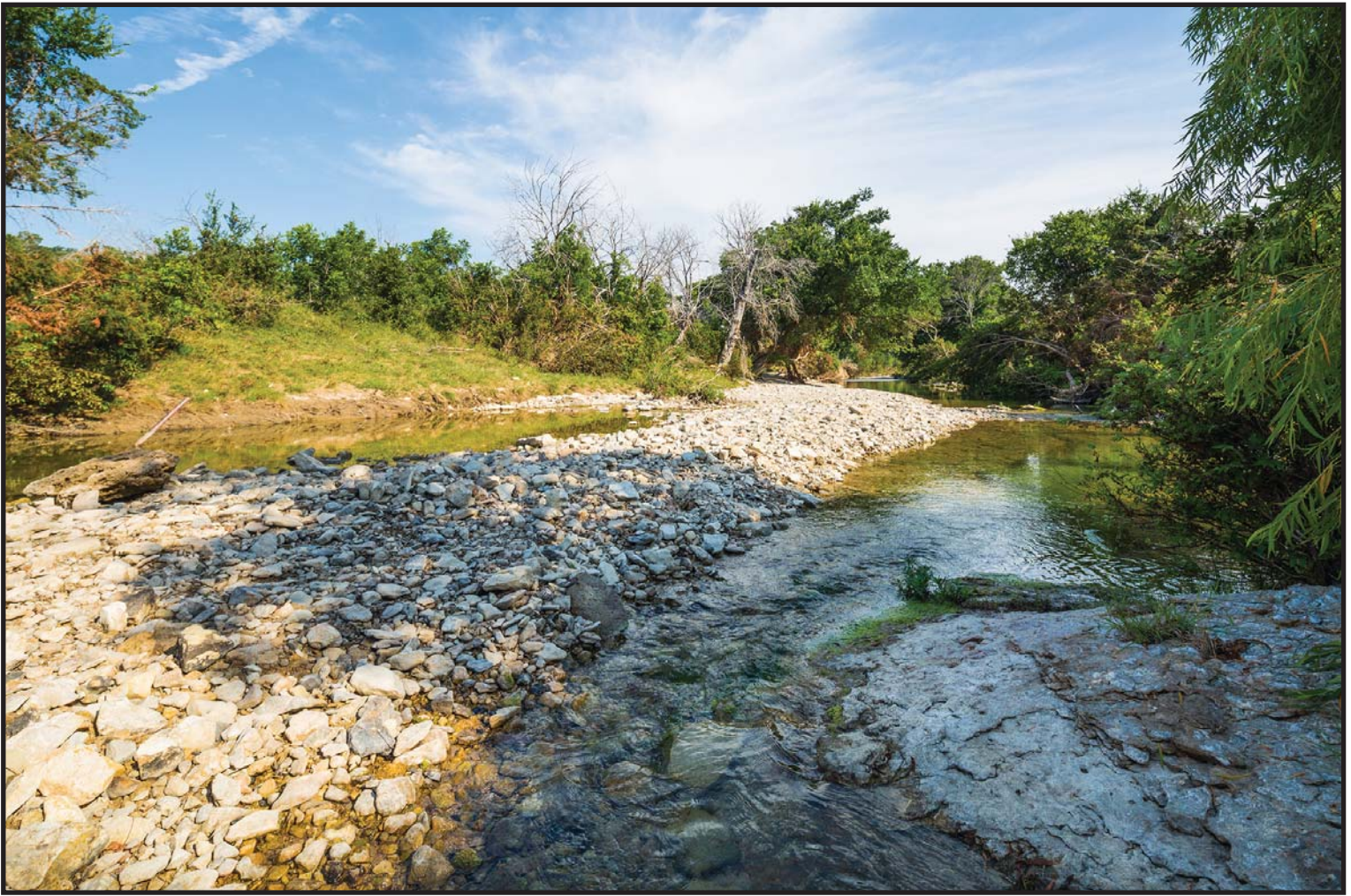
Several major drainages run through the ranch. Bill's Creek and South Bill's Creek drain the southern one-third (1/3) of the property. The centerpiece of the Stuart Ranch is Ioni Creek. This very scenic creek and its numerous tributaries flows through the northern one-third (1/3) of the ranch for a distance of approximately 6 miles. With normal rainfall, these major drainages will have crystal clear flowing water for much of the year, especially during the cooler months. During the hot summertime, water flow decreases substantially, and during the hottest portion of the year, these creeks may cease to flow, but will still have large intermittent holes of water throughout.





