Jayhawk Creek Ranch
2,383± Acres Mitchell County

List of Improvements

- **6 Water Wells Total**
  - 2 Solar Wells 2-4 GPM / Approx. 60’ Deep ½ HP Pump
  - 2 Electric Wells 2-4 GPM / Approx. 60’ Deep ¾ HP Pump
  - 1 Electric Well 2 GPM / Approx. 60’ Deep ¾ HP Pump
  - 1 Electric Well 20 GPM / Approx. 60’ Deep 1 ½ HP Pump
  - 2 1,000-gallon Storage Tanks
    - One at main lodge compound
    - One feeds managers house & guide shack

- **Water Features**
  - 5± acre spring-fed lake located behind main lodge, stocked with variety of fish
  - 1.5± acre lake behind casita, stocked with catfish
  - ½± acre pond fed by well
  - 4 additional ponds scattered across the property ranging from ½ - 1± acre
  - Over 2± miles of Jayhawk Creek
  - 3.5± miles of Colorado River
  - Lake Champion fishing lake to the east of the property

- **16 food plots** scattered throughout the property, ranging from ½-4± acres
- **Numerous breeding pens**
  - 2 ½-acre pens
  - 3 1-acre pens
  - 2 6-acre pens
  - 1 12-acre pen
  - 1 20-acre pen

Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.
• **Lodging (total of 55 beds on property)**
  - Main Lodge
    - 5,000± sq/ft
    - 6BR/6BA
    - Professional kitchen
    - Full bar
    - Fireplace
    - Game room
    - Covered porch
  - Buffalo Lodge – adjacent to main lodge
    - 1,450± sq/ft
    - 2BR/2BA
    - Living area
  - Casita - 480± sq/ft - 1BR/1BA
  - Foreman’s house - 2BR/2BA - 1,100± sq/ft
  - Head Guide Cabin – 530± sq/ft
  - 2 Guide shacks – 448± sq/ft each

• **Additional Improvements**
  - 2-bay barn – 960± sq/ft
  - 3-bay barn – 3,020± sq/ft
  - Acapulco Lounge
  - Fire pit
  - Lighted skeet range
  - 30’ stock tank converted into swimming pool

Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.