

# YW Ranch

762± ACRES | COKE COUNTY, TEXAS



TEXAS  
RANCH  
SALES, L.L.C.

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- Two solar wells
- One electric well
- 1,600± feet of live water Yellow Wolf Creek
- Three miles of wet-weather creeks
- 2BR/IBA house
- Incredible topography
- Excellent grazing and brush land
- Abundant native and exotic wildlife





For sale in Coke County, Texas the YW Creek Ranch offers incredible views, endless recreation, excellent hunting opportunities, and great pastures. This ranch is located on Highway 208 less than 8 miles north of Robert Lee, Texas, under 76 miles from Abilene and 139± miles from Odessa. Robert Lee airport is a short drive, just 13 miles and the Colorado City airport is just 46 miles north. The YW Creek Ranch is also close to nearby recreational destinations including the Colorado River and E.V. Spence Reservoir.

YW Creek Ranch has two solar-powered water wells and one electric well. Several ponds and numerous troughs across the property provide drinking water for livestock and wildlife. The live-water Yellow Wolf Creek flows for over 1,600 feet across the southern portion of the property. As well there are an additional three miles of wet-weather creeks and tributaries on this ranch.

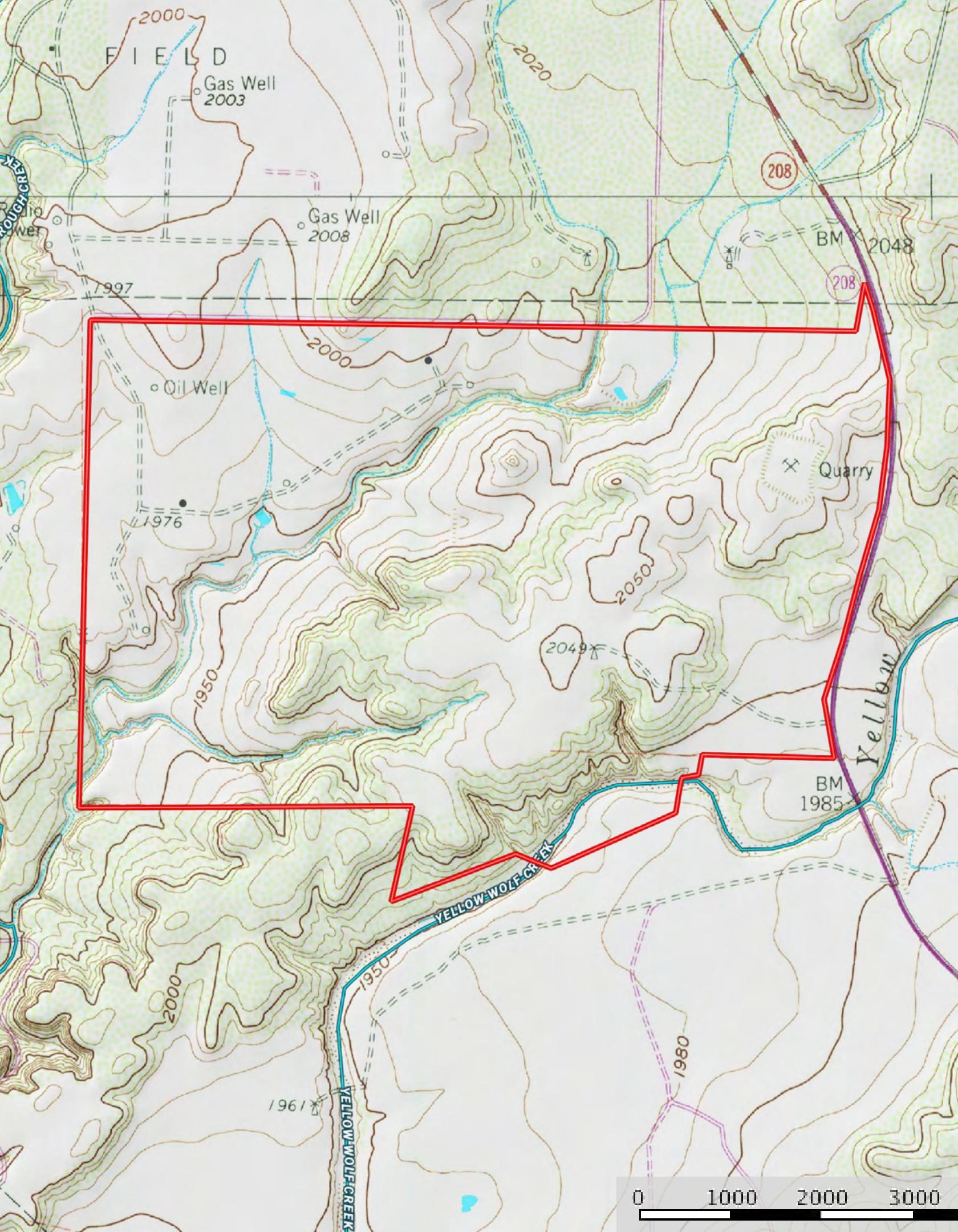
There is a two-bedroom and one bath lodge located near the entrance of YW Creek Ranch. Additional improvements on YW Creek Ranch include a 30x40± foot barn, shop, and 15x20± foot lean-to. Near the barn is a concrete water storage tank.

