



LIVE WATER  
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

## HELLUVA RANCH

CONCHO COUNTY, TEXAS  
MCCULLOCH COUNTY, TEXAS  
1,043 ACRES | \$5,350,000

**H**elluva Ranch is a 1,042-acre high fence hunting and recreational oasis that boasts a  $\pm 30$  acre lake offering the perfect mix of wildlife habitat for the ideal sporting lifestyle. Private lakes like this one are rare and are highly coveted as they provide critical habitat for fish, waterfowl, and other wildlife. Ducks, Sandhill Cranes, and geese have each been observed on this lake throughout fall, winter, and spring.

A well-known Wildlife Biologist has been consulted on this ranch regarding lake enhancement projects and commented “the aesthetic value of waterfowl habitat expansion as ideal places for recreation is beyond dollar value.”

**Contact:**

**Mark Harman**  
associate broker

[mark@livewaterproperties.com](mailto:mark@livewaterproperties.com)

o: 307.734.6100 c: 214.733.4239

Jackson Hole, WY | [livewaterproperties.com](http://livewaterproperties.com)

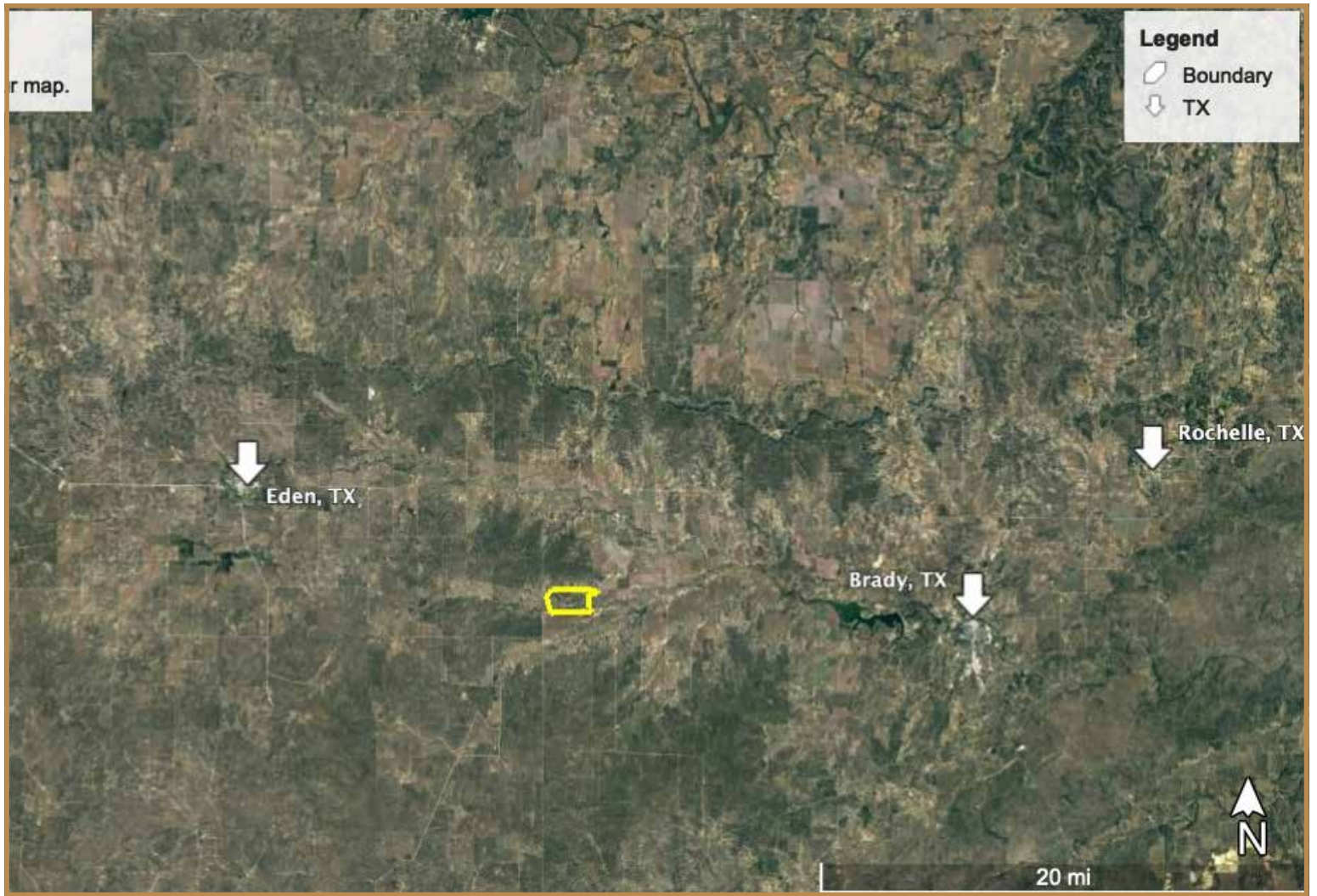




## At a Glance

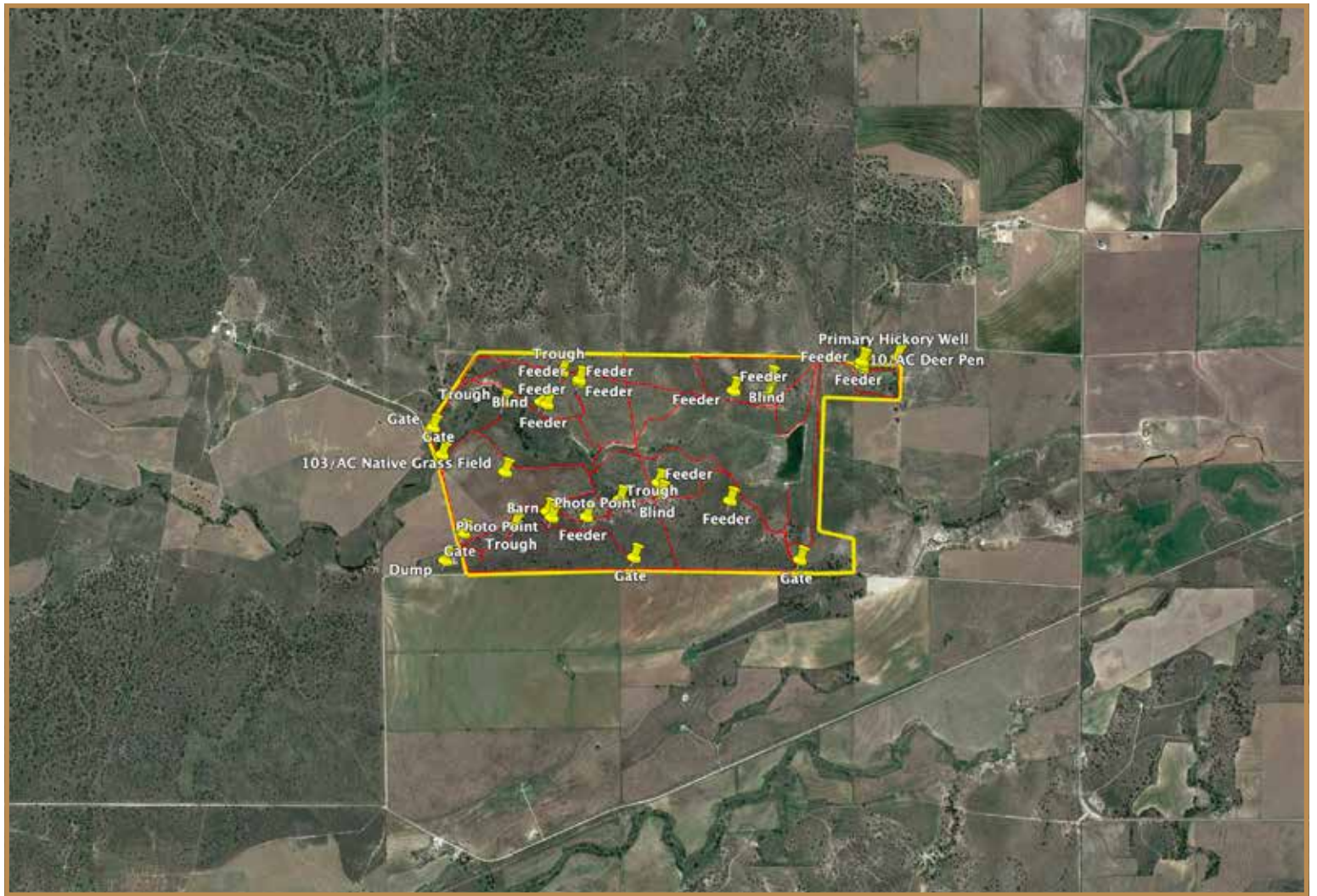
- The crown jewel of this property is a +30-acre lake
- Improved roads and wet weather creeks
- Ecological diversity of native grasses, brush and trees
- Improvements include a newly constructed barn with living quarters, adequate storage with bay doors and covered parking for a large motorhome
- Perimeter high fenced with galvanized fencing
- Located two and a half hours from Midland and Austin
- Less than one hour from San Angelo

*\*\* This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you.*



## Helluva Ranch - Location Map

*Maps are for visual aid only ~ accuracy is not guaranteed.*



## Helluva Ranch - Aerial Map

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