Lucky 7 Ranch
2,350± Acres | Concho County, Texas

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Concho County
2,350± Acres
US Highway 83 Frontage
Convenient to Eden, Texas

Amazing Collection of Exotics
13 Large Ponds
On-site Hunting Lodge and Cabins
Endless Possibilities
This ±2,350 acre high fenced ranch for sale just north of Eden, Texas, is heavily stocked with a spectacular array of species from the African plains, Asia, India, and Europe, as well as North American species of trophy big game. The spectacular range of exotics on Lucky 7 Ranch in Concho County, Texas, sets the bar high for turn-key hunting ranches. With revenue generating animals and infrastructure in place, this property is ready now for some of the best exotics hunting in the state.

Near the center of Concho County, Lucky 7 is just six minutes north of Eden and just over 30 minutes from the college town of San Angelo with its municipal airport and daily commercial flights. Drive times to San Antonio and Austin are under three hours and the DFW Metroplex is just over three hours. The ranch has almost two miles of frontage, including the ranch’s main entrance, on US Highway 83.

This land has great diversity of topography, with great views high on the western edge of the property down 150 feet to rolling bottom land with tillable soil and multiple existing food plots along wet weather Mustang Creek. Diverse and nutritious high protein brush is available to the wildlife in generous amounts across the ranch, along with heavily wooded areas of mesquite, cedar, and live oaks providing excellent cover. Lucky 7 has 13 large stock ponds across the ranch to provide year round water for the animals. Municipal water supplies the lodge and headquarters, and the pasture along the highway. The ranch has miles of interior roads that are well maintained and provide easy access to most of the ranch.

The amazing collection of exotics on Lucky 7 Ranch have been valued at around two and a quarter million dollars and they convey with the sale. Income from these animals comes from hunting, breeding, and selling stock to other ranches. Purchasing all of the exotics is negotiable. African species in the collection include blesbok, gemsbok, Scimitar horned oryx, Cape buffalo, wildebeest, zebra, addax, lechwe, wart-hog, aoudad, and eland. Asian species include barasingha, nilgai, Blackbuck antelope, and Axis, Père David’s, and Sika deer. European deer species include Red and Fallow. North American exotics include elk and bison, plus native White-tail deer, Rio Grande turkey, and hogs. Sheep and goat species on the ranch are red, mouflon, transcaspian, and Texas dahl sheep, with ibex, markhor, aoudad, tahr, and cordova goats.

The main lodge and satellite cabins of Lucky 7 Ranch comfortably sleep over 20 guests. The main lodge is just under 3,000 square feet with five bedrooms and four bathrooms. There is a commercial grade kitchen and a large, beautifully outfitted common area for entertaining guests and relaxing between hunts. There is a walk-in cooler, skinning rack, and an inviting covered common area with outdoor cooking facilities and a nearby fire pit. An additional two bedroom, two bathroom cabin can sleep up to six guests. There are multiple feed and storage barns and three sets of working pens.

This massive exotics hunting ranch is an exceptional opportunity for the savvy ranch buyer or investor. This operation brings together all the essential elements for a singular attraction with multiple revenue streams from the impressive animal stock already in place. Adventure awaits at Lucky 7 Ranch.
Lucky 7 Ranch
Concho County, Texas, 2500 AC +/- Boundary Stream, Intermittent River/Creek Water Body

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P: (830) 741-8906          texasranchsalesllc.com

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JASON HELFRICH
NMLS691141

capitalfarmcredit.com | NMLS493828
830.992.2110

TRAÉ OTTMERS
NMLS612375

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Sales, LLC
542739
info@texasranchsalesllc.com
830-741-8906

Sheldon Grothaus
477163
sheldon@texasranchsalesllc.com
210-854-5833

Jessica Grote
jgrote@texasranchsalesllc.com
512-927-6463

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