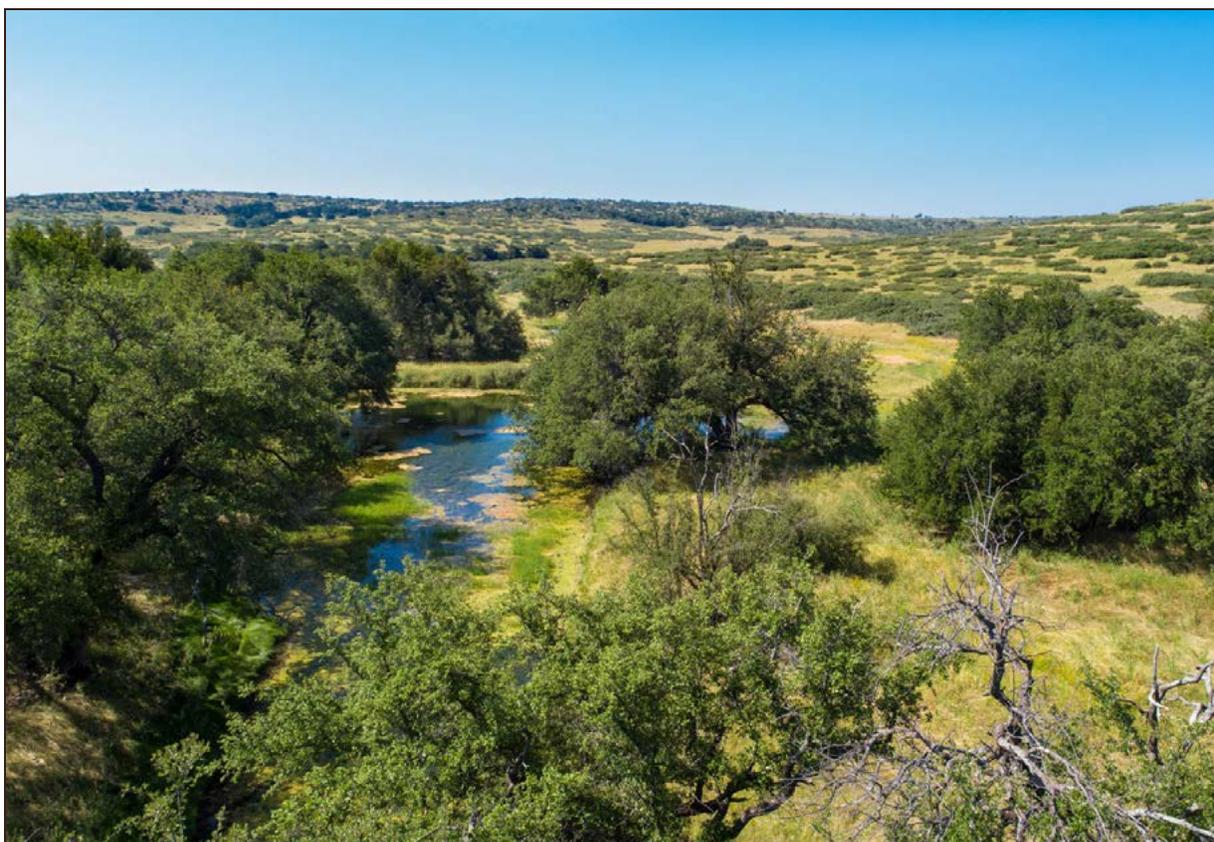




X-MILE RANCH
SAN ANGELO, TEXAS





X-MILE RANCH
SAN ANGELO, TEXAS

\$6,000,000 | 3,213± ACRES



LISTING AGENT: **MONTE LYONS**

6833 82ND STREET SUITE 102
LUBBOCK, TEXAS 79424

P: 806.698.6882

M: 806.438.0582

MLYONS@HALLANDHALL.COM



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

Located just 10 miles from the outskirts of San Angelo and 20 minutes from downtown, the X-Mile Ranch has been meticulously maintained by the same family for over 40 years. An oasis in the Concho Valley region, this exceptional 3,213± acre ranch features spring-fed live water for most of the year, tremendous white-tail deer and turkey hunting and good bob-white quail numbers in most years. The ranch also features a custom rock residence and a full complement of support structures and amenities for ranching or recreation. With an elevation change of almost 300', the topography is diverse from steep draws with wildlife cover to live oak dotted open valleys with lush grass flanking either side of spring-fed seasonal creeks. X-Mile Ranch is a first-class ranch property with exhibiting attention to detail and an emphasis on legacy and deserves an in-person viewing to fully appreciate the uniqueness of the ranch.



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.



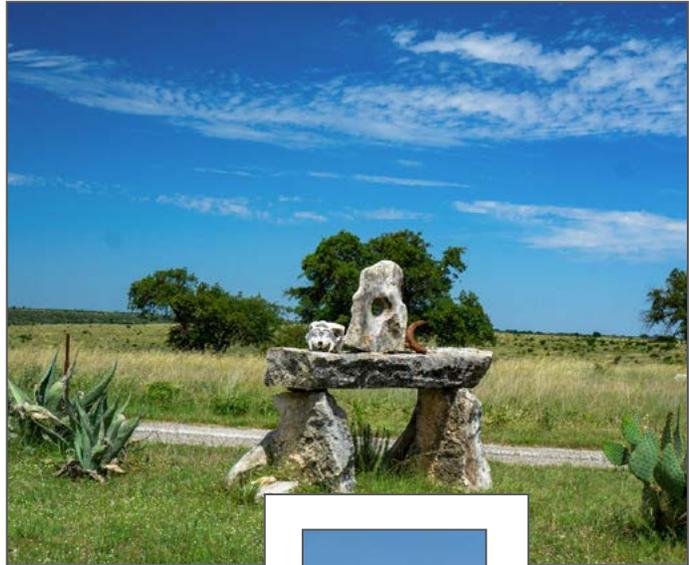
LOCALE

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 topography and land class diversity found on the ranch is exceptional and perfect for a combination livestock and hunting operation. The broad fertile valleys along spring-fed seasonal creeks produce abundant grass, while the large live oaks, steep ridges, scrub oak motts, and rocky breaks provide cover for wildlife.

