

BENEFIELD'S SLOW LANE RANCH

400± Acres // Crockett County // Ozona, Texas



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Benefield's Slow Lane Ranch is 400± acres of high fenced brush country located about 30 minutes south of Ozona, TX in Crockett County at 1456 Winchester Trail off of FM 163 and about 60 miles north of Comstock, TX with numerous species of exotic wildlife and practical improvements for the family and avid hunter. This ranch has been used as an income producing ranch by either trapping and selling exotics or selling guided hunts for the past 9 years. You can search for "Benefields Slow Lane Ranch" on facebook for numerous pics over the past several years.

If you are looking for more acreage the ranch across the road is also for sale being 1,123 acres with a 4,500' paved runway at \$4.8 million.

IMPROVEMENTS:

The ranch is set up in a very practical accommodating fashion to suit your entire family or bring in hunters for the weekend and sell guided hunts while also enjoying entertaining evenings. The owner has constructed several very nice caliche roads leading all over the ranch. The main house is a 3 bedroom, 2 bath mobile home with a 24x24 enclosed porch. There is also a separate cabin with bunkbeds to accommodate several other people. There is another 30x50 party barn which contains a large screen TV, shuffleboard, and game room. This ranch will be sold turnkey with the exception of some personal items, but for the most part fully furnished and ready to use the day you take ownership. Some of the other improvements to convey are:

- >> 60x60 equipment barn with cement floor
- >> 2 Kubota RTV's
- >> 48 HP Kubota tractor
- >> 5' Rhino shredder
- >> 3,200 lb. bruton feed trailer
- >> 5 freezers
- >> 40' container for feed storage
- >> 22,000 generac generator
- >> 8 hunting blinds and 11 feeders with remotes
- >> 5-2,000 lb. protein feeders
- >> 2 pens for trapping wildlife with remote gates and cameras
- >> Numerous tools, etc...

WILDLIFE:

There are several species of wildlife on the ranch which include whitetail deer, nilgai, blackbuck, axis, oryx, red stag, fallow, and urial sheep. A list can be provided in regards to numbers of each species, but the wildlife can be valued at over \$710,000 per the owner. There is also a 100 acre high-fence pasture within the 400 acre ranch that contains mostly whitetail and oryx. The genetics of the whitetail can also be provided, but most came from 230 to 280 class deer.

WATER:

The ranch has one water well which is approx. 600' deep and produces about 10 gpm. The owner also has access to a shared well with the neighbor. There is piped water to 1 tank and 6 troughs scattered throughout the ranch.

MINERALS & TAXES:

There are no minerals to convey and the ranch is wildlife exempt with annual taxes being approx. \$1,000.



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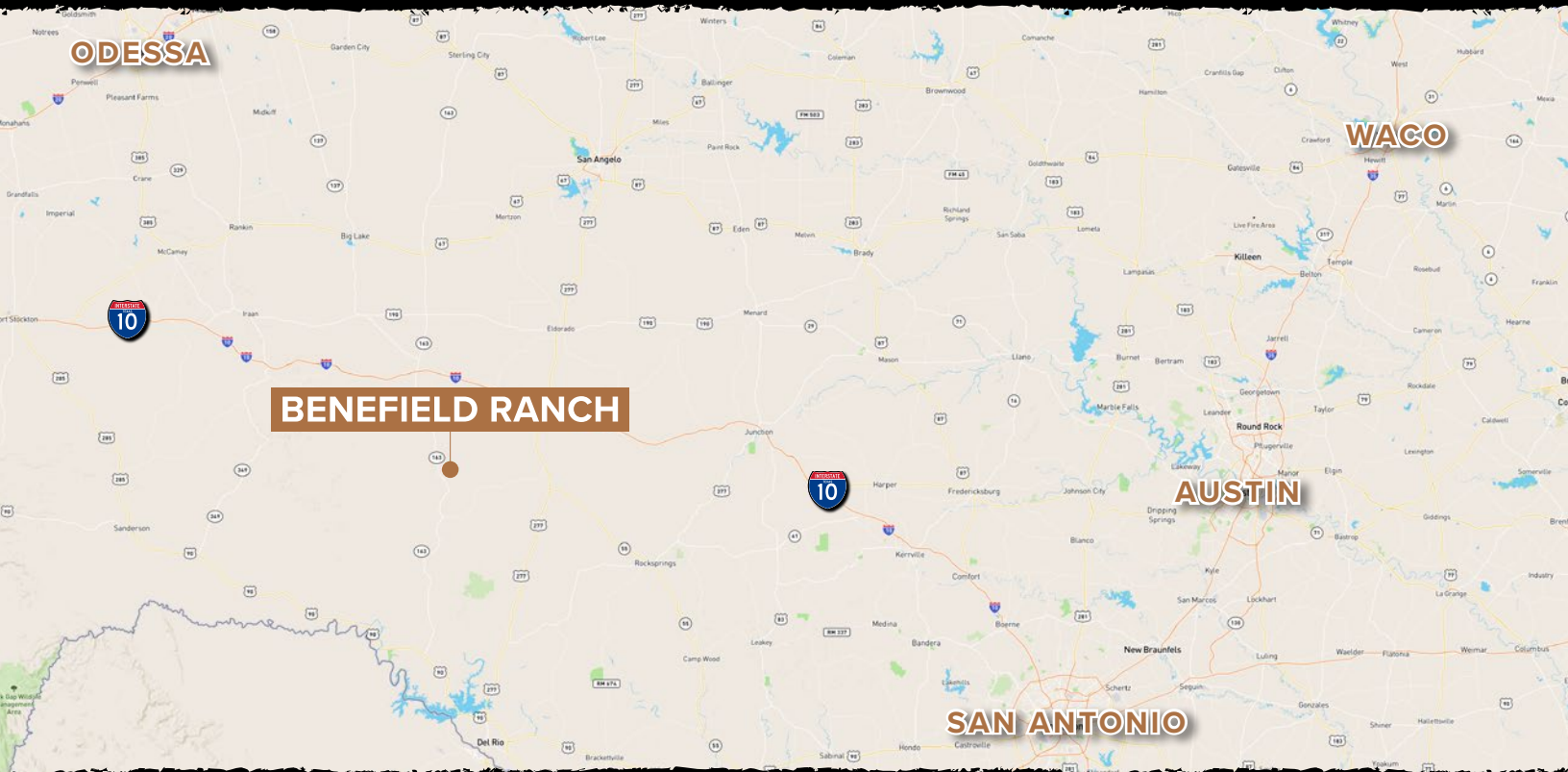
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LIMITATION OF AGENT'S LIABILITY: Seller and Buyer agree to hold the Agents harmless from any damages, claims, costs and expenses resulting from or related to any party furnishing to the Agents or Buyer any false, incorrect or inaccurate information with respect to the Property or Seller's concealing any material information with respect to the condition of the Property. In addition, Seller and Buyer agree to defend and hold the Agents participating in this transaction harmless from and against any and all liabilities, claims, debts, damages, costs, and expenses including, but not limited to, reasonable attorneys fees and court costs, related to or arising out of or in any way connected to representations about the Property or matters that should be analyzed by experts.

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