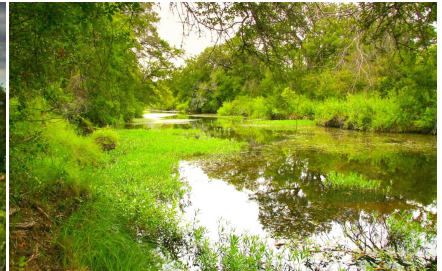




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Coggin Clear Creek Ranch

929 Acres +/-

Brown County, Texas

The Coggin Clear Creek Ranch is a quintessential West Central Texas property encompassing a total of 929+/- acres with nearly 3,000 feet of spring fed Clear Creek. The rolling topography provides miles of views from Sandstone outcropping lined ridges, accented by majestic Live Oaks, Mesquite flats, fertile pastures with oak motts, numerous Cedar Elms, Persimmons, Agarito and other species. Hunting is excellent with White-tailed deer, Bobwhite quail, turkey, and dove galore. The Coggin Clear Creek Ranch, a part of the Coggin Brother's holdings put together in 1884 was purchased by the current owner's family in 1934. Living Texas history at its finest! Some minerals to convey.

Asking \$2,322,500.00 (\$2,500/acre)



Coggin Clear Creek Ranch

929 Acres +/-
Brookesmith, Texas
Brown County

Water

Access to nearly 3,000 feet of spring fed Clear Creek (much of it both sides) along the Southwest portion of the ranch. Clear Creek is well known as a strong creek with deep holes on the ranch and widths of over 20-feet in places. Above the creek are very unique rock outcroppings holding at least one known natural spring. Fish are abundant in the many permanent waterholes. This area is great for exploring with small caves, crevices, and 15-20 ft. walls to climb on.

In addition to Clear Creek there is a small wet weather creek running through the Northeastern portion of the ranch that drains into a wetland area, something that it is very unique for this area. Along the creek are bull mesquites and healthy grasses.

There are five stock tanks spread out throughout the ranch for wildlife and cattle. All ponds are strong, many having held water during the extensive drought.

The ranch sits on the border of the major Edwards and Trinity aquifers and is believed to be in the minor Hickory aquifer.

Brookesmith Rural Water is available along HWY 377.

There are no water wells on the property.

Land

The topography on this ranch is generally rolling with some flats coming off the sandstone ridges, wooded, and diverse with over 70ft of elevation change. It is mostly covered with Live Oak, Post Oak, Elm, Persimmon, Mesquite and others. The soils have a complex of clay, loam, and sand. There is some "red dirt" on the property, which is well known for its ability to produce and sustain exceptional wildlife.

Wildlife

There is abundant wildlife including White-tailed deer, Bobwhite quail (truly there are quail!), turkey, and dove. The wildlife on the Coggin Clear Creek Ranch is in very good health due to the abundance of water and natural browse plant species located throughout the ranch. This area of Texas is known to produce big bucks that will rival those of South Texas and excellent dove hunting.

Improvements

The entire ranch is low-fenced with minimal cross fencing. There is a good network of roads, all of which recently had extensive maintenance. In addition to the roadwork, much of the under brush around the ponds has been cleared making them easier to access and hunt from. There are two sets of older working pens and an old barn. Otherwise the ranch is unencumbered with improvements, providing a clean beautiful canvas for a new owner to create their masterpiece or simply enjoy it as its always been; a productive cattle ranch with great hunting and fishing.

Electricity

There is no electricity on the property but is available along HWY 337 and located near the property line on the West and East sides of the ranch.

Minerals

Owner is believed to own 100% of the mineral estate and will convey 1/8 of owned minerals along with 100% of the Executive Rights with an acceptable offer. There is some old low volume gas production on the ranch.

Historical

The history of this ranch traces its roots back to two brothers, Samuel and Mody Coggin, who pioneered into Texas in 1857 and settled in Brown County. In 1868, W. Clay Parks formed a partnering with the Coggin brothers and their herd totaled over 25,000 head, making them the largest cattlemen in Central Texas. In the 1870's they made money making cattle arrangements with John S. Chisum and Charles Goodnight. By the 1880's their herd numbered over 53,000. Being on the edge of the Indian Territory they twice were raided by the Comanches and lost over 12,000 head of cattle threatening to put them out of business. On the property itself, traces of the Indian population (prehistoric) are found in Indian mounds along the large bluff of the creek. Deed records show the Coggin Brothers bought this parcel along with others in 1884 and used it as part of their ranching operations. Gradually over the years the Coggin Ranch was divided and in 1934, E.E. Kirkpatrick bought from Daniel Baker College (now Howard Payne University in Brownwood) a larger tract called the Coggin Clear Creek Ranch containing 6,248 acres of which this ranch was a part. He sold the property in 1943 to B.G. Baxter for cattle ranching. Then in 1956 he bought back the subject 929 acres which has been held in the family ever since.

Location

Located in southwestern Brown County just North of the community of Brookesmith. The property is bounded by CR 201 along the West and Hwy 377 along the East. Distances from major cities in the area are: Austin – 150 miles, Fort Worth – 155 miles, Dallas – 186 miles, Midland – 220 miles and San Angelo – 107 miles.










Taxes

Currently taxed based on 1-D-1 Agricultural valuation.

Price









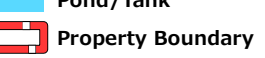
\$2,322,500 (\$2500 per acre)

Date: 08.25.14
Aerial Flown: 2013
Data Source: TNRIS, Bing

-  Barn
-  Pens
-  Spring
-  Primary Road
-  Road/Trail
-  Clear Creek
-  Stream
-  Pond/Tank
-  Property Boundary



Date: 08.25.14
Data Source: TNRS, Google

-  Barn
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