

# COMANCHE STAR RANCH

4,222 ACRES OF THE LARGEST CONTIGUOUS RANCHING OPERATION  
COMANCHE COUNTY

\$16,700,000

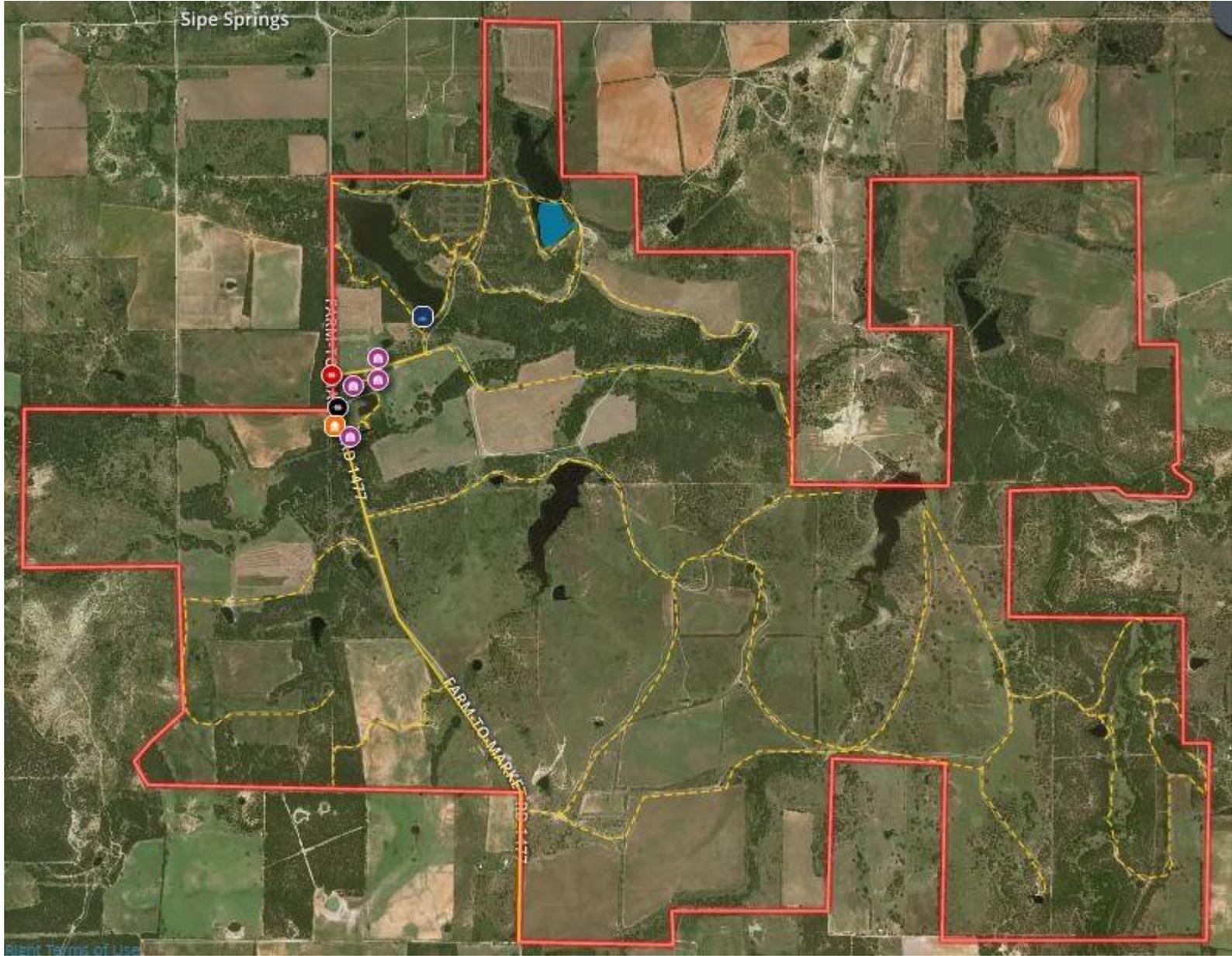


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# Location Map



# COMANCHE STAR RANCH

## DESCRIPTION:

Comanche Star Ranch is the largest contiguous ranching operation available today in this region of Texas. Best known for its eight professionally managed trophy lakes, Comanche Star Ranch totals approximately 4,222 acres under high game fence. Cattlemen and wildlife managers alike will appreciate the diversity of mature hardwoods, superb native grasses and income producing farmland. Additionally, the seller will convey 100% of owned mineral interest. The ranch has 2.7 miles of paved frontage on FM 1477 approximately 15 miles NW of Comanche, TX. Comanche Star is a rare opportunity for today's ranch investor.