At the ranch entrance on Highway 208 the elevation is approximately 2,215 feet. An all-weather road winds upward and eastward to an elevation of roughly 2,415 feet where the residences enjoy incredible views in all directions. As you continue east the elevation begins to fall rapidly as you drop off the high ridge to the valley below. Elevation falls to approximately 2,135 feet where the creeks exit the ranch on the east boundary.



In April 2011, the “Wildcat” fire consumed the entire ranch except for the improvement site. 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 junipers and mesquite and abundant grass. Clearing of the invasive junipers and mesquite has dramatically improved the wells on the property and increased the flow from the springs found on the property.

The property is cross-fenced into seven pastures and all perimeter and cross-fencing was built after the fire and consists of net wire below two strands of barbed wire.

WATER RESOURCES

The ranch is extremely well-watered via a combination of five wells with submersible pumps and four working windmills. With just normal rainfall, live water from three springs flows through the ranch in the Spring and Fall months in the form seasonal creeks, replenishing livestock tanks in each of the seven pastures.







IMPROVEMENTS
RANCH HEADQUARTERS

The double-gate entry on Highway 208 leads to an all-weather road that ascends up and around to a Y leading separately to the two compounds.





The headquarters includes an approximately 4,000 square foot custom stone home with five bedrooms, four bathrooms, and a detached three-car stone garage. This house faces west to the sunset and the rear of the house overlooks a rapid drop in elevation to the “backside” of the ranch. Intricate rock work frames the grounds and landscaping surrounding the house. Several holding pens are found at this location and a metal barn is nearby. The house makes an exceptional primary owner’s residence but could be utilized as a comfortable weekend retreat or lodge for owners and guests.





