

Thank you for your interest in this Mills County hunting lease. This ranch covers approximately 950 acres and is a working cattle and goat ranch. The ranch is located about 20 miles southwest of Hamilton and about 10 miles northeast of Goldwaithe. Both of these towns have gas stations, feed stores, hardware stores, and grocery stores.

The ranch has hilly, rocky terrain with a mix of thick cover and open areas. The vegetation varies with live oak and red oak thickets surrounded by low growing shin oaks to open grasslands with tall, thick native grasses. A small creek runs through the property that has been dammed to form a small lake. Several smaller ponds are also on the ranch.

There is a small, two-room cabin for the lease member's use. It has a simple kitchen with running water but no hot water. The separate bathroom has a flushing toilet but no shower. The cabin has six single beds. There is a wood stove for heat but no air-conditioning. Camper trailers are allowed for a small additional fee.

The ranch offers outstanding deer hunting. Both gun and bow hunting is allowed. There is a small turkey population on the ranch, but turkey hunting is not allowed at this time. Coyote, bobcat, and fox hunting are allowed. There are no hogs on the ranch at this time. Hog hunting will be allowed when they do invade the ranch.

A maximum of three deer are allowed per member. TP&W antler restrictions apply to this county so please be familiar with the restrictions before hunting. One trophy buck and one spike buck and one doe –or- two spike bucks and one doe –or- one trophy or spike buck and two doe may be taken. You may take as many hogs and varmints as you wish. You may bring one child between the age of 10 and 21 years old to hunt with you at no extra charge. They must hunt in the blind with you. Any deer taken by your child counts toward your limit. Youth weekend hunting is allowed.

We allow a total of ten hunters on the lease. Each hunter is given an area to hunt. You have the option of feeding and erecting a stand or blind; however, all deer hunting is from stands or blinds only. Bow hunters may put up tree stands or tripods in the vicinity of their feeders. For safety reasons, still hunting or stalking is not allowed. Hunting from vehicles is not allowed. If you want to hunt another area, you must get permission from that stand owner.

Separate from the main ranch are two properties of 40, and 93 acres. The 40 acres is across the road from the main ranch. They are thick with brush and oaks. The 93 acres is outside the town of Goldwaithe, which is about 10 miles away. The deer hunting is just as good on these properties as the main ranch. There is a spring fed pond on the 40 acres.

This is a non-smoking and non-drinking lease. No guests are allowed other than your immediate family members. Pets are not allowed. You have year-round access to the ranch.

Two-wheel drive vehicles can access most of the main roads in dry weather. Caution should be taken during wet weather on parts of the main roads and all of the secondary roads. 4-wheelers are not allowed.

The cost is \$1350.00 the first year and \$1,250.00 per year after that. If you have any questions or would like to visit the ranch, please email me at [tchris111@tx.rr.com](mailto:tchris111@tx.rr.com), or [tc73@mac.com](mailto:tc73@mac.com).

Thanks for your interest,

Tommy