

8 Bar M - 968 acres in Schleicher Co.



Property Address

Eldorado, Texas 76936

Property Description

SIZE: 968 ACRES

PRICE: \$1,738,000 million or approximately \$1795/acre

LOCATION: Toenail Trail 33 miles South of San Angelo (18 miles Southeast of Christoval) on FM 2084.

DESCRIPTION: Generally gently rolling live oak and mesquite country. Watered by three wells serving three pastures and a 71 acre wheat field. The ranch has been well-managed for trophy whitetail deer and turkey.

IMPROVEMENTS: Improvements include a 2240 square foot brick home built in 2000 in good condition, a 1080 sq. ft. metal barn in good condition, and an older set of cedar pole and pipe pens.

GAME: This area is well known for quality hunting & healthy populations of whitetail deer. The 8 Bar M is no exception, having been consciously managed to grow and attract above average whitetails and the occasional wandering exotic. While much of the hunting in the past has been archery-focused, 6 gun blinds (4 being new) & automatic spin-cast feeders strategically placed throughout, make this property ideal for the bow or gun hunter. Blinds, tripods and feeders will convey with the property. A few exceptional whitetail bucks have been taken over the years, including a 20+" wide 12pt w/ double drop tines (see pic).

MINERALS: Seller will convey all of their leasing rights (believed to be 100%) and 50% of their minerals and royalty (said conveyance believed to be 25%).

REMARKS: Located only 30 minutes South of San Angelo, Toe Nail Trail is a quiet back road with very little traffic. In an area of larger ranches, this live oak country is some of the most attractive and productive in the western edge of the Hill Country.

Driving Directions

Toenail Trail 33 miles South of San Angelo (18 miles Southeast of Christoval) on FM 2084.

Property Highlights

- Price: \$1,738,000.00
- Acres: 968.00
- County: Schleicher
- State: Texas
- Closest City: Eldorado
- Property Type: Hunting Land, Ranches, Recreational Property



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