On the southwest edge of the ranch is a rock tank and yet another custom stone building that was designed as a hunter's camp. This idyllic site and building has a fire pit/grill, sleeps 10+ and sports a walk-in cooler among other features. All the rock structures on the ranch were built using stone native to the property.



A second exquisite residence is the focus of a second compound located on 200± acres of the ranch. This improvement site includes a stone barn with concrete floor, stone shop, stone horse barn with tack room and feed room and a lighted roping arena. This property is being offered separately but is available with the main X-Mile Ranch.

open valleys with lush grass



WILDLIFE RESOURCES

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. Much of the east boundary is high fenced and all or part of the ranch could be high fenced economically.



RECREATIONAL CONSIDERATIONS

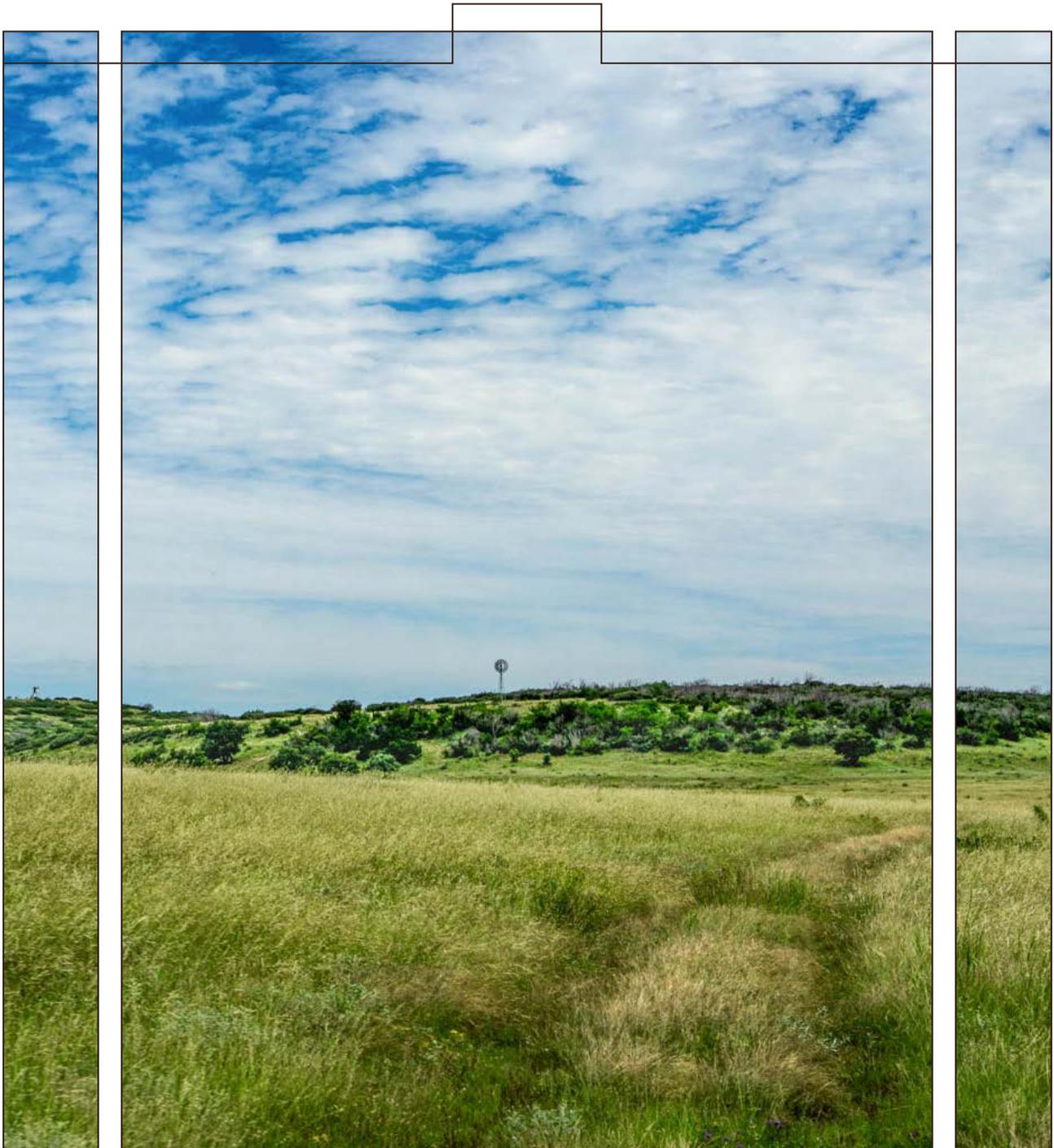
In addition to hunting, the ranch has numerous spots that are ideal for hiking, biking, horseback riding, bird watching, and ATV/UTV adventures. A Native American settlement/campsite has produced authentic arrowheads and artifacts dated hundreds to thousands of years old.





