

Panadero Ranch

567± ACRES | KIMBLE COUNTY, TEXAS



TEXAS
RANCH
SALES, L.L.C.

Texas Ranch Sales, LLC

830.741.8906

Info@TexasRanchSalesLLC.com

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📍 **7,018± SQ/FT MAIN HOME** maple island log home with 5BR/4BA

📍 **1.5± ACRE MAN-MADE LAKE** with a pier and an additional pond

📍 **3 ADDITIONAL RESIDENCES** satterwhite log home, bunkhouse, & foreman's home

📍 **5 WELLS** producing 4-40 GPM

📍 **NUMEROUS IMPROVEMENTS** shooting range, pole barn, and metal barn

📍 **HILL TOP VIEWS** with 300-foot elevation changes and deep draws

📍 **GAME-FENCING** in great to excellent condition

📍 **GAME-MANAGED** with improved Whitetail over 160+ B&C





Panadero Ranch is located in the center of the Texas Hill Country, just 13± miles northeast of Junction, Texas. This high fenced property is comprised of 567± acres in Kimble County with spectacular views and ideal terrain for a family hunting and recreational ranch.

The ranch features four residences. The main home is a 7,018± square-foot maple island log home with five bedrooms and four bathrooms. There is also a 1,600± square-foot satterwhite log home with four bedrooms and two bathrooms, a 1,400± square-foot bunkhouse with three bedrooms and two bathrooms, and a three bedroom two bathroom foreman's home.

There are 11 blinds, seven feeders and several deer pens that will be included in the sale. There is also a shooting range with a covered shooting pavilion capable of long range shooting. The game proof fencing on the property is in great to excellent condition. There is a pole barn as well as a metal barn with concrete slab and driveway apron that can store all of your ranch equipment. Whether you plan to use the ranch as a private family recreational hunting retreat or a corporate and commercial ranch, these beautiful homes will be the ideal place to entertain family and guests alike.

This property has several hill tops and deep draws with 300-foot elevation changes. Gently rolling hills covered in large stands of Live Oak and White Oak trees, along with groomed cedar trees, characterize this diverse landscape. There are several deep drainage systems that support excellent habitat for wildlife.

