



TURN-KEY RANCH OPERATION
554 PRISTINE ACRES | INCOME PRODUCING OPPORTUNITIES
635 COUNTY ROAD 184, LAWN, TEXAS 79530

Chelynn Barkley, REALTOR® | (432) 853-9818 | Chelynn@PrichardGroup.com | PrichardCommercial.com

SUMMARY



Located just 30 miles south of Abilene, you will discover an extraordinary turn-key ranch operation that seamlessly combines unparalleled recreation, income-generating possibilities, and STUNNING VIEWS across 550 immaculate acres. Whether your vision is a working ranch, a premier hunting retreat, an event venue, or a private family getaway — this property has it all. Every detail has been carefully developed, meticulously maintained, and strategically positioned to produce income while providing unforgettable experiences. This high-fenced ranch is home to trophy game such as red stag, zebra, axis, fallow deer, whitetail, mouflon, and more. Impeccably maintained roads and trails meander through beautiful oaks, mesquites, and open fields, granting access to seven tanks, five cultivated fields, and a stocked lake teeming with bass, catfish, crappie, bluegill, and even koi.

Perched near the water on a hill is the stunning saloon-style venue, constructed in 2021 and already recognized for hosting memorable events—Kevin Fowler and The Belamy Brothers have performed here. This could serve as a

unique wedding venue. It features a bar, stage, branded tables and chairs, restrooms, ample parking, and five RV hookups, creating a fully equipped venue with breathtaking lake views.

The beautifully crafted horse barn includes living quarters, a spacious tack room, hay storage, fenced turnout, and a round pen. Savor your morning coffee with a view of the cross on the hill or relax by the firepit. It's ideal for recreational riding or future short-term rental opportunities. The hunting lodge boasts three bedrooms, two baths, and a charming log cabin ambiance. Nearby, a large shop includes a skinning room, walk-in cooler, additional lodge space with bunks for extra guests, a full kitchen, restroom, and an office with soaring ceilings and a second saloon-style finish to complement the main venue. A shooting range, feeders and blinds throughout, two gated entrances, loafing sheds, equipment barns, additional shop space, and fenced cattle pasture complete this exceptional setup. COME SEE!



HIGHLIGHTS

Land & Wildlife



- 550± acres of meticulously maintained land
- High-fenced and stocked with trophy exotics: red stag, zebra, fallow, whitetail, mouflon & more
- 7 stocked tanks + one main lake with dock — filled with bass, catfish, crappie, bluegill, and koi
- 5 cultivated fields for farming or food plots
- Pruned oak trees, mesquites, and mature shade trees throughout
- Network of roads and trails for ATVs, horseback riding, or tours
- Cross landmark perched at the top of the main

Hunting & Shooting

- Multiple feeders and blinds strategically placed across the ranch
- Designated shooting range for recreational use or sighting in
- On-site skinning room, walk-in cooler, and game processing area near the main shop



Horse Facilities



- Beautifully designed horse stable with:
- Attached living quarters (ideal for short-term rental potential)
- Large tack room and hay storage
- Turnout pasture and round pen
- Peaceful views of the cross from the front porch
- Backyard firepit perfect for relaxing after a ride
- Extra guest stables for visiting horses or riders



MORE HIGHLIGHTS

The Saloon Venue



- Custom saloon built in 2021, situated above the lake for dramatic views
- Hosted live performances by Kevin Fowler and The Bellamy Brothers
- Features include:
 - Full branded bar setup
 - Stage for live music or DJ
 - Branded tables and chairs
 - Indoor restrooms
 - Plenty of parking and 5 RV hookups
- Ready-made as an income-producing venue or event destination

Lodging & Living

- Main hunting lodge with 3 bedrooms, 2 bathrooms, and rustic cabin design
- Fully equipped kitchen, restroom, and soaring saloon-style office nearby
- Airbnb-style living quarters in the horse barn (not currently rented, but ready to go)

Additional Infrastructure



- Massive shop for equipment and operations
- Office space with high ceilings and rustic finishes
- Two gated entrances for convenience and privacy
- Loafing sheds, equipment barns, grain drill storage, and additional boat/shop storage
- Fenced acreage set aside for cattle if desired

Utilities

Cable Available, Co-op Electric, Co-op Water, Electricity Connected, Individual Water Meter, Rural Water District, and Septic



PHOTOS



PHOTOS



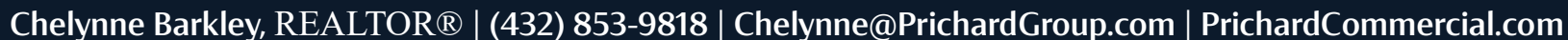
PHOTO SLIDESHOW



DIRECTIONAL MAP

[GOOGLE MAP LINK](#)





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Prichard Real Estate, L.L.C., its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Prichard Real Estate, L.L.C., its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Prichard Real Estate, L.L.C. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Prichard Real Estate, L.L.C. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Prichard Real Estate, L.L.C. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Any Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prichard Real Estate, L.L.C. in compliance with all applicable fair housing and equal opportunity laws.



Chelynn Barkley
REALTOR®

The Broken Wheel Ranch



PRICHARD

★
FARM AND RANCH

A DIVISION OF THE PRICHARD GROUP



Chelynn Barkley, REALTOR® | (432) 853-9818 | Chelynn@PrichardGroup.com | PrichardCommercial.com