THE FACTS

- 3,213± acres in Tom Greene County, Texas
- Access by state Highway 208 with all-weather road to the residences
- Custom stone home with amazing views in all directions
- Extremely well-watered ranch property with five submersible wells, four working windmills, and live water much of the year via three springs
- Almost 300' of elevation change
- Exceptional whitetail deer and turkey hunting with good bob-white quail populations in most years
- Existing high fence on the east boundary. All or a portion of the ranch could be high fenced economically
- Minerals available with an acceptable contract
- An additional 5,000 square foot custom rock house, rock barn, rock horse barn and other amenities on 200± acres are offered separately, but can be purchased in combination with the main ranch



BROKER'S COMMENTS

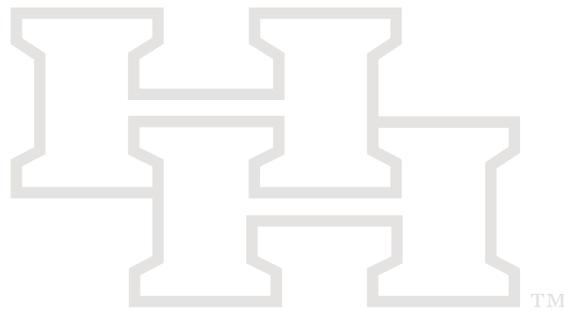
X-Mile Ranch has all the features a ranch buyer could want. Located near the center of Texas, the ranch has new fencing, abundant water, lush grass, and is teeming with wildlife. Live oak trees and scrub oak motts sculpt the landscape with very minimal mesquite and juniper infestation. The custom stone 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.



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

PRICE

\$6,000,000



TM

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.

