

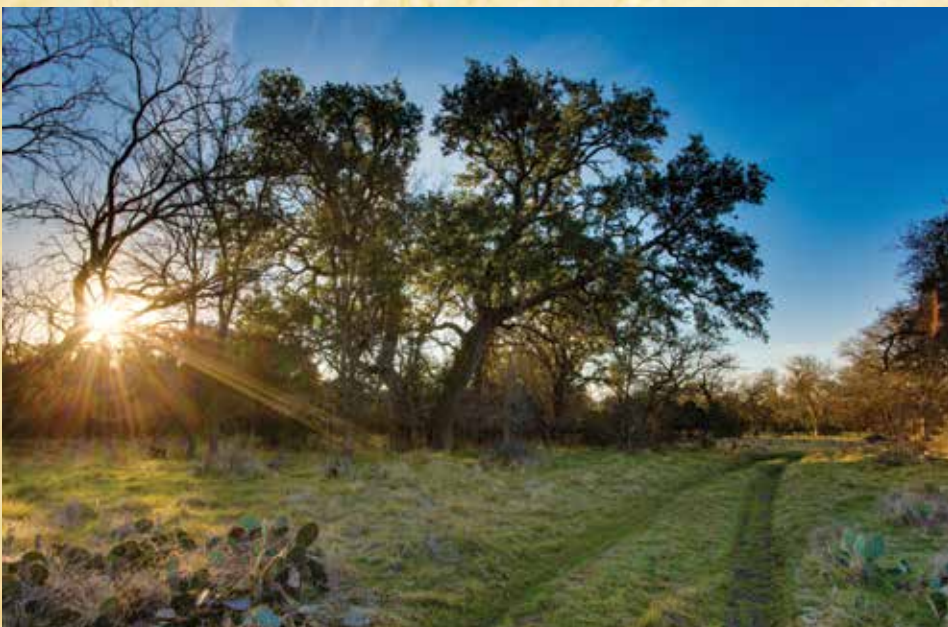
# APPLETON RANCH











## APPLETON RANCH

744 acres located just 5 minutes southwest from downtown Brady. This centennial ranch has been in one family for over 100 years. Surrounded by over 1000 acre ranches on all sides make for a very unique and rare opportunity to own.

### WATER:

There are 3 windmills with large concrete tanks providing water for livestock and wildlife. An approximately 6/10ths mile of Staten Creek runs along the eastern border. This creek is more of a wet weather creek than a perennial creek. However the neighbor to the North has created several water features that hold water. There is a small spring on the property that shows evidence of aquatic life and was running in late July. A small stock tank is located near the entrance of the ranch.

### IMPROVEMENTS:

A set of working pens is located near the headquarters. There is an equipment storage barn and enclosed storage barn which is 30x60. Electrical has been run to the headquarters. Three sides of the property is high fenced leaving approximately 1.9 miles that is under low fence.

### TERRAIN:

Several elevated spots throughout the ranch give the ranch some great views. Most of the ranch is rolling terrain. Along Staten and Rocky Creek are some very large Live Oaks and Cedar Elms along with intermittent Pecan trees. Previously around twelve acres was cleared and planted in food plots. On the west end of the property are better tillable soils, oaks and cactus; while on the eastern half is better brush, larger oaks and cedar elms along Staten Creek.

This ranch would make an excellent cattle or hunting ranch and only minutes from Brady. While I was driving around the ranch I personally saw one buck that was 20-21" wide and 10 points. There is really good potential for improvement on water features and possibility of growing some really good deer. This is hitting the market just in time to get set up for this year's deer season.



