

McGREGOR RANCH

Christoval, Texas



3,176.49 Acres

Tom Green County



McGREGOR RANCH



Located just 8 miles southwest of Christoval, this expansive 3,176.49-acre ranch offers a rare combination of scale, improvements, water infrastructure, and income-producing assets. Conveniently situated approximately 20 miles from Mathis Field and just 25 minutes from San Angelo, the property provides both seclusion and accessibility.



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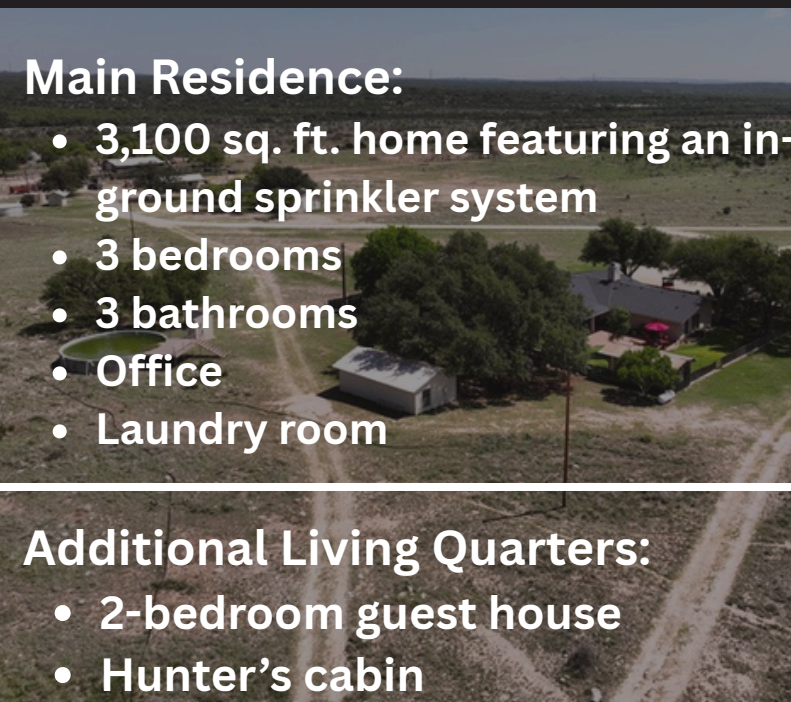


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Main Residence:

- 3,100 sq. ft. home featuring an in-ground sprinkler system
- 3 bedrooms
- 3 bathrooms
- Office
- Laundry room



Additional Living Quarters:

- 2-bedroom guest house
- Hunter's cabin



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Outbuildings & Infrastructure:

- Barn with livestock pens
- Shop located near livestock pens
- Additional shop behind main house
- 3 pump houses
- Greenhouse



Water Features:

- 4 water wells equipped with submersible pumps
- 1 windmill well
- Tank (stock pond)



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Recreational & Outdoor Features:

- Swimming pool with deck
- Native West Texas terrain suitable for hunting, ranching and recreation

Income-Producing Assets:

- 2 wind turbines providing established income



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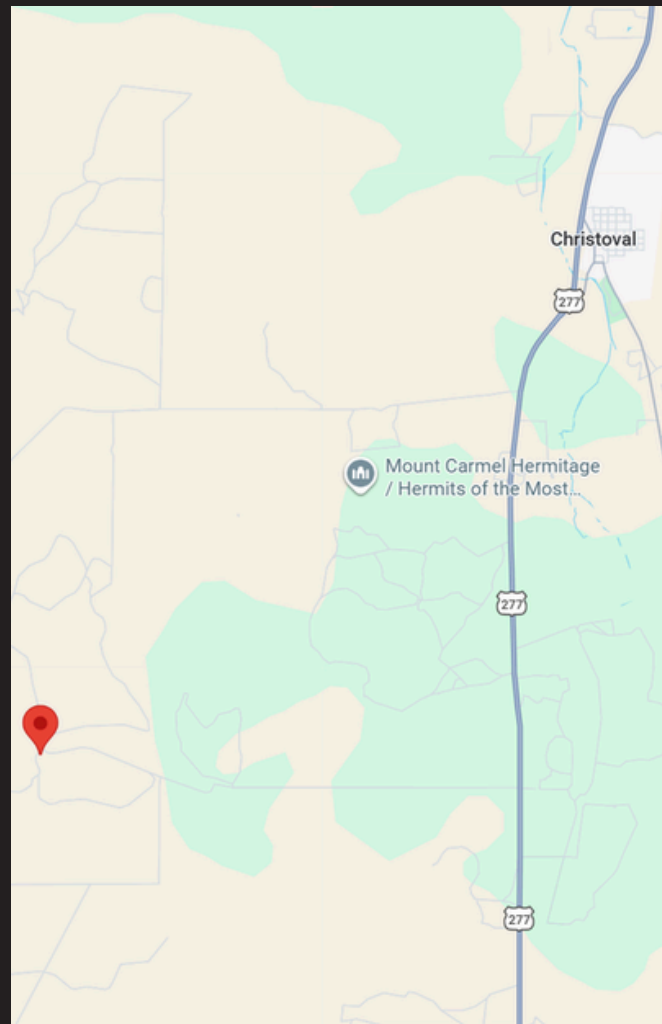
