

CIRCLE -B- RANCH
FM HWY 895 AND DELTA COUNTY ROADS 1270 & 1260



DAVID NORMAN
REALTY ADVISORS

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ACRES Approximately 668.3 Acres.

SUMMARY: This working cattle Ranch is very scenic, and is located near the North Sulphur River, northeast of Copper, TX and Lake Cooper in Delta County. The property consists of 3 tracts, separated by county roads. The main tract has improvements, which is fenced and cross fenced with approximately 592 acres. Then there is an approximately 50 acres, which is used for growing hay, and the other tract is approximately 26 acres of fenced pasture. There are 11 ponds giving ample water, with the largest being approximately 16 acres. This property would make an excellent combination for cattle ranching and recreational.

WATER: The ranch boasts 11 ponds which hold water; whereas, each fenced & cross fenced pasture has at least one pond.

IMPROVEMENTS: This ranch has a tremendous amount of improvements; however, all are in need of some repair. There are 3 residences on the ranch. The architecture of all the residences is of Southwest Spanish.

The main ranch house has approximately 2,979 of square feet of living space (by way of tax data). This home has 3 living areas with 2 WBFP, Kitchen with attached formal dining area, 3 ½ baths, 2 Large Bedrooms, in addition this home has an abundant amount of closet/storage space. There also is a 2 car garage.

The guest house sits right behind the main ranch house, which is 1 bedroom with full kitchen and bath facilities. In addition, there is an separate office for the ranch headquarters.

The foreman's residence has a beautiful view of the 16 acre pond, and is 1 bedroom, bath, and a full service kitchen.

Also, the ranch boasts several barns for hay and farm implements. There also are working pens.

VEGETATION: The property has a tremendous amount of native Pecan trees in the valley north of the main ranch house. The pastures consists of Bermuda grass and Alamo Switch grass

SOILS: The soils on the ranch all have high production potential, which consists of the following soil types: Trinity Clay, Depart Clay, Leson Clay, Heiden Clay, Heiden-Farris, and Houston Black Clay. *(Data obtained from a Soil & Water Conservation Plan prepared by the USDA)*

TERRAIN & TOPOGRAPHY: The entire property with its varied elevation changes such as hill tops and lush grass meadows with huge native Pecans allows this property to have many remarkable views!

ROAD FRONTAGE: FM HWY 895 – Delta County Roads 1270 & 1260.

ASKING PRICE: \$1,700,000.00



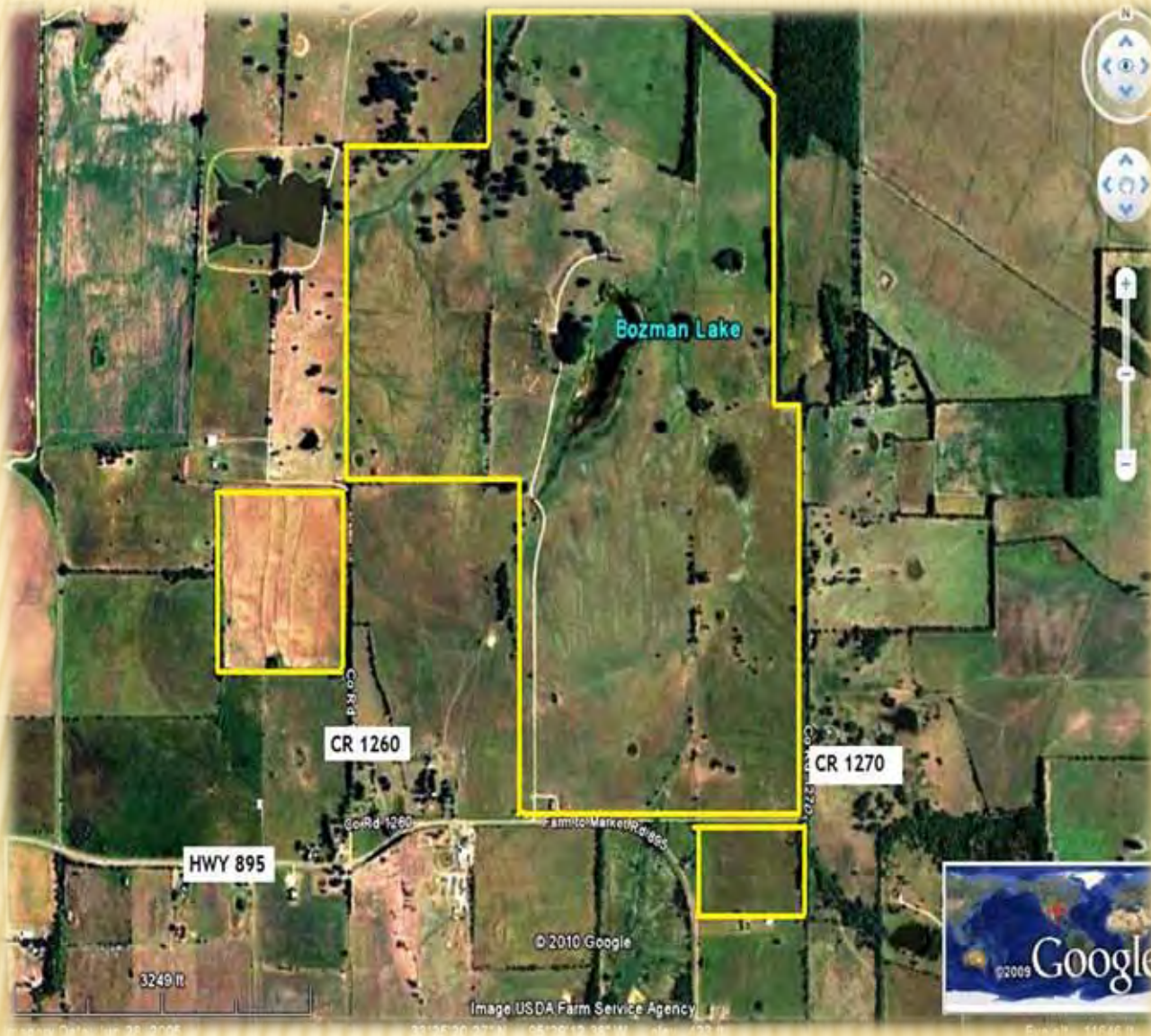
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