Jayhawk Creek Ranch
2,383± Acres | Mitchell County, Texas

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Mitchell County

2,383± Acres

Colorado River frontage

Over two miles of Jayhawk Creek

Convenient to Colorado City, Texas

5,000± square foot Main Lodge

Elevation changes 80’-100’

Six operating wells

Two large barns

Impressive Native & Exotic wildlife
The 2,383± acre Jayhawk Creek Ranch for sale in Mitchell County, Texas, has terrain that closely resembles the South African home of many of the exotics on the ranch, offering an ideal setting to stalk these trophy exotics and monster Whitetail. Conveniently located in the heart of the west central Texas prairies is an exceptional hunting ranch and lodge with a vast array of exotics and topnotch infrastructure ready for extraordinary hunts on day one.

Jayhawk Creek Ranch is convenient to an extensive regional customer base. Located just 15 minutes from Interstate 20 and Colorado City, the ranch is roughly midway between Abilene and Midland/Odessa. The ranch is just over three hours by car from the Dallas/Fort Worth Metroplex. An airport for private planes is just 15 minutes away and commercial air service is just over an hour away in Abilene or Midland.

The elevations of the ranch range from multiple peaks 80 to 100 feet above the banks of the Colorado River. The native flora and fauna of the region remain on Jayhawk Creek Ranch with wild china, live, oak, willow cedar, black walnut and pecan trees across the property, as well as plentiful and varied high protein brush species for the wildlife.

This land has over three miles of both sides of the Colorado River and over two miles of both sides of Jayhawk Creek. There are six operating water wells on the property, serving tanks and troughs, the main lodge and other accommodations, and two 1,000± gallon storage tanks. The large four-acre lake behind the main lodge is spring-fed and stocked with a variety of fish. A one-and-a-half-acre lake behind the Casita is stocked with large catfish and is supplied by overflow from one of the storage tanks.

Unparalleled in diversity, the Jayhawk Creek Ranch comes stocked with a spectacular lineup of native and exotic wildlife. Improvements to support of the wildlife population include two large barns totaling ±3,800 square feet of storage, nine breeding pens ranging in size from a half acre to 20 acres, and numerous food plots scattered throughout the property ranging from a half acre to 4 acres.

Impeccable improvements on the ranch welcome guests in ultimate comfort and luxury. The 5,000± square foot Main Lodge includes a professional kitchen, full bar, fireplace, and pool table. A covered carport area offers parking for all vehicles. This covered area also has a skinning rack with a winch and rail system for rolling game into the cooler. There is a total of 55 beds on the property. The Main Lodge has five bedrooms attached to it. Nearby is the Buffalo Lodge with a large living area and two bedrooms. There are several other homes for guests, guides, and foreman. Space for relaxation and entertainment abound, including a fire pit, expansive porches, a lighted skeet range, and a 30-foot stock tank converted to a swimming pool with a filtration system, making guests' time after the hunt just as enjoyable as their time out on the land.

Jayhawk Creek Ranch is a world-class hunting destination. With everything currently in place and operational this property can begin generating revenue on day one and offer a lifetime of adventure, investment, and income that anyone would be proud to call their own.
Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

BRETT RIFF 830.741.2040
NMLS835201
capitalfarmcredit.com | NMLS493828

Together we’re better. Partnership that really pays.

Disclaimer: 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.
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

<table>
<thead>
<tr>
<th>Texas Ranch Sales, LLC</th>
<th>542739</th>
<th><a href="mailto:info@texasranchsalesllc.com">info@texasranchsalesllc.com</a></th>
<th>830-741-8906</th>
</tr>
</thead>
<tbody>
<tr>
<td>License No.</td>
<td>Email</td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Sheldon Grothaus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Designated Broker of Firm</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulated by the Texas Real Estate Commission</td>
<td></td>
<td>Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a></td>
<td></td>
</tr>
</tbody>
</table>