

# \$4,430,000 - 00 Fm 1233, Crane

MLS® #7976821

---

## \$4,430,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 13627.28 Acres

NONE, Crane, TX

This ranch has been well-known for being a quality cattle ranch and for many years and currently runs a Brangus cross. The average high temperature is 79 and low temperature is 56 degrees. Average rainfall is 13 inches. The topography of this ranch is relatively flat ranging from 2,660 to 2,745; however, there are some distant views from several spots on the ranch mostly from the crown of the sand hills. The dunes are part of a vast set of dunes the lie east of the Pecos River between Fort Stockton and the New Mexico border. The Crane County sand formations are part of the ensemble that includes the Monahans sand hills and the Kermit dunes. There is not any sand mining taking place on the property. The primary soils found on the ranch consists of Penwell Dune Land Association, rolling the Penwell-Pyote Association, undulating and Dune Land. The Penwell soils consists of deep, sandy soils on the uplands. The soils form on eolian sand. Slopes range from 1-16%. These soils have light brown, non-calcareous, fine sand surface layer about 12" thick. The underlying layer is reddish-yellow, non-calcareous, fine sand about 68" thick. The Dune Lane consists of mostly barren, active sand dunes of light colored, eolian sands that show little evidence of soil development. The ranch consists totally of native pastureland and is currently leased for both grazing and hunting, the rancher operating the ranch for the last several years reports that cattle stocking rates depend



primarily on rainfall. At this time the area has received above average rainfall year to date, so the native grasses and cover are in excellent condition. Shinnery Oak is prevalent over the entire ranch which provides excellent browse for the deer. Other vegetation consists of mesquite, cat claw, windmill grass, black grama grass, sand bluestem, and filaree.

### **Essential Information**

ListingFeed	abor_vow
MLS® #	7976821
List Price	\$4,430,000
Sale Price	\$3,883,744
Sale Date	October 8th, 2021
Bathrooms	0.00
Acres	13,627.28
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	00 Fm 1233
Subdivision	NONE
City	Crane
County	Crane
State	TX
Zip Code	79731

### **Amenities**

Utilities	Electricity Available, Water Available
View	Pasture
Waterfront	None

### **Interior**

Heating	Central, Electric, Fireplace(s)
Cooling	Ceiling Fan(s)

### **Exterior**

Lot Description      Agricultural, Level, See Remarks

**School Information**

District	Crane Isd
Elementary	Other Crane ISD
Middle	Other
High	OtherCrane ISD