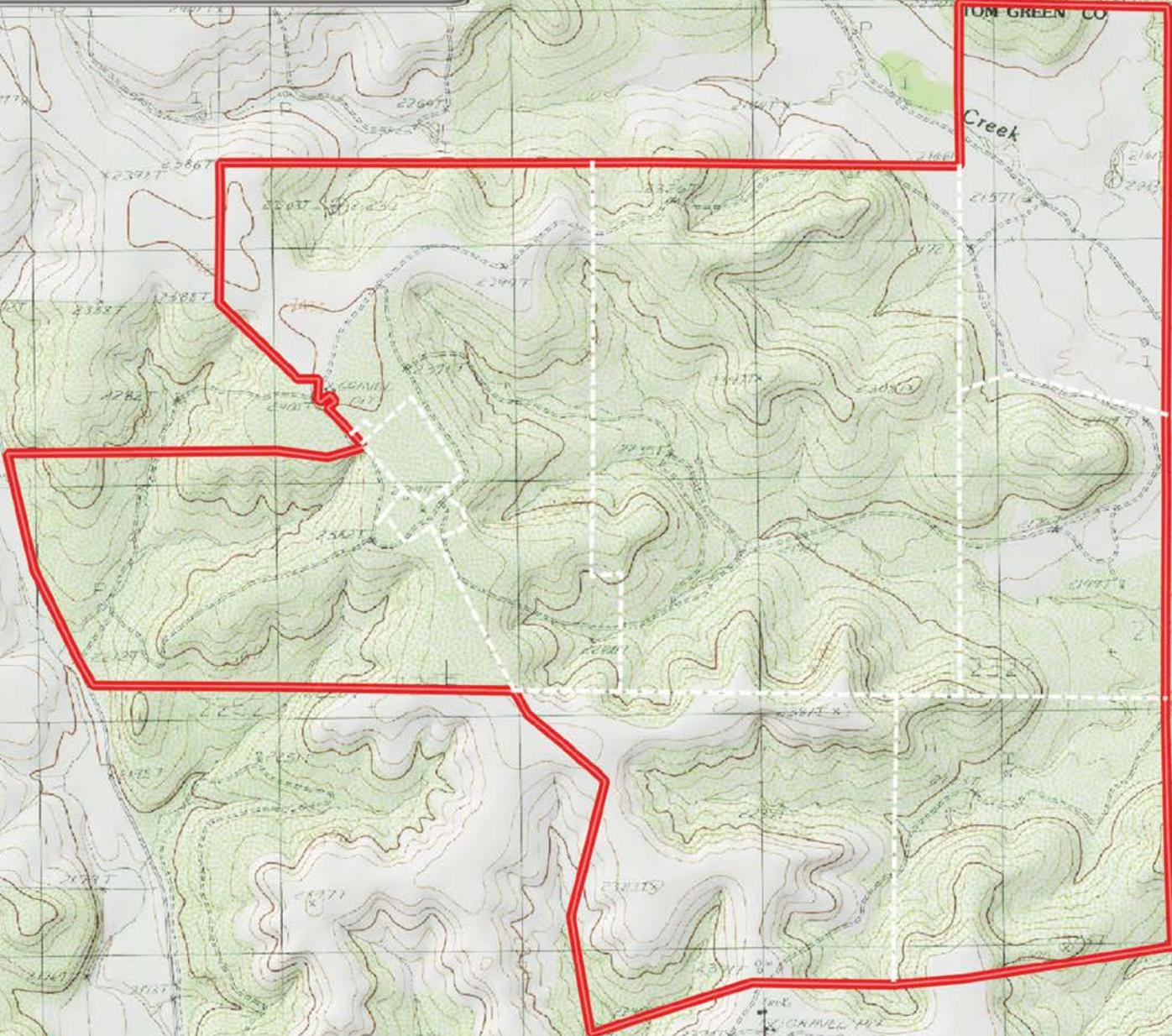
<u>Hall and Hall Partners, LLP</u>	<u>9001191</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Monte W. Lyons</u>	<u>588508</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Lawrence Tyler Jacobs</u>	<u>462082</u>	<u>tjacobs@hallandhall.com</u>	<u>979.690.9933</u>
Licensed Broker Associate	License No.	Email	Phone
<u>John T Holt</u>	<u>712689</u>	<u>jtholt@hallandhall.com</u>	<u>580.744.0921</u>
Licensed Broker Associate	License No.	Email	Phone
<u>Jay H. Leyendecker</u>	<u>674401</u>	<u>jay@hallandhall.com</u>	<u>956.771.4255</u>
Sales Agent / Associate's Name	License No.	Email	Phone
<u>Stacy W. Jackson</u>	<u>517185</u>	<u>sjackson@hallandhall.com</u>	<u>903.820.8499</u>
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

X-Mile Ranch
San Angelo, Texas

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



X-Mile Ranch
San Angelo, Texas

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