A remote, but very picturesque area of the Stuart Ranch should be viewed by any serious prospect. This “must see” unique setting is only accessible by foot, but well worth the walk. Cool crystal clear spring water surfaces from a large fractured rock crevice in the limestone side slopes above Ioni Creek. As this flowing spring water exits the crevice, it immediately spreads throughout the tree covered rocky side slopes, creating numerous small water falls which ultimately splash into the creek. At times, it is estimated these springs run a couple of thousand gallons per minute, but decrease substantially during the hot summer. The water from these springs is cool and refreshing and nearby holes of water along Ioni Creek are typically 6-8 feet deep, offering a great place for summertime swimming. It was reported to the broker that these springs continued to flow throughout the recent 100 year drought of 2011 - 2014. Other smaller springs are scattered throughout the ranch. It is very common to view bass, perch, catfish and baitfish in the deeper, clear water holes along Ioni Creek and various tributaries.

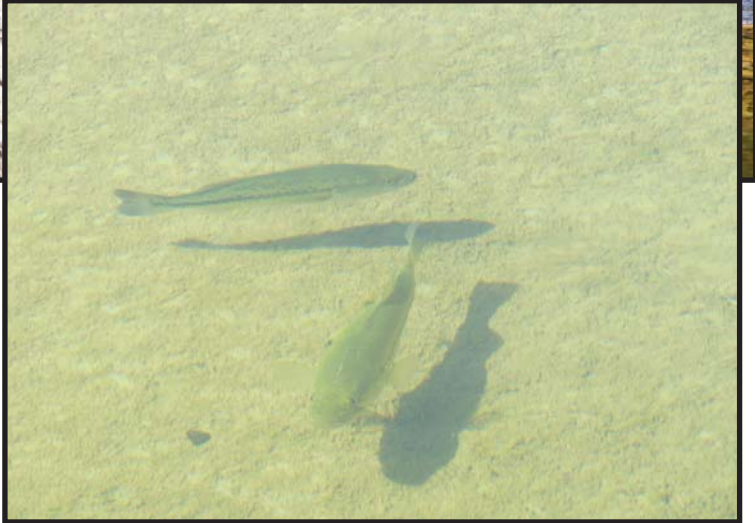




The abundance of clear flowing water, rugged limestone rock outcrops and diverse topography give major portions of this ranch a scenic “Hill Country” appearance. When compared to the typical ranch in this area of Texas, the Stuart Ranch is considered somewhat unique, considerably more scenic and diverse.

Besides the excellent live water features found on the property, other water sources include electric submersible water wells, waterlines with drinking troughs and a number of good dependable earthen ponds.





