



# TRUBY RIVER RANCH

Jones County | Truby, TX



# TRUBY RIVER RANCH

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Spanning approximately 930± acres, this property offers just about everything you could want in a ranch. From its beautiful elevations and sweeping views to productive fields capable of generating strong crop yields, it provides the perfect combination of income potential and recreation.

The current owners even created off-road trails throughout the ranch for Jeeps and UTVs, adding another layer of enjoyment to an already incredible property.



## AGENT CONTACT

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**John Ekdahl**

Broker | Ekdahl Real Estate

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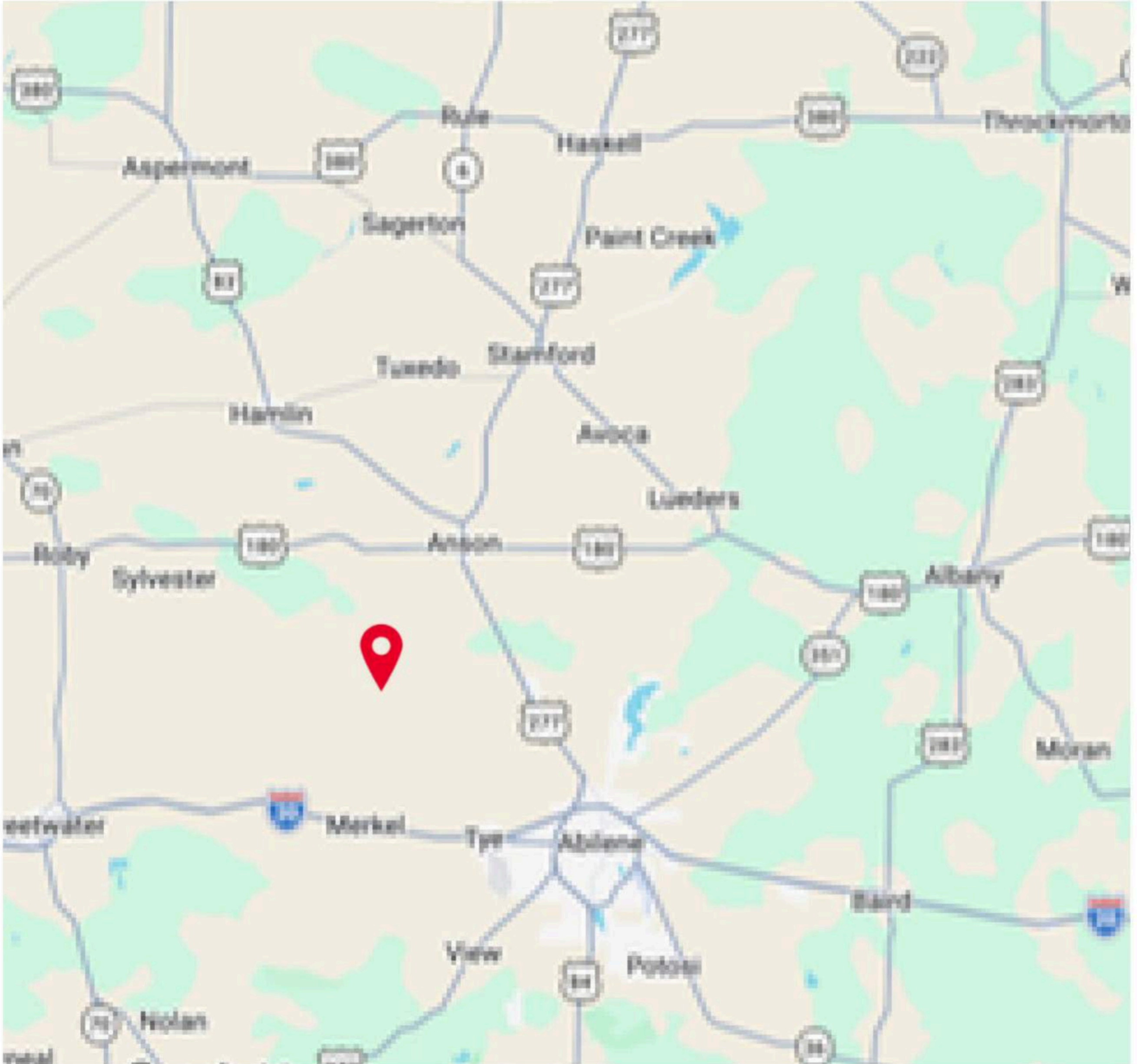
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# LOCATION

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The Truby River Ranch is located in the southwestern quadrant of Jones County, approximately 20 miles northwest of Abilene. The ranch has frontage on FM 3116 and CR 474.

From Abilene, head west on IH 20 to FM 707 in Tye. Go north for approximately 12.8 miles to CR 474. Head west on CR 474 for almost 2 miles to the ranch gate.



# PROPERTY MAP

INTERACTIVE MAP

SCAN HERE



# ACREAGE

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The ranch is comprised of 930± total acres with nearly 2 miles of frontage on the Clear Fork of the Brazos. It is very diverse, with approximately half of the acreage in cultivation.

The Truby River Ranch has a little bit of everything. The fields are nearly level and consist of some of the most productive soils in the county. A ridge runs through the center of the ranch, creating beautiful panoramic views of the river bottom and the surrounding countryside. The draws formed by the changing terrain are especially scenic, offering a striking landscape with a distinct Sedona-like feel. Just gorgeous!



# WATER & COVER

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Treated Co-op water provided by Sun Water. Three large wells in the smaller fields near the river were used for irrigation years ago. The Clear Fork of the Brazos runs along much of the north and east boundaries of the ranch and stretches for approximately 1.8 miles. Additionally, there are two very nice earth tanks on the ranch.

Any time you get near a river, the cover and habitat improve immensely over surrounding properties. This ranch is no different and has everything from large bull mesquites to groves of Hackberry trees. Some of the areas along the river are so thick that the sunlight barely passes through. The ravines and drainages also provide cover with different elevations.



# FENCES & UTILITIES

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Much of the ranch is unfenced or has fences in need of work if you want to run livestock.

Co-op electricity is available and installed on the property.



# HUNTING

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The hunting on this ranch is fantastic. This area is known for its excellent population of whitetail deer, and the river bottom provides ideal habitat for a thriving population of Rio Grande turkey. While this isn't traditionally considered a quail property, quail have been regularly seen and heard on the ranch this spring. And when the other seasons close, you can always count on the feral hogs to provide year-round hunting opportunities.

Fishing is just another way to enjoy the ranch. The Clear Fork is known to have plenty of catfish and other species.



# RESIDENCE

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There is a 2-bedroom, 2.5-bath brick home with central HVAC located near the center of the ranch. According to the Central Appraisal District, the house is 2460± square feet and was built in 1965. The bones look good, and the house could be a great weekend home or hunting cabin.

There are several other barns and shops located near the house.



# MINERALS

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Some minerals are available with an acceptable contract.





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