

NOTEWORTHY IMPROVEMENTS



LODGE

Approximate 5,500 Ft²

Sleeps 29

8 Full Baths

6 Private King En Suites

2 Bunk Rooms

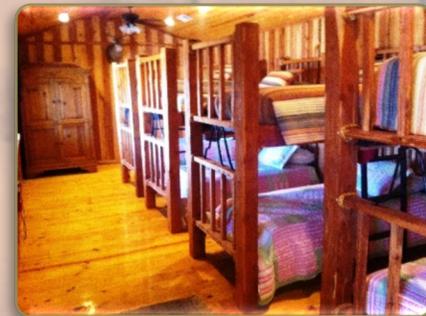
Den

Commercial Kitchen

2nd Story Observation Deck

Custom Grain Silo Pavilion

75'x30' Covered Parking



WORKSHOP / BARN



Approximate 7,600 Ft²

Managers Office

2 Bath/ 2 Shower Restroom

Extensive Corrals, Working Pens, & Chutes



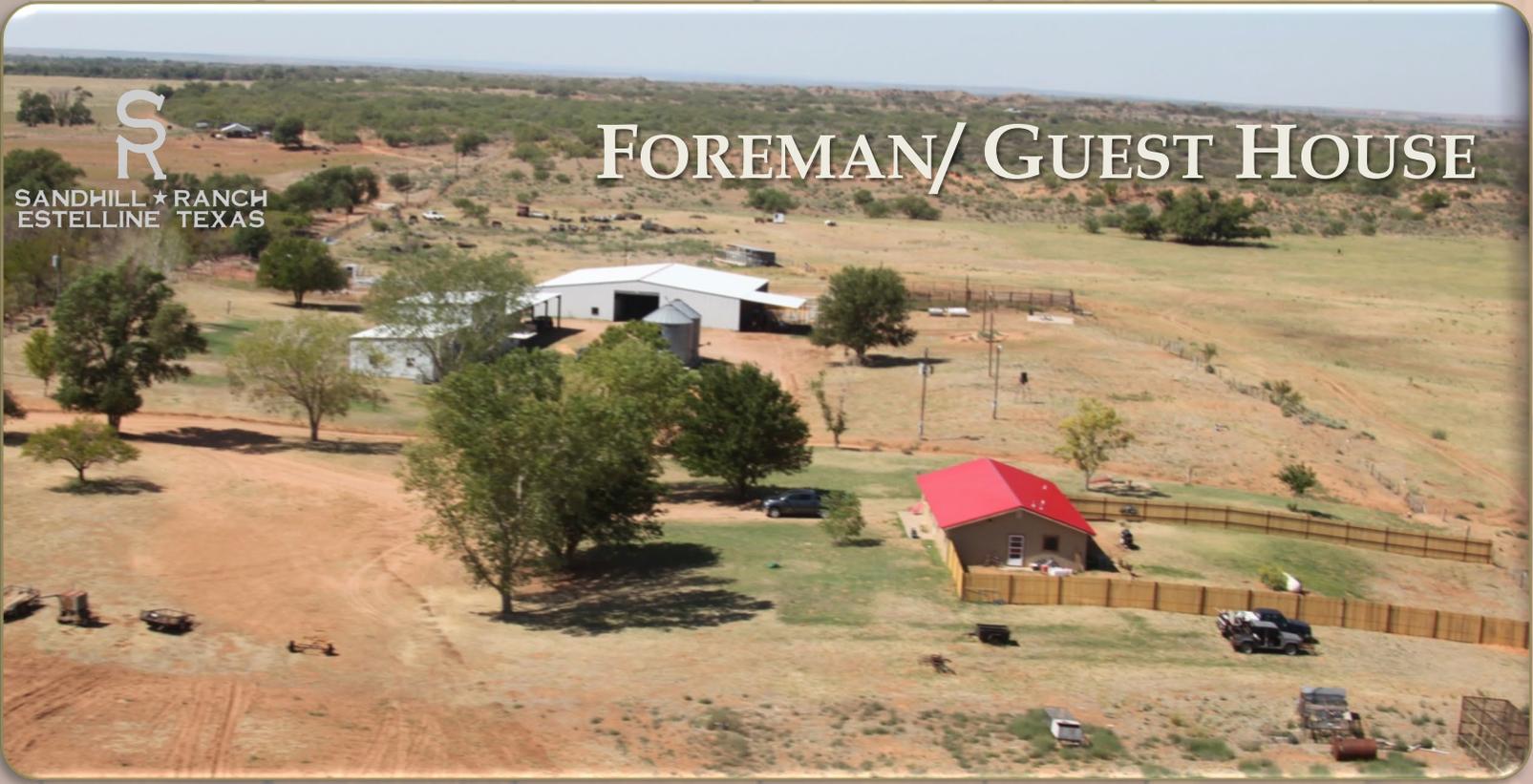
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SANDHILL ★ RANCH
ESTELLINE TEXAS

FOREMAN/ GUEST HOUSE

Approximate 2,100 Ft²

3 Bed / 2 Bath

2 Living Areas



OTHER IMPROVEMENTS

WATER

- Ranch is situated atop the Seymour Aquifer
- 9+ Surface Water Tanks & Ponds
- 17 Water Wells (Wind, Solar, & Electric)
- Numerous Troughs & Tubs Fed by Water Wells

POWER

Several miles of Above & Underground Powerlines Traverse the Ranch to Run Several of the Water Wells and Cattle Chutes Throughout.



FENCING

- 19 Miles of Perimeter Fence
- 16+ Miles of Interior/ Cross Fence
- 2.5 mile Cattle Alley from Working Pens in Bottom Pasture to Headquarters Pens
- Numerous Corrals & Pens Throughout Ranch

OUTBUILDINGS

- 8,000 Ft² Hay Barn
- 1,800 Ft² Equipment Barn



DOG KENNELS

9 Covered Pens w/ Water





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INFRASTRUCTURE AERIAL

LEGEND

- BOUNDARY LINES 
- CROSS FENCES 
- WATER WELLS 
- PLUMBING LINES 
- POWER LINES 

