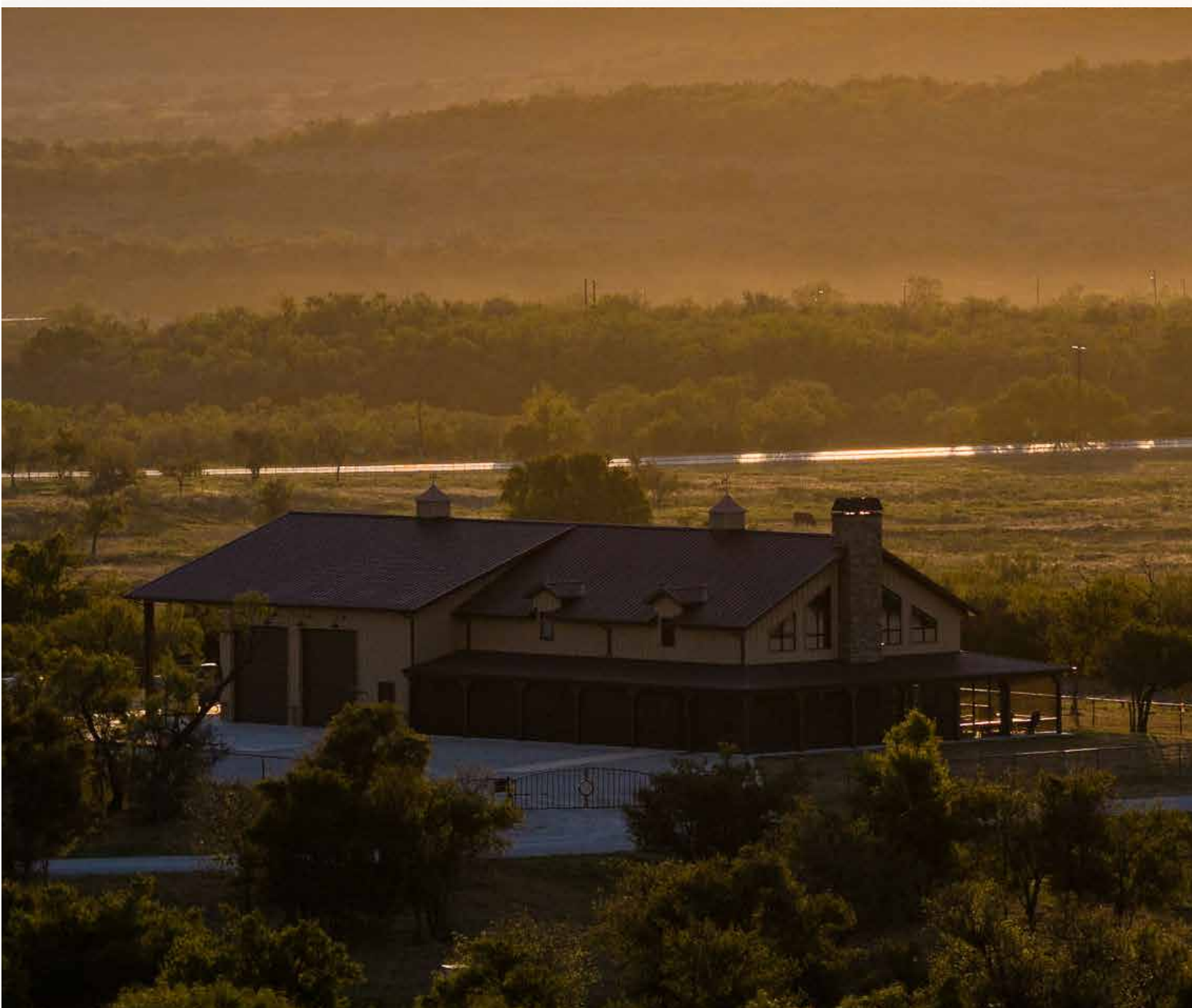


LITTLE MEXIA CREEK RANCH

Callahan County | Baird, TX



LITTLE MEXIA CREEK RANCH

Envision this premier off-market cattle ranch as an exceptional corporate retreat, designed for executive teams seeking a luxurious blend of strategic productivity, team-building, and relaxation in a pristine natural setting—exclusively available to pre-qualified buyers. Spanning vast acres of rolling ranchland, the property boasts abundant water resources with 10 surface tanks, ensuring ample supply for recreation and operational needs. Sustainability is prioritized, with beneficial microbes used across all cultivation in lieu of pesticides, aligning with corporate ESG objectives and fostering an eco-conscious retreat experience.