Native wildlife is abundant on high-fenced YW Creek Ranch and including Whitetail deer, hogs, turkey, dove, quail, duck, and other migratory bird species. Additionally, several exotic species including zebra, oryx, gemsbok, and pronghorn can also be found on the property. Exceptional thick and diverse brush provide cover and forage for wildlife and livestock. Hunting blinds and feeders are purposefully placed throughout the property.





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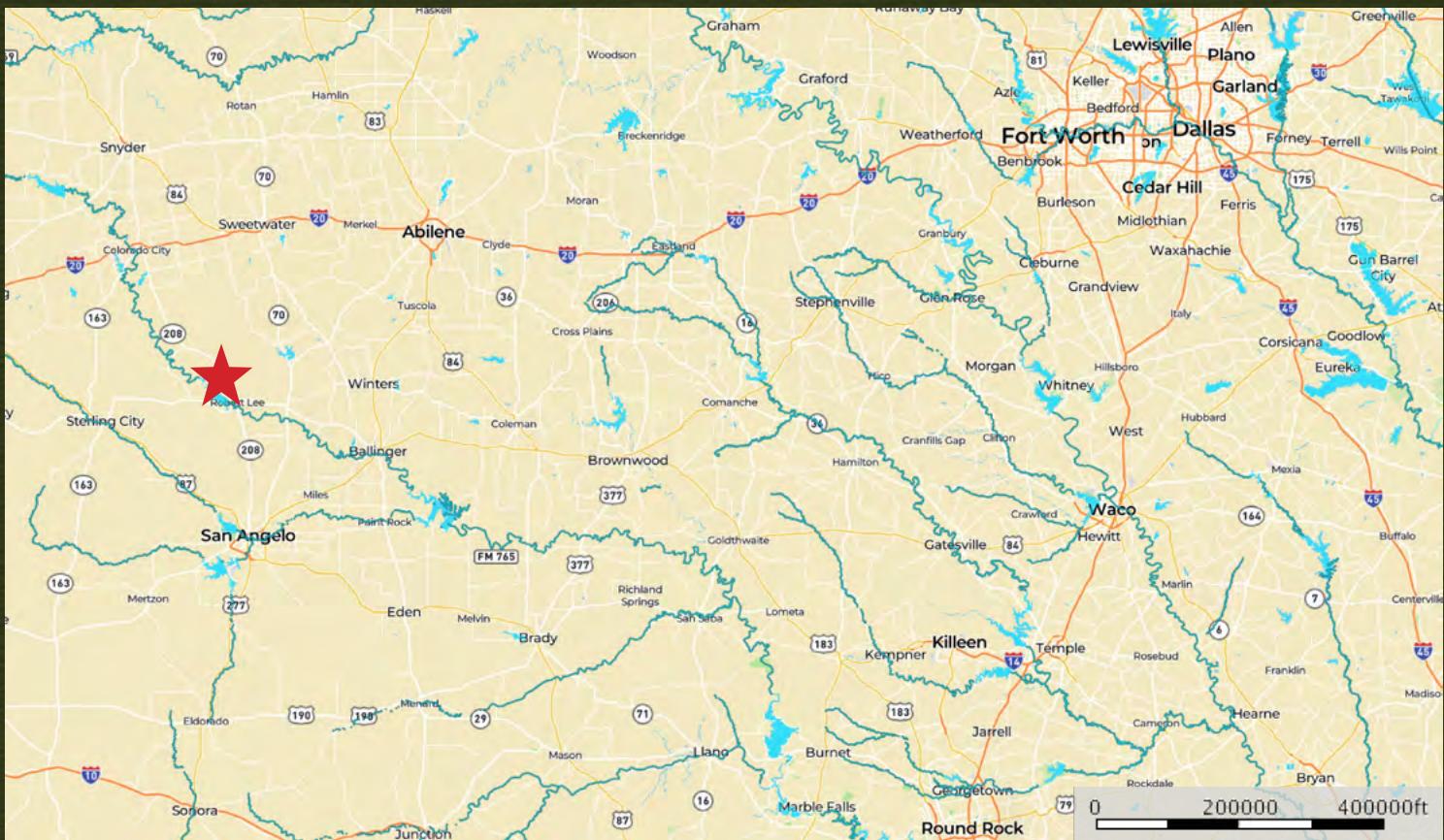


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