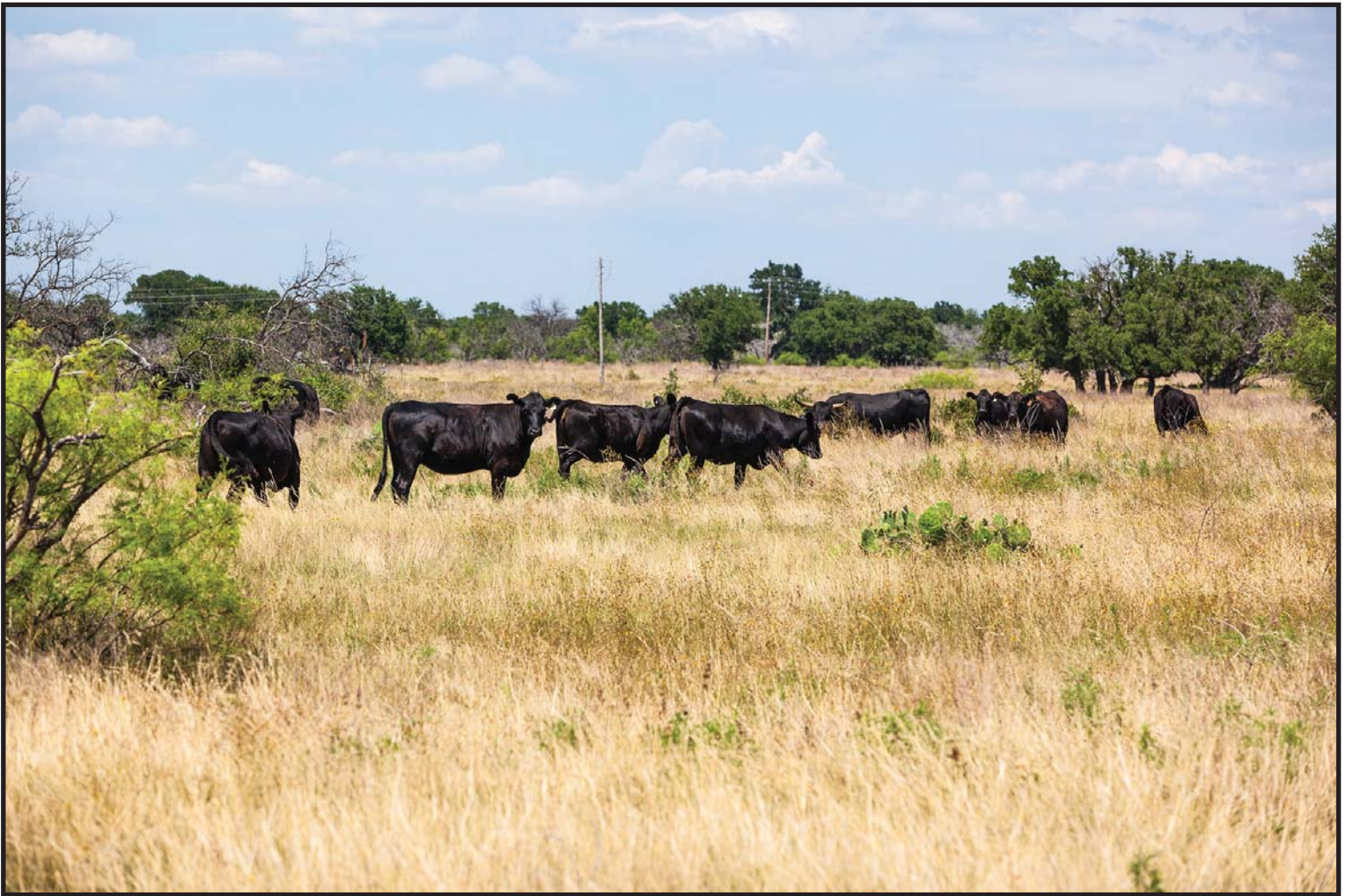
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The Stuart Ranch is modestly improved. Improvements include an older frame headquarters house which contains three-bedrooms and two-baths, a metal shop/barn, overhead supplement feed bin, pipe shipping pens with scales near the headquarters, and another large set of pipe pens located on the extreme south end of the ranch, south of the highway.



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The ranch has historically been operated as a cow/calf ranching unit and the hunting rights are currently leased for the season. Historic stocking rates are in the neighborhood of 600 animal units. The ranch offers excellent hunting in the form of whitetail deer, turkey, quail and dove. Feral hogs also roam this area.

The Stuart Ranch is located in a desirable ranching and recreational area of Texas. Average annual precipitation is in the range of 32 - 33 inches.



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Annual property taxes are approximately \$16,000 per year, or about \$1.37 per acre. There is scattered oil production over portions of the ranch. The seller is reserving all mineral rights, as well as the rights of ingress or egress for the purpose of mineral development; however, the seller has the discretion and flexibility to negotiate the conveyance of a portion of the mineral estate in order to finalize a sale.

The seller has agreed to survey the Stuart Ranch in order to establish the total acres. In this regard, the seller believes there may be approximately five or so small tracts included with the ranch where the seller owns varying undivided ownership interests rather than having a full ownership interest. It is possible that a couple of these undivided ownership tracts may actually be located outside the fenced boundaries of the property; however, until a boundary survey is completed, it is difficult to ascertain the above. In total, the seller believes their ownership covers approximately 12,300 total gross surface acres, but after deducting outside undivided interest ownerships, their actual net ownership is approximately 11,657 acres.

This long term ownership ranch is now on the market for the first time ever. The property is located in a desirable area and the topography, live water features and scenic views make the Stuart Ranch a property that anyone would be proud to own, operate and enjoy. The Stuart Ranch is offered for sale at \$1,500 per acre.



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