

# DEEP CREEK RANCH

SHACKELFORD COUNTY, TEXAS







Deep Creek Ranch, located in the highly coveted big deer area of Shackelford County, is an ideal recreational ranch for the avid outdoorsman.

### **LAND FEATURES**

The terrain on Deep Creek Ranch is very diverse. The large hills provide excellent views of the ranch and the lush creek bottoms and meadows with the native grasses provide great forage for livestock. The abundance of trees, including many live oaks, make it a great habitat for wildlife.

### **WATER FEATURES**

Deep Creek flows through the ranch for approximately 2.3 miles, which in most years has water year-round. In addition to the creek, the newly constructed lake, built in 2017, provides an abundance of water for livestock and wildlife.







## HUNTING AND RECREATION

The ranch boasts an abundance of wildlife including whitetail deer, turkey, quail, ducks, dove, feral hogs and varmints. Shackelford County has earned a well-established reputation for prolific open-range record holding bucks. This area has true Boone & Crockett potential. The large hills on this ranch skirted by one of the major flowing water ways in the area makes for the ideal habitat it takes to grow mature bucks that reach their full potential. There are multiple ponds, a newly constructed private lake and Deep Creek on this ranch which make for excellent fishing locations.



Trophy Cam A 35°F1C



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## IMPROVEMENTS

This ranch is ready for you to construct a home of your choice overlooking the lake or on one of the higher elevated points. Currently the ranch has 3 lodges spaced along a ridge that overlooks the new lake. There is 1 modular home, 1 hunting cabin and 1 bunk house as well as 2 pad sites that are build ready. The exterior fencing is in great condition as well as the interior pasture fences. A portion of the ranch, being approximately 485 acres is high fenced. Other improvements to the property are a metal barn with stalls, treated water from the co-op, outbuildings and livestock pens.







Wilks Ranch Brokers -  
Shackelford County, TX

 Deep Creek Ranch



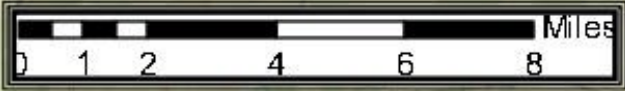
**LOCATION**

Deep Creek Ranch is located 10 miles south of Albany, Texas, which offers many restaurants, shopping, Albany Golf Club and historical landmarks.

**Nearby Attractions:**

45 minutes from Abilene, Texas. Abilene has many major businesses, Abilene Regional Airport, Dyess Air Force Base, a zoo, museums, and arts and cultural activities throughout the year.

24 miles from Cisco, Texas which is located on I-20 with access to Gregory Simmons Memorial Airport.







The combination of the location, the abundance of water and the amenities already available on Deep Creek Ranch, make it one of the best ranches on the market in Shackelford County and surrounding areas

**TOTAL ACREAGE: 1,459.78 ± | TOTAL PRICE: \$ 3,950,000.00**

**FOR MORE INFORMATION, CONTACT:**



WILKS RANCH BROKERS, LLC  
17018 IH-20, CISCO, TX 76437

Jimmy Williams | Designated Broker  
Licensed Broker in TX, NE, KS, ME, OK, MO, NM,  
TN, CO, ID, OR, GA, WY, MT

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Disclaimer: Seller makes full disclosure that they have common ownership in a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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 coincidental 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date