Turnaround Ranch

1,330.00 Acres | Stonewall County, TX | $3,900,000



HAYDEN OUTDOORS

Activities & Amenities

ATV/Off Road

Cattle/Ranch

Hunting - Big Game

Hunting - Turkey

Hunting - Waterfowl

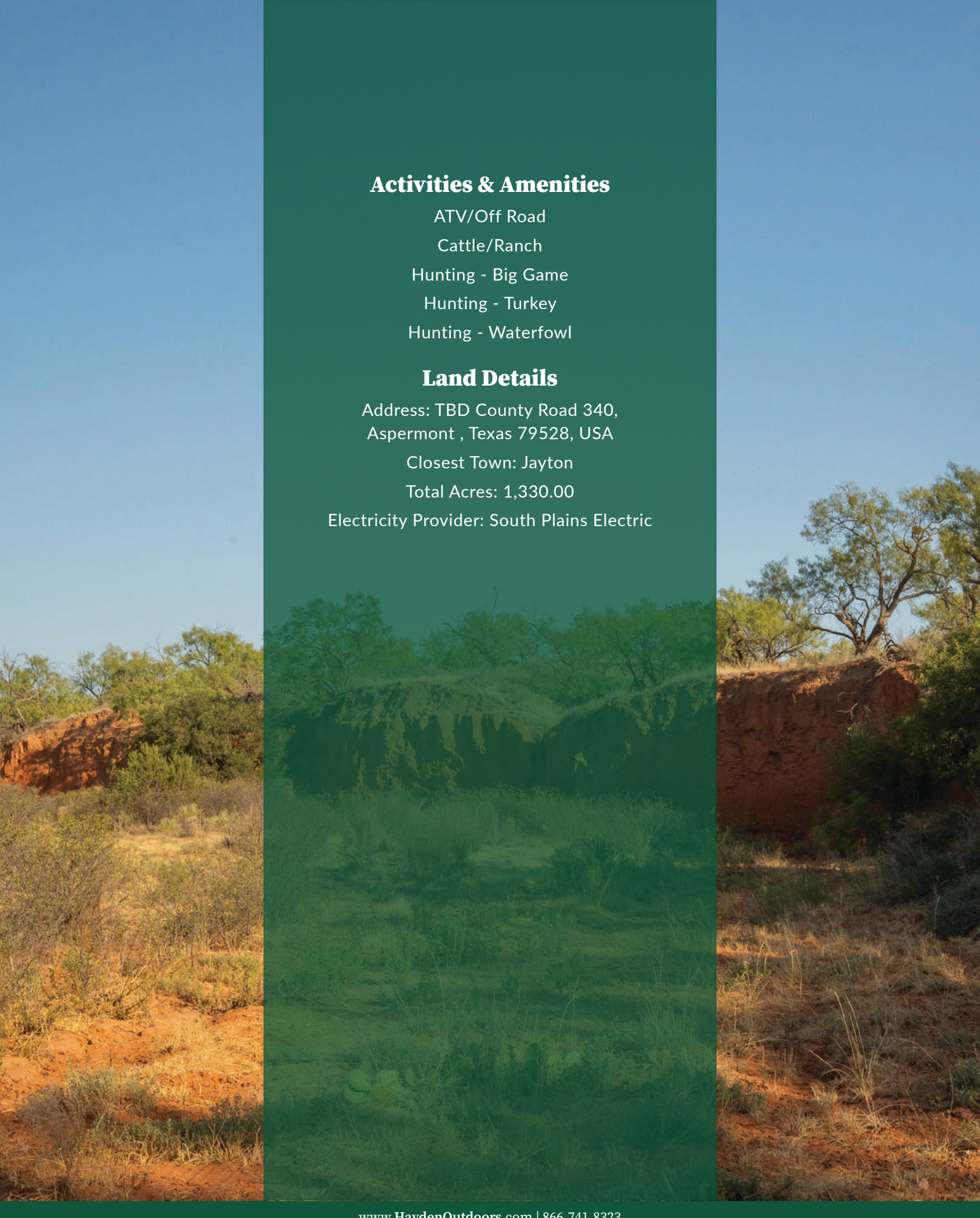
Land Details

Address: TBD County Road 340,
Aspermont , Texas 79528, USA

Closest Town: Jayton

Total Acres: 1,330.00

Electricity Provider: South Plains Electric



Property Summary

Turnaround Ranch presents 1,330± surveyed acres of exceptional West Texas country, offering a combination of quality wildlife habitat, native grasses, mature trees, and diverse topography. Renowned for its outstanding whitetail deer, turkey, and bobwhite quail hunting, the ranch provides the habitat and scale sought after by serious recreational ranch buyers.