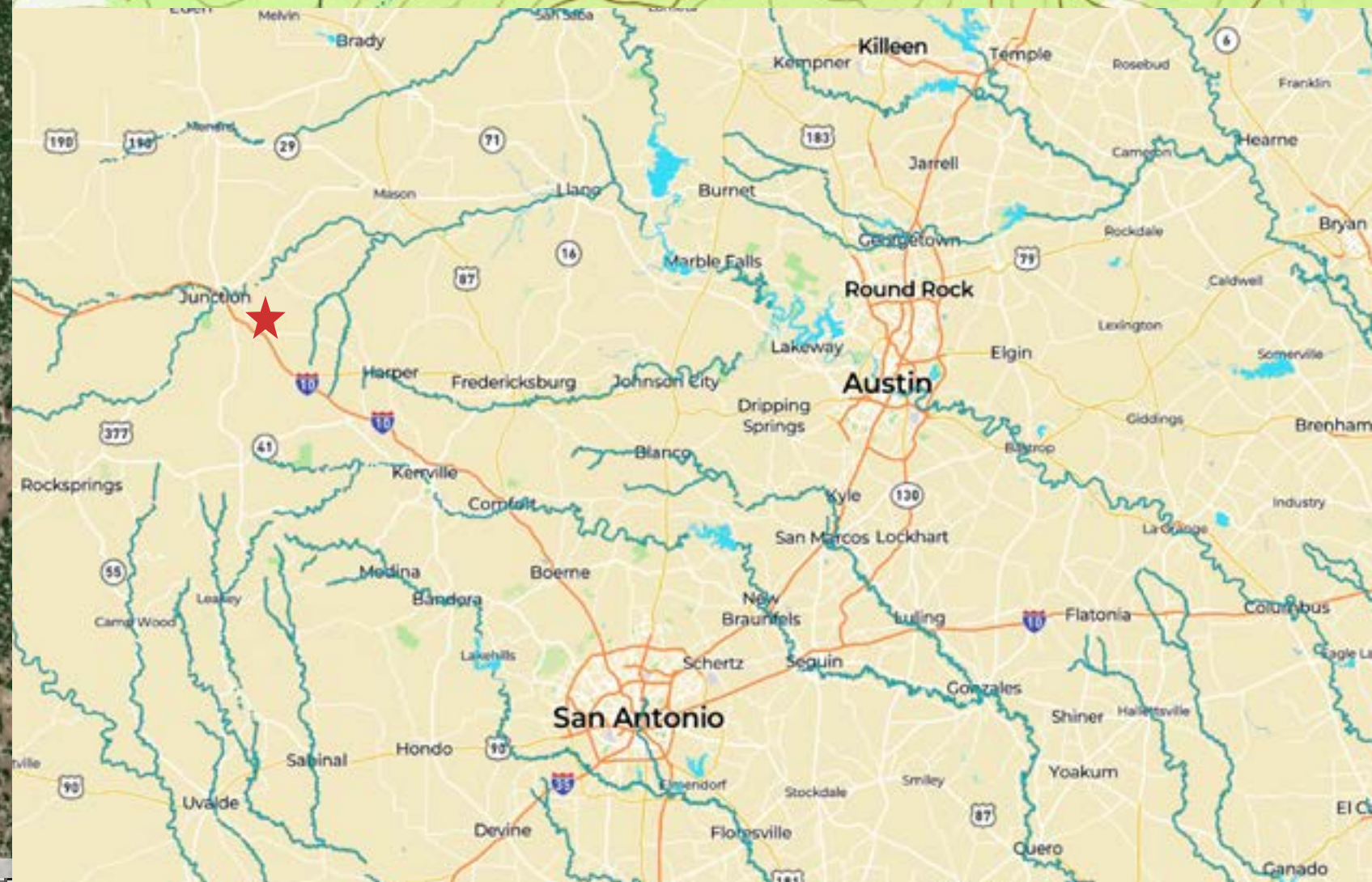
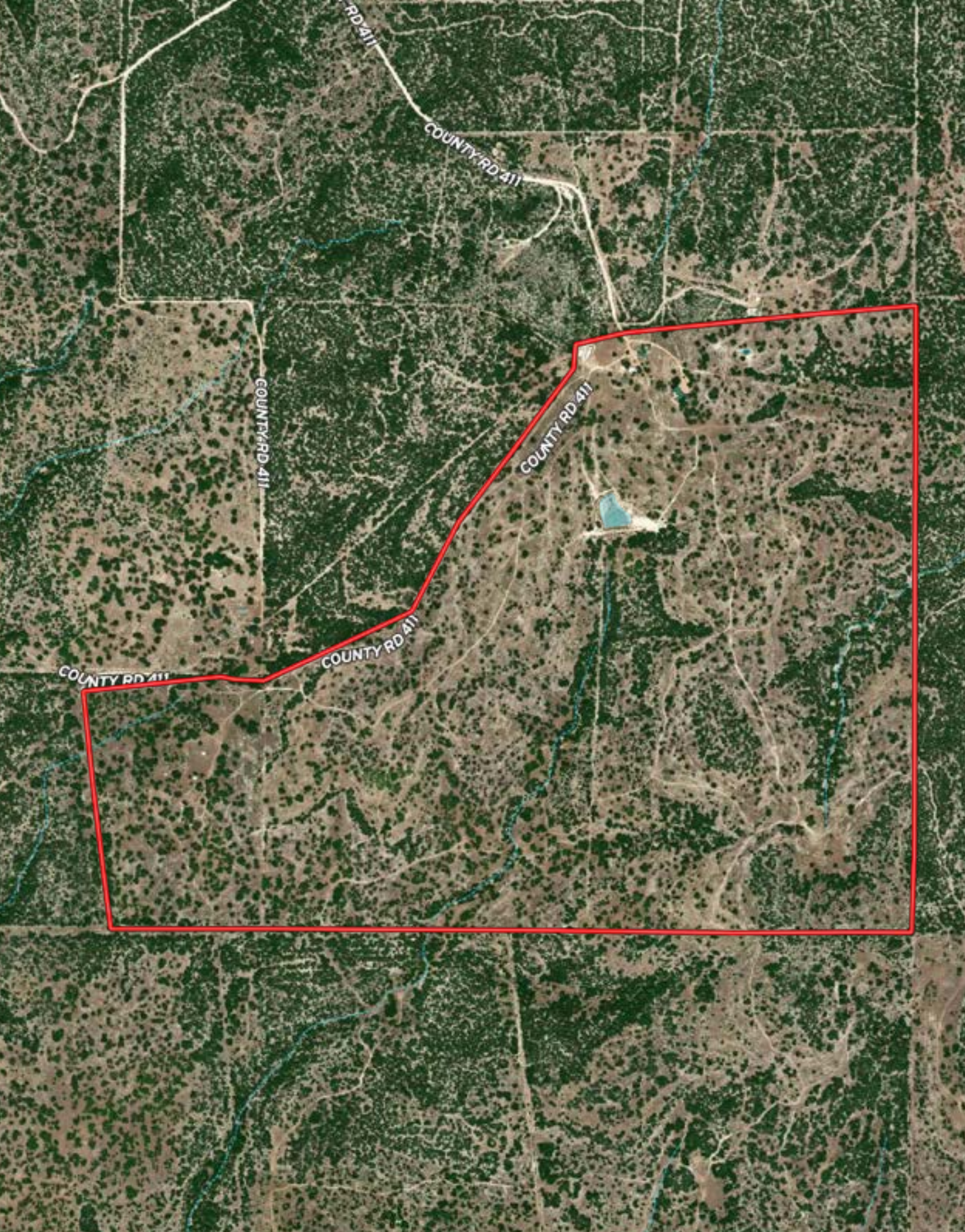
The Panadero Ranch has been primarily managed as a trophy Whitetail Deer hunting facility with a breeding operation. Beginning in 2012, the deer herd on the ranch has been actively managed and improved and is currently in its eighth year as a Texas Parks and Wildlife MLDP 3 program. Year-round protein feeding, improved genetics and game management have successfully produced healthy herds year after year. As such, the genetics present in the deer population on the ranch have been improved dramatically over the past eight years. The deer have mostly South Texas genetics with some introduced genetics from Northern states, which