## LAND OVERVIEW:

Comanche Star is located in Region 5, the Cross Timbers region of Texas. The ranch offers exceptional diversity of hardwoods, native pasture, improved pasture, farmland, and riparian areas.

**Native Pasture:** Driven by a love for bobwhite quail, the seller has participated in NRCS re-seed and brush management programs since 2005. The native pasture is in exceptional condition with large stands of switchgrass, bluestem, and many other desirable native species. The riparian areas are fenced off as sanctuaries for wildlife.

**Improved pasture and cultivation:** Approximately 20% of the ranch is in improved pasture or cultivation. Crops include Coastal Bermuda hay, Klein grass, and winter wheat. The owner harvested 2,300 bales of hay in 2015.

Kasey Mock

[www.mockranches.com](http://www.mockranches.com) | (512) 787-1849

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.



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## LAKES:

Eight large lakes make this property exceptionally rare. Seven of the lakes are professionally managed by Texas Pro lake Management, and range in size from 7 acres up to 36 acres when full. Additionally, there are approximately 40 small ponds on the property for cattle and wildlife, many of which were cleaned out during the drought. Deep portions of Copperas Creek flow from East to West across the ranch, with concrete dams at every crossing. The ranch is currently used as an executive fishing club. Download the separate lake detail, or visit <http://www.trophybasscsr.com> to learn more about fishing at Comanche Star.

## LIVESTOCK:

This ranch is setup well for rotational grazing and should easily support 200 cow calf pairs. Interior cross fencing is in very good condition and is well suited for rotational livestock grazing. Two sets of working pens are easily accessible on the North and South ends of the ranch. The seller has historically limited grazing to a few pastures during the months of Dec-April, and removed cattle during the grass growing season. Cattle grazing rights are currently leased out on a monthly basis. Four large horse paddocks lined with cedar stay fencing and barbless wire are located at the main entrance to the ranch. These paddocks are connected to a 10 stall horse barn.

## HUNTING & WILDLIFE MANAGEMENT:

The ranch's deer herd has been professionally managed under the TPWD Level III MLDP for 10 years. The native whitetail population has been supplemented with superior pedigrees from Dream Buck, Hondo and Full House. Hunting rights are leased out to an outfitter who runs commercial package hunts. Typical mature whitetail bucks will score 140 with several bucks per year scoring 160 - 200. Other species include trophy Red Stag, Fallow deer, Axis deer, Blackbuck Antelope and Rio Grande turkey and Bobwhite quail. Winter wheat provides supplemental forage, while cottonseed and corn are fed through feeders.

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## MINERAL RIGHTS:

The seller will convey 100% of owned mineral interest. A complete mineral interest detail has been completed and can be made available. There is no active production on the ranch at this time.

## REVENUE PRODUCTION:

The ranch is easily capable of generating an annual operating income exceeding \$300,000 from hunting, fishing, cattle, wheat, and hay. Contact the listing agent for a breakdown of income sources.

## STRUCTURES OVERVIEW:

Comanche Star Lodge: The 4,000 +- main lodge overlooks a tributary of Copperas Creek. It is constructed of native stone and was recently remodeled. The lodges interior was professionally designed and comes fully furnished. Highlights include multiple stone fireplaces, 12+ ceilings, granite countertops, travertine floors, SS Kenmore Pro appliances, hammered copper sinks, a wine cellar, cedar closets, custom showers, wet bar, dual living areas, large windows, and wrap around porch.

A 10 stall horse barn and runs is functional but needs updating.