Land

Turnaround Ranch is defined by a strikingly diverse landscape of expansive drainages, deep canyons, and mesquite flats. Mature mesquite and extensive native riparian vegetation including cottonwood, soapberry, hackberry, and wild plum follow the draws and canyon bottoms, creating secluded corridors and exceptional natural cover, while the ranch's abundance of native grasses provides valuable forage throughout the property. The combination of varied topography, dense brush, wooded drainages, and native grasslands creates an exceptional mosaic of wildlife habitat.

There are two wells on the property providing wildlife and stock water along with drainages that have pools of water during normal moisture years.

Improvements

There are no building improvements on the property but power is supplied to a number of suitable building locations on the property. Fencing is mostly in good condition with the property cross-fenced into two pastures.







Recreation

Turnaround Ranch supports an abundance of native Rolling Plains wildlife, offering excellent hunting for whitetail deer, Rio Grande turkey, bobwhite quail, dove, and feral hogs. The ranch's bobwhite quail population is particularly impressive, offering the potential for exceptional quail hunting in years of favorable moisture. A diverse combination of open country, native grasses, and riparian areas creates a highly productive wildlife environment and a natural magnet for game. With thoughtful habitat management, including a well-planned grazing regime and additional perennial water sources, the ranch offers significant potential to further enhance its already outstanding wildlife resources.

Several locations across the ranch feature substantial natural watersheds that present excellent opportunities for the construction of deep stock ponds. With proper development, these potential water features could provide additional wildlife habitat while creating opportunities for recreational fishing, further expanding the ranch's recreational appeal.







Agriculture

The Ranch has historically been leased for seasonal grazing but has been carefully managed to not overgraze with low stocking rates.

Water/Mineral Rights & Natural Resources

Mineral rights are negotiable as part of the sale of the property.

History

The Ranch has never been offered for sale publicly as a multi-generational property.

