



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

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# SUMMARY



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!

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 Bel-lamy Brothers have performed here. This could serve as a



# 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

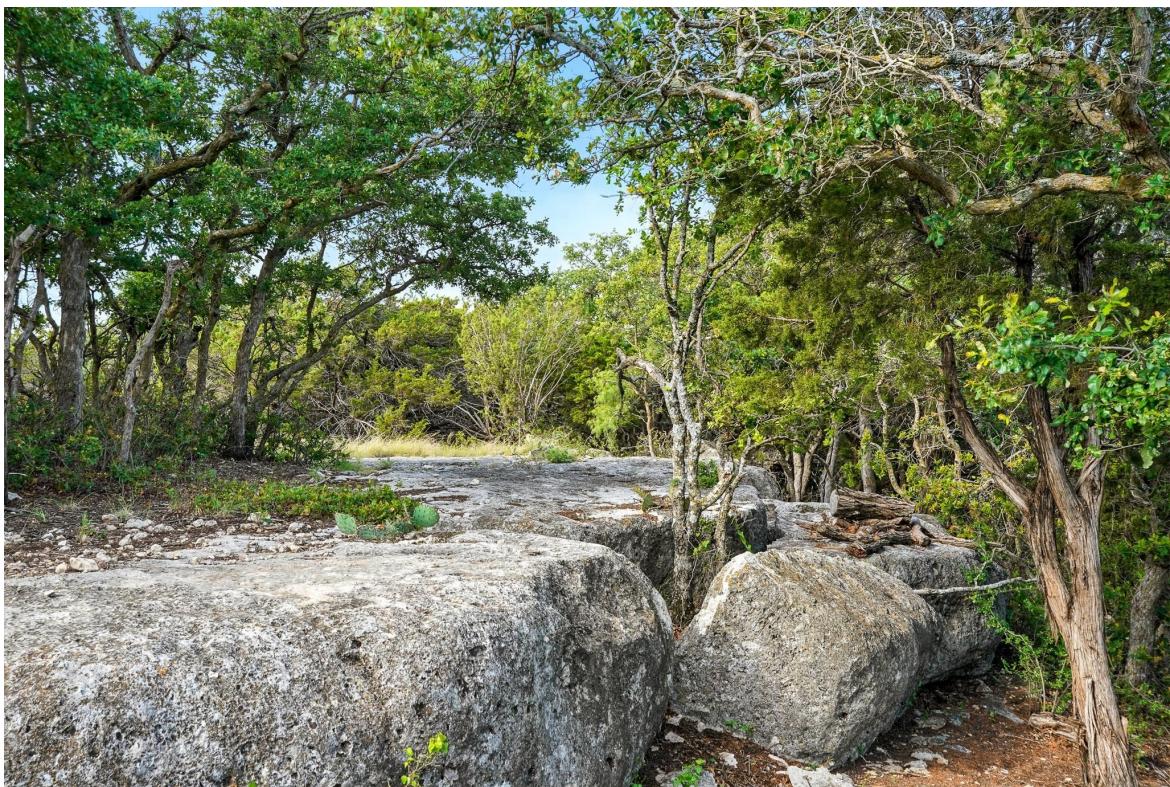


# PHOTOS



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# PHOTO SLIDE SHOW



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# DIRECTIONAL MAP

[GOOGLE MAP LINK](#)

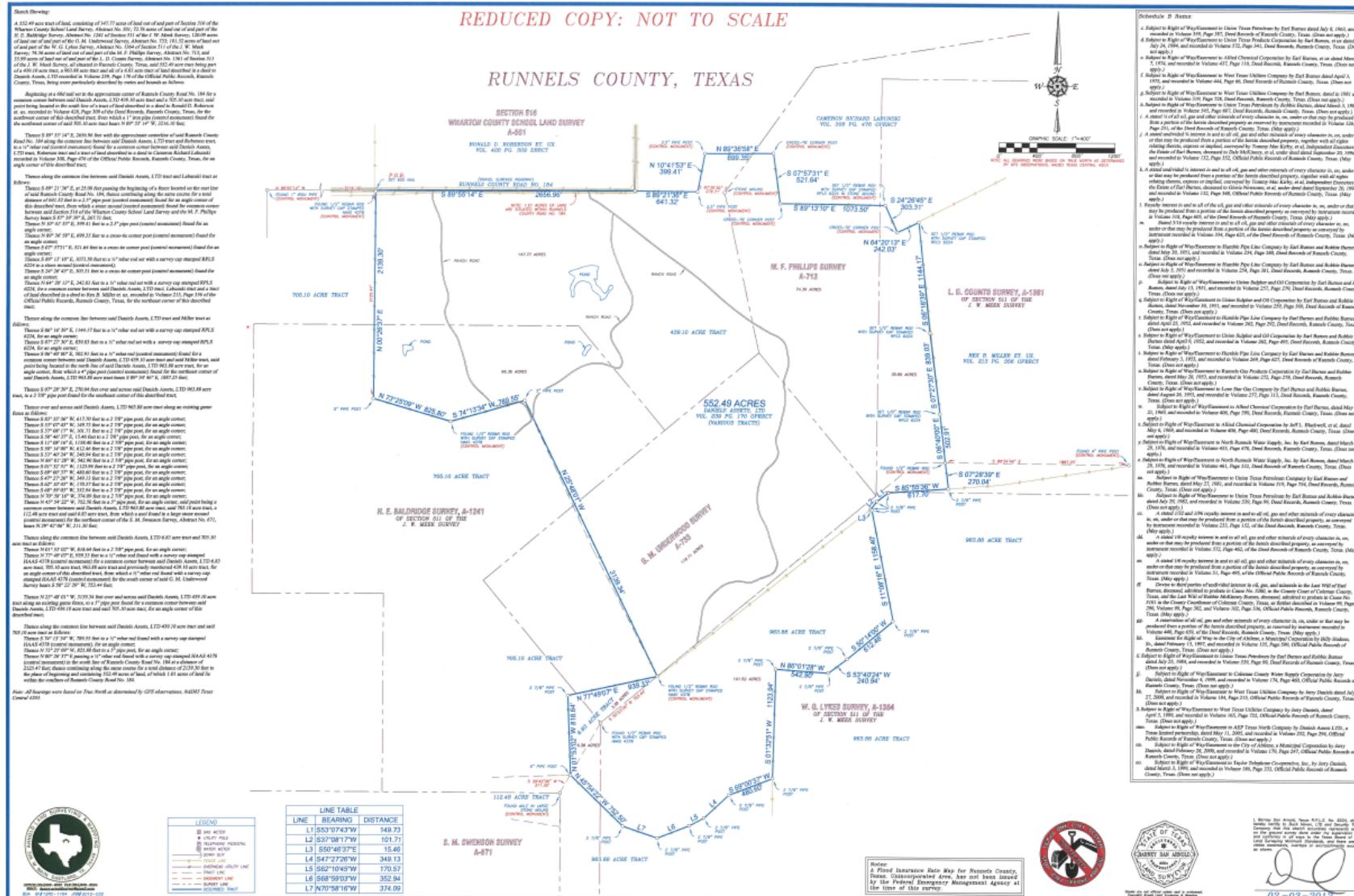


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# **SURVEY**

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RUNNELS COUNTY, TEXAS



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**Chelynne Barkley**  
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**The Broken Wheel Ranch**



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