4000 +- SF Main Lodge w/ Native Stone Exterior

8000 SF Metal Barn w/ 8 Horse Stalls and Storage

7500 SF fully enclosed shop with living quarters and 1200 SF covered porch

7500 SF Equipment Shed, open air with concrete slab

## PRICE:

\$16,700,000

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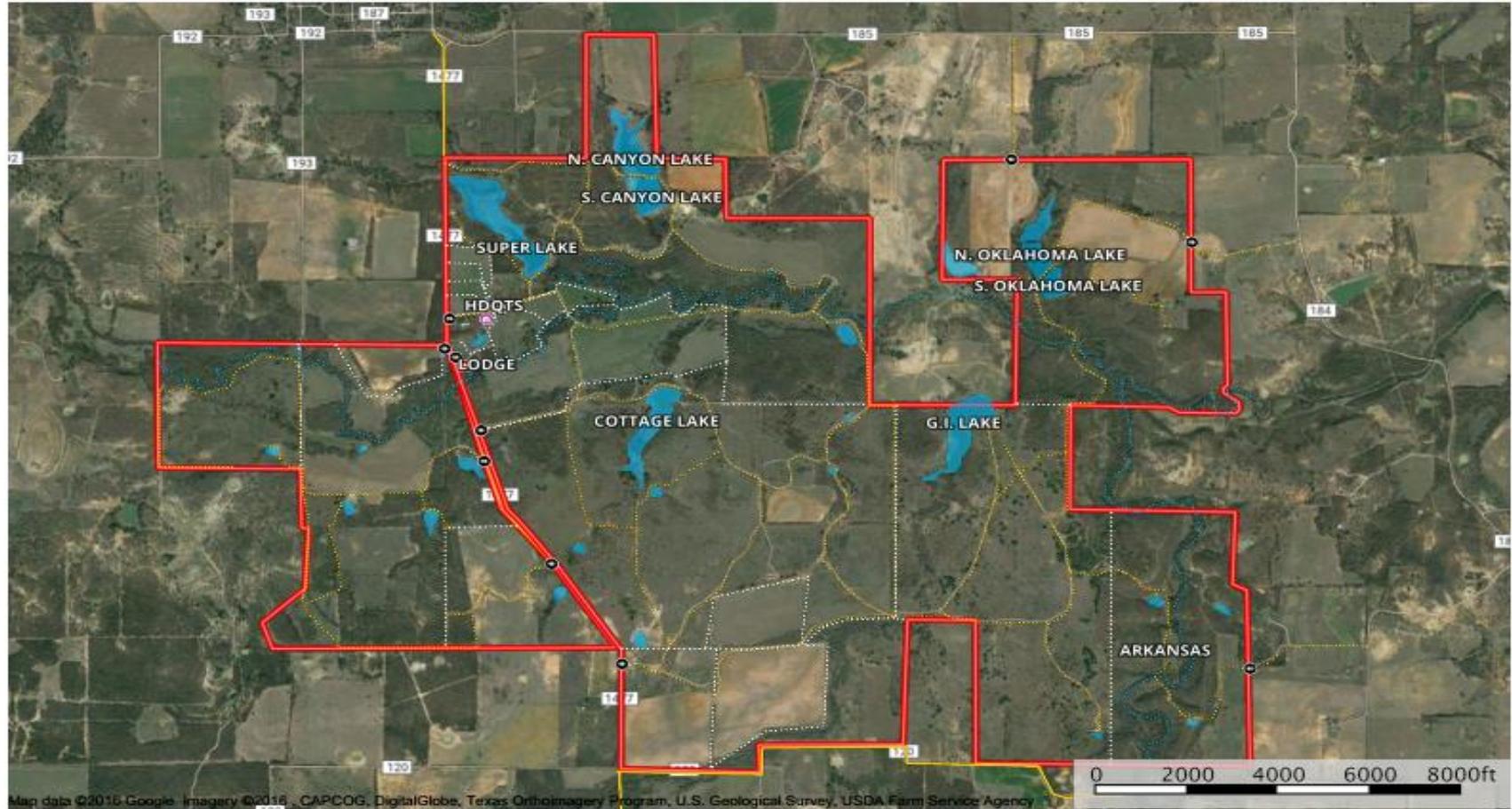
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# Aerial Map

Comanche Star Ranch  
Comanche County, Texas, 4222.0 AC +/-



Primary Road   Boundary   Fence   Road / Trail   Creek   Pond / Tank   Main House   Gate   Barn

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