Location

The ranch is located just north of US Highway 380 off maintained county road 340 in extreme western Stonewall County. Jayton and Aspermont are both less than 15 minutes away with gas stations, hardware store, and dining options. Alternatively both Abilene and Lubbock are less than 1.5 hours from the property.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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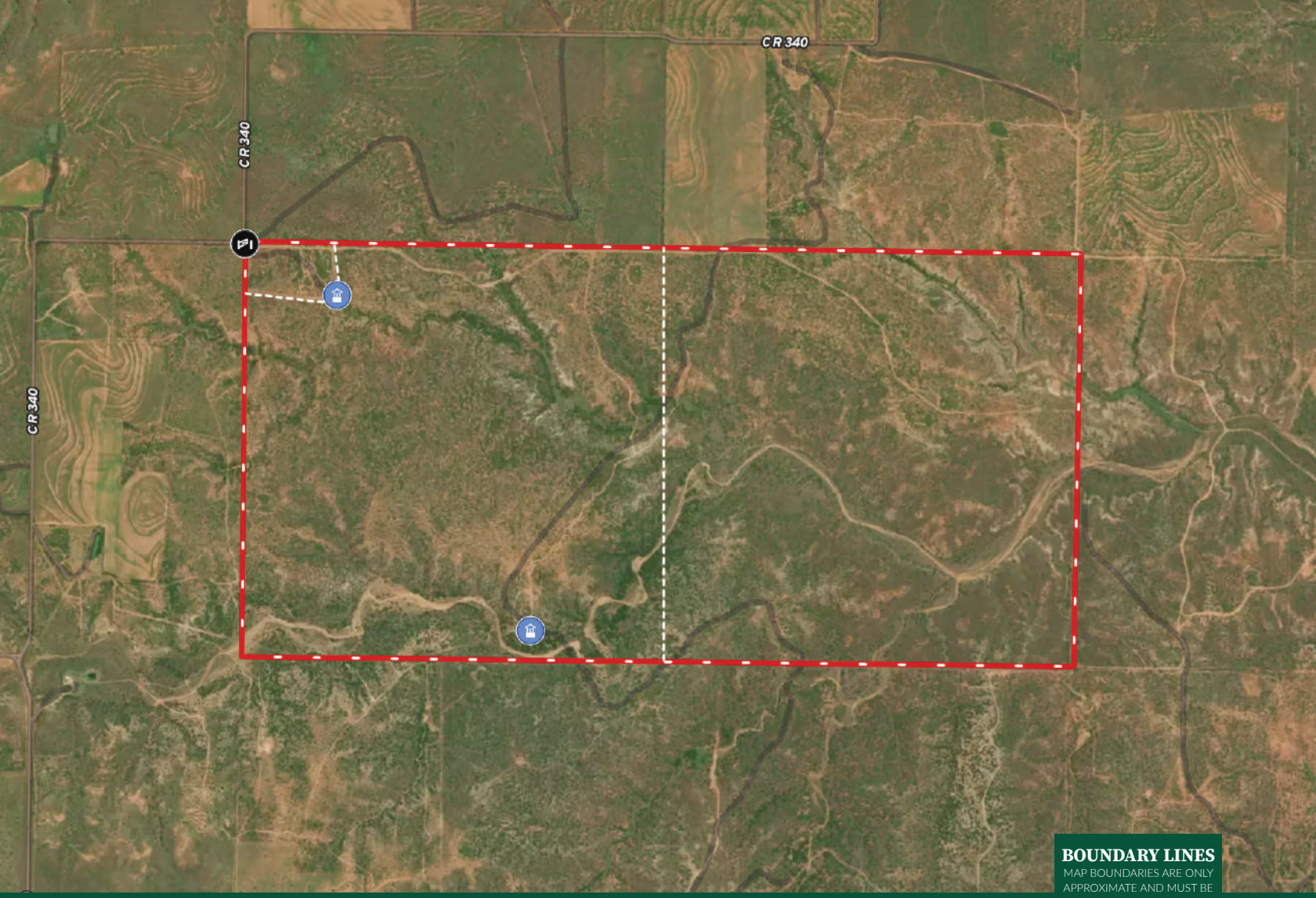
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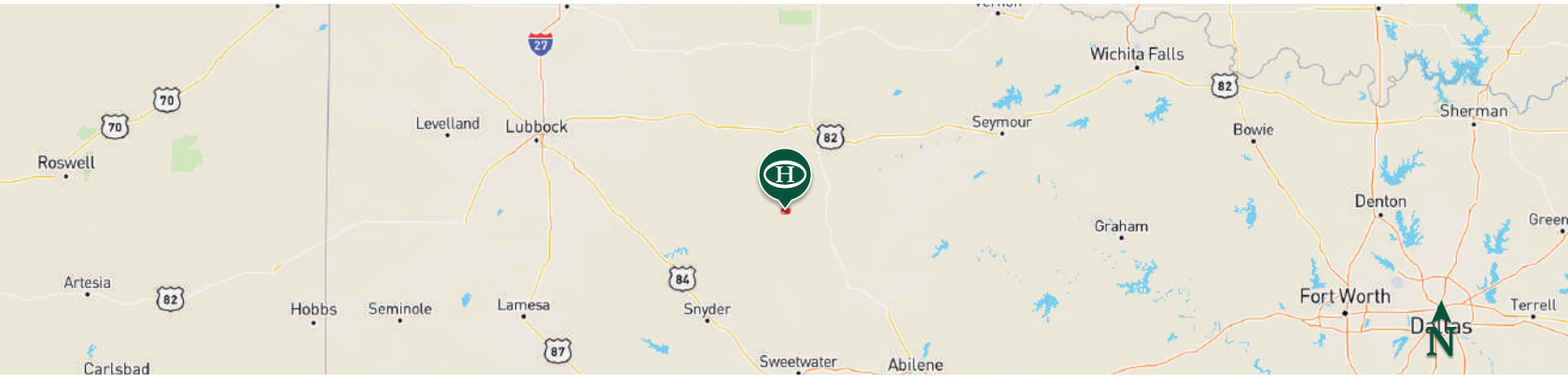
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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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