AGENT CONTACT

DAN BYERLY

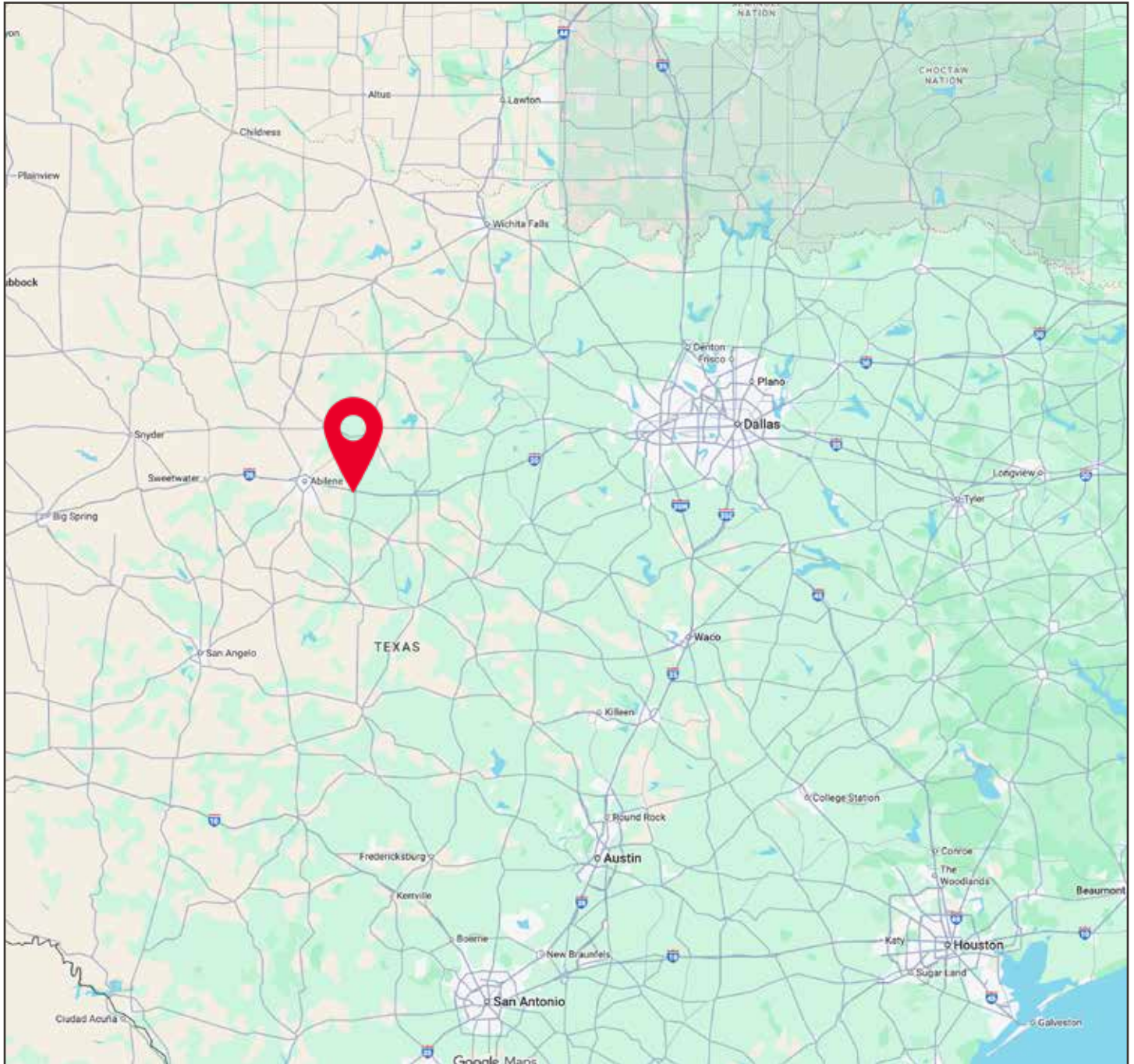
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LOCATION

Secluded but easily accessible, this property is a short twenty-minute drive to Abilene Regional Airport and less than 30 minutes to either Stargate projects. Away from the crowds but close enough to great dining and entertainment. This luxury stay gets you away from the busyness near Abilene where you can still enjoy those West Texas nights and sounds. Flying in from another airport, no worries. Dallas-Fort Worth is less than two and a half hours away, while Midland and Lubbock are both under three hours away.



