

# **1682 Ac. Mule Deer Pasture Of the 18,000 Ac. KC Ranch, Benjamin, Knox Co. Texas**

## **Location:**

Approximately 90 miles southwest of Wichita Falls and 5 miles North of Benjamin. The entrance to the Ranch is accessed by a short easement off County Road 3560.

## **TERRAIN & RANCH LAND DESCRIPTION:**

Diverse terrain from Mesquite bottom land to areas that could be cultivated for perennial warm and cool season food plots; some rugged cedar brush country and pasture land with excellent grasses, browse and forbs desirable for cattle ranching and wildlife.

## **WILDLIFE:**

Abundant mule deer, turkey, hogs, quail, dove, sand hill cranes, ducks and geese. With a Parks and Wildlife TTT permit since March 2007, it gives the owner an extended deer season. This Ranch is within the confines of an 18,000 acre Hi-fenced Ranch which has been stocked with West Texas Mule Deer and South Texas Whitetail several years ago. Mule Deer in the 200 class are possible. Quail are making a comeback and are plentiful, while previewing the Ranch many coveys of Blues and Bobs were seen along with dove.

## **Water:**

Water on the Ranch is plentiful, with tanks that hold well. During the drought most of these were cleaned and deepened and are now full. Community water is available and water is shallow and sweet perfect for a solar well.

## **Price and Title:**

**Asking price is \$1500.00 an acre;** Seller will furnish Title Policy. Access is by an easement off a county road.