were included to improve antler mass and size. Typically only mature bucks that have been released on the ranch for hunting are harvested; allowing each buck to reach its full potential. The deer receive supplemental nutrition year round. There are Whitetail bucks over 160+ B&C that have been taken over the last five years. With the improved genetics now firmly established in the Whitetail population on the ranch, the deer hunting should only get better if continued to be properly managed! The variety of wildlife species currently seen on the ranch include Whitetail deer, Blackbuck antelope, Axis deer, Transcaspian Urial rams, turkey, quail, ducks, as well as predators such as bobcats and Gray fox.

The ranch has five water wells. Three wells in the shallow Edwards Aquifer produce 4, 5 and 6 GPM and are each connected to storage tanks. One well is in the Trinity Aquifer and produces 20 to 40 GPM. The remaining well is operated by a windmill and is 4 GPM. There is a 1.5± acre man made lake with a pier also on the ranch. North east of the main home is another small pond that was created in an area of the ranch dubbed, 'the sanctuary'. This provides yet another strategically placed area for the wildlife to have a great water supply, which is supplemented by well water when needed.

This is a fantastic game-managed Hill Country Whitetail and exotic ranch. The impeccably furnished 5,500 sq. ft. log cabin is a magnificent ranch house or the perfect corporate hunting lodge. Other residences on the ranch can serve as guest overflow, foreman's quarters, or lodging for additional staff. This ranch has been managed for over eight years and tailored to be a great, high caliber ranch with the makings of a first class Whitetail and exotic hunting ranch.







MICHAEL SCHULTZ

San Antonio, Texas

210.268.8510

MSchultz@TexasRanchSalesLLC.com



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