



X-MILE RANCH HOUSE
SAN ANGELO, TEXAS





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\$1,850,000 | 200± ACRES



LISTING AGENT: **MONTE LYONS**

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TRUSTED *by* **GENERATIONS,** *for* **GENERATIONS**

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
STERLING, COLORADO	COLLEGE STATION, TEXAS
SUN VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
BUFFALO, WYOMING	MELISSA, TEXAS
BILLINGS, MONTANA	SOUTHEASTERN US

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

This rare opportunity for private country living on 200± spectacular acres is located just 10 miles from the outskirts of San Angelo and 20 minutes from downtown. The X-Mile Ranch House has been meticulously maintained by the same family for over 40 years and is being offered separately and in combination with the main X-Mile Ranch property. From a shared access gate on State Highway 208, an all-weather road leads to the improvement site featuring a stunning 5,000± square foot rock home with the best finishes, lighting, custom fireplaces, custom bathroom and kitchen tile, Saltillo tile floors, high ceilings, outdoor kitchen, covered porches, and thoughtfully designed landscaping. Complimenting the residence are a custom rock barn and rock horse facility with a lighted arena.



LOCATION

“X” (Ten) Mile Ranch, named for its short driving distance from the northern boundaries of the city of San Angelo via state highway 208, is approximately 1.5 hours from Midland Odessa and Abilene and approximately 3.5 hours from San Antonio, Austin, and Fort Worth.

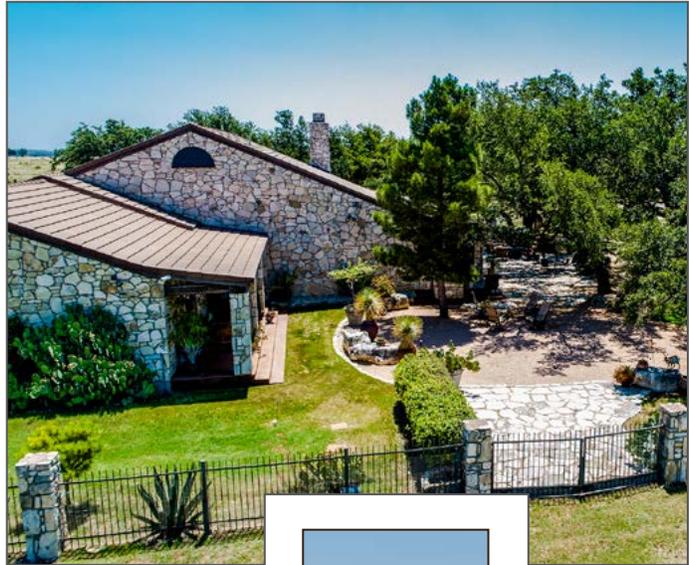


LOCALE

X-Mile Ranch is in northern Tom Green County with the north border touching the Coke County line. San Angelo is the county seat and was originally founded on the Concho River as a frontier town adjacent to Fort Concho in the 1860s. Ranching and farming in the immediate area surrounding the Concho River fueled the original growth of the community which is now home to 100,000 residents. The region boasts three lakes and is home to Angelo State University which has an enrollment of over 10,000 students and is part of the Texas Tech University System.

GENERAL DESCRIPTION

The X-Mile Ranch House sits on 200± acres divided from the balance of the 3,413± acre X-Mile Ranch. The property includes frontage along State Highway 208 and is accessed via an easement and shared access gate. At the ranch entrance on Highway 208, the elevation is approximately 2,215 feet. The all-weather road winds upward and eastward to an elevation of roughly 2,415 feet to a cattle guard that separates the property from the balance of the X-Mile Ranch. The residence enjoys incredible views in all directions and the beautiful San Angelo skyline can be seen at night while sitting next to the fire. The balance of the 200± acres lies to the west of the improvement site and includes a seasonal spring and a windmill for livestock and wildlife water.



In April 2011, the “Wildcat” fire consumed the entire ranch except for the improvement sites. Since that time, the owners have devoted countless labor and machine hours to clearing the burned juniper and minimizing regrowth. The result is a beautifully manicured, mostly open property, with minimal infestation of juniper and mesquite and abundant grass. Clearing of the juniper and mesquite has allowed the live oaks to thrive and has dramatically improved the wells on the property and increased the flow from the seasonal springs found on the property.



