

## **SEYMOUR RIVER RANCH**

**369.80+/- ACRES**

**BAYLOR-KNOX COUNTY, TX**

**LOCATION:** Property lies in both Baylor and Knox Counties. Ranch is located west of Seymour, 1.5 hours from Abilene and little over 2 hours to Fort Worth.

**ACCESS:** Good access with road frontage on County Rd 4395.

**DIRECTIONS:** From Seymour: Take Hwy 277 (towards Abilene) for 6 miles, turn right on FM Road 2070, drive 8 miles, right on CR 4395 and continue for 1 mile to the black (double Gate) entrance.

**TERRAIN:** This river ranch is 1/2 mile wide by approximately 1.5 miles deep. Property offers level to elevated terrain with excellent views looking down onto the Brazos River from a bluff and where the camp area is located (54 feet of elevation change from the cabins to river). The southern part of the ranch has 3 cultivated fields (100+Ac) planted in wheat (deer haven], while the remaining land is in native grasses. Property is approximately 70% wooded with tree cover consisting of mesquite, hackberry, some cedar and a variety of shrubs beneficial for all the wildlife.

**RIVER / WATER:** This unique property has 1.3 miles of Brazos River frontage, providing many recreational activities. Currently owner hauls water in as needed and utilizes a 500 gallon holding tank, to provide water to the cabins, which seems to work great for weekend use. There are water wells in the area and rural water (Baylor Water Supply) is also available within 1-2 miles.

**CABIN #1:** The first cozy cabin (308 sq ft) is all open except for the bathroom that includes shower and toilet. The cabin also offers a small covered patio that looks out towards the river below.

**CABIN #2:** The second cabin (546 sq ft) offers two rooms with open kitchen / living with bunk room on the back, that's large enough for 3 sets of bunk beds, providing ample sleeping for family and guests.

**ELECTRIC:** The electric is already in place and ran to the cabins.

**WILDLIFE:** This ranch has plenty of wildlife, including whitetail deer, turkey, dove, quail, hogs, ducks and varmints. Should be excellent hunting with the wheat fields (food plots), large neighbors and abundance of river frontage.

**FENCING:** The majority of the south fence is in the process of being replaced and the east fence is in excellent condition. Currently there's no fence along the north boundary (river) and to run cattle, additional fencing would be needed to keep livestock off river. On the north boundary and on the south side of the river there's a small portion of adjoining acreage (6+/- acres) that's owned by the neighbor directly across the river (see aerial) and the area is marked with t-posts.

**LEASE:** The adjoining neighbor on north boundary and across river currently leases the cultivated fields and crop lease expires on July 31, 2020.

**MINERALS:** No active wells on the property. Seller believes they own a small amount of minerals and will convey anything they own with an acceptable contract.

#### **TOWNS NEARBY:**

**Seymour** – 15 mi northeast

**Wichita Falls** – 67 mi northeast

**Albany** – 60 mi south

**Abilene** – 95 mi south

**Fort Worth** – 130 mi southeast

**Midland** – 230 mi southwest

**COMMENTS:** The Seymour River Ranch consists of 369+/- acres on the Salt Fork of the Brazos, that offers many hunting options, two cabins, excellent river views from the headquarters and lots of recreational opportunities. Approximately 30 acres are on the north side of the river (NE part of property) and should be great area for bow hunting. Excellent recreational / hunting property located within 1.5 hours of Abilene and little over 2 hours from D/FW (Metroplex)!

Call to schedule a private tour and No trespassing without approval. (See virtual tour below)

**PRICE (REDUCED): \$2165 per acre (\$799,000)**