PROPERTY MAP



[VIEW INTERACTIVE MAP](#)

ACREAGE

This ranch is approximately 404± acres. Current owners have diligently worked to remove prickly pear to maximize grass production. A portion of the property is in cultivation with the vast majority being in grassland and pasture.

Much of the open area on the property feels to have a nice gentle roll with a noticeable funnel-like slope. There are some wooded areas that have distinct changes in elevation and this is where your views of the area are optimal. Like the top of an hourglass, water sheds across the property and fills its many earthen tanks (ten to be exact) along the way while making its way to the channel that pours the excess water into the lake next door. The mesas in the area work as a natural frame around the property.

The overall cover for the property is great. There are several wooded areas with manicured pastures connecting all. The wildlife have plenty of cover within the trees and amongst the tall grasses in between.



WATER

Featuring ten stock tanks tied to optimize runoff, of which some are stocked, these tanks are deep and holding well. Several natural springs can be found feeding a couple of the lower tanks; otherwise, all the tanks catch rain runoff. The cooperative water line supplies, the facilities and the home.

The county experiences an average annual rainfall of 25 inches.



FENCES & UTILITIES



The fences are 5 & 6 wire barbed fences all built within the last four years. The gates, corners, cross fences, cattle guards and livestock pens are all new and done right.

Electricity is plentiful with three phase electricity recently installed to better serve some onsite facility demands. Propane tanks are owned but serviced by reputable provider.



HUNTING



With its abundant wildlife, including Whitetail deer, dove, and waterfowl, the ranch doubles as a haven for outdoor activities like hunting or wildlife observation, enhancing its appeal as a corporate retreat. This turnkey property seamlessly blends luxury, functionality, and sustainability, offering a unique venue to foster innovation, collaboration, and rejuvenation.



MAIN RESIDENCE

The centerpiece is a stunning 4,480-square-foot two-story home, adorned with high-end furnishings, gourmet kitchens for catered events, expansive great rooms for presentations, and private suites for overnight stays. A custom-screened wraparound porch offers panoramic views of a large water feature teeming with wildlife, grazing livestock, and abundant whitetail deer, dove, and waterfowl, creating an inspiring backdrop for brainstorming sessions or unwinding after a productive day. [VIEW 3D TOUR](#)



EQUESTRIAN FACILITIES

Equestrian facilities include new stables and arenas, ideal for leadership retreats with horseback riding or outdoor challenges. The ranch features state-of-the-art cattle working and sorting facilities, designed for efficient handling of a premium Wagyu cattle herd, utilizing Arrowquip equipment with low-stress hydraulic squeeze chutes, adjustable head gates, crowding tubs, and portable systems to streamline operations before shipping to off-site processing. The herd grazes on lush pastures enclosed by new 6-strand barbed wire fencing for security and containment. A dedicated equipment barn houses like-new machinery, perfect for agricultural demos or sustainability workshops. The property also offers a vertically integrated restaurant opportunity, enabling a bespoke dining experience sourced directly from the ranch's Wagyu beef—ideal for hosting client events or employee incentives.



IMPROVEMENTS

Attached to the home is a massive 40' x 60' shop, spacious enough to house two motor homes, with large shop doors on each end for easy access and a comprehensive set of tools for maintenance or collaborative projects. Adjacent to the shop, a 1,000-square-foot covered area provides additional space for outdoor workshops, team-building activities, or equipment storage. All main buildings are equipped with backup gas-powered generators, ensuring uninterrupted operations.



MINERALS

The seller is willing to convey a portion of the mineral rights and executive leasing authority with an acceptable offer. Although plenty of oil wells have been drilled in the area, this property remains untouched simply to keep the property as private as possible. Buyer or buyer's representative is responsible for verifying all mineral information.





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