IMPROVEMENTS

The X-Mile Ranch House sits on 200± acres divided from the balance of the 3,413± acre X-Mile Ranch. The property includes frontage along State Highway 208 and is accessed via a shared access gate and all-weather road. At the ranch entrance on Highway 208, the elevation is approximately 2,215 feet. The all-weather road winds upward and eastward to an elevation of roughly 2,415 feet to a cattle guard that separates the property from the balance of the X-Mile Ranch. The residence enjoys incredible views in all directions and the beautiful San Angelo skyline can be seen at night while sitting next to the fire. The balance of the 200± acres lies to the west of the improvement site and includes a seasonal spring and a windmill for livestock and wildlife water.









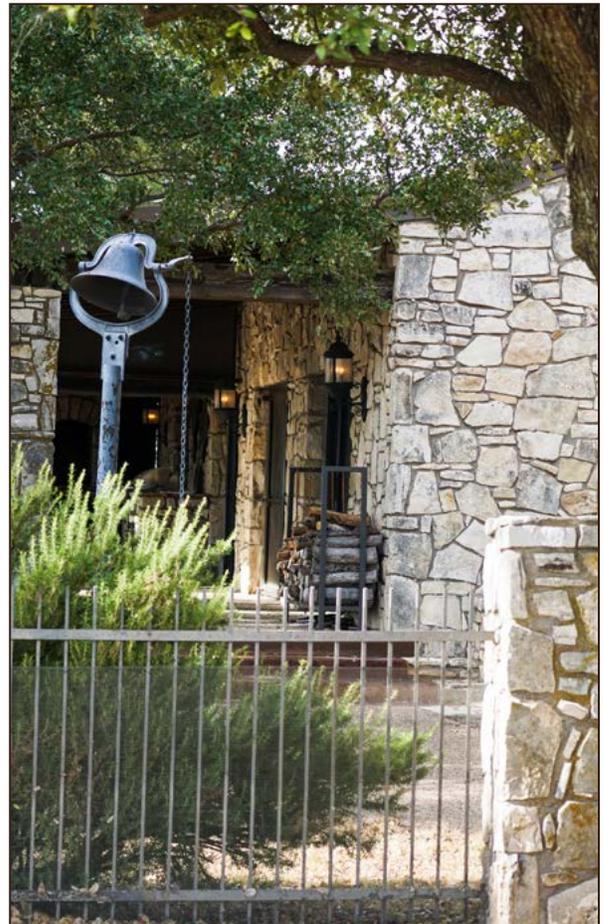


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horse barn





WILDLIFE RESOURCES AND RECREATIONAL CONSIDERATIONS

The hunting at X-Mile is all you might expect and is fantastic, especially for deer and turkey, and in some years, a thriving population of bobwhite quail. The property has been lightly hunted in recent years. In addition to hunting, the ranch has numerous spots that are ideal for hiking, biking, horseback riding, bird watching, and ATV/UTV adventures.





THE FACTS

- 200± acres in Tom Greene County, Texas
- Custom stone home in an extremely private location offering luxury country living with complimentary structures and amenities
- Access by state highway 208 with all-weather road to the residence and improvement site
- Frontage along state highway 208 and the ability to create a private entrance through fee owned property if desired
- Roughly 200 feet of elevation change from the access entrance to the improvement site
- Exceptional whitetail deer and turkey hunting with good bobwhite quail populations in most years
- Minerals available with an acceptable contract



BROKER'S COMMENTS

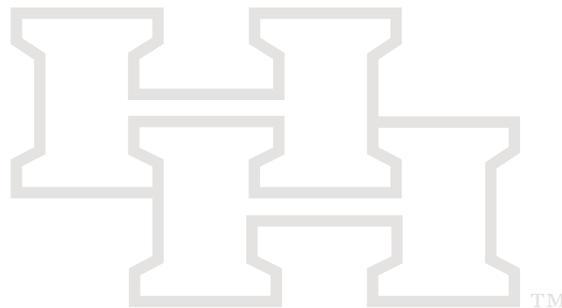
X-Mile Ranch House has all the features a luxury home buyer could want in an unprecedented location and setting. The custom stone home and complementary structures have paved access and are only a short commute to the services and conveniences offered by the city of San Angelo. The hard work has been done and the ranch is ready for a new proud owner. The property is available in combination with the 3,213± acre X-Mile Ranch offering.



Click on map above for link to MapRight map of property.

PRICE

\$1,850,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Judy Chirila](#) • (303) 861-8282

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 698-6882

[J.T. Holt](#) • (806) 698-6884



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

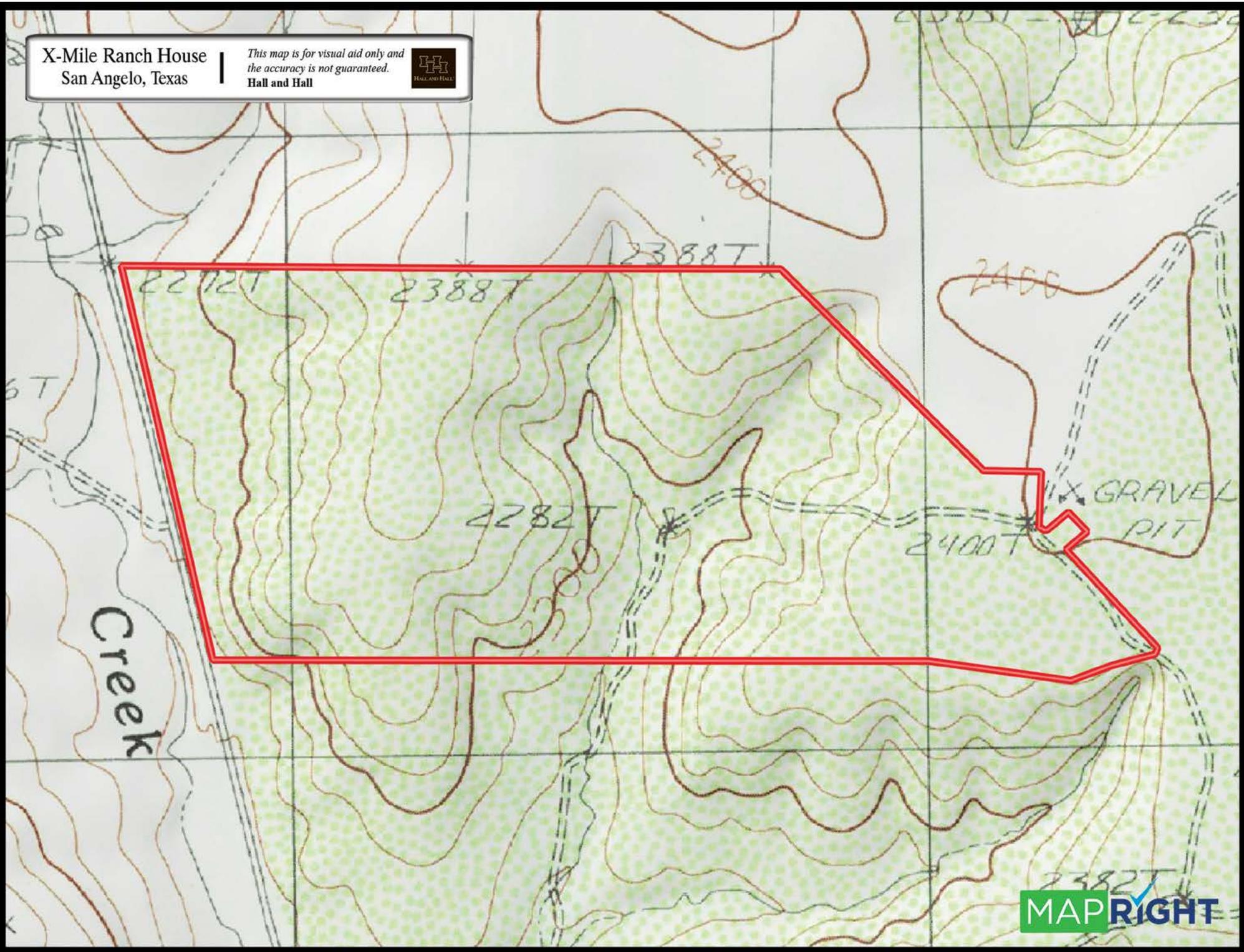
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Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

X-Mile Ranch House
San Angelo, Texas

*This map is for visual aid only and
the accuracy is not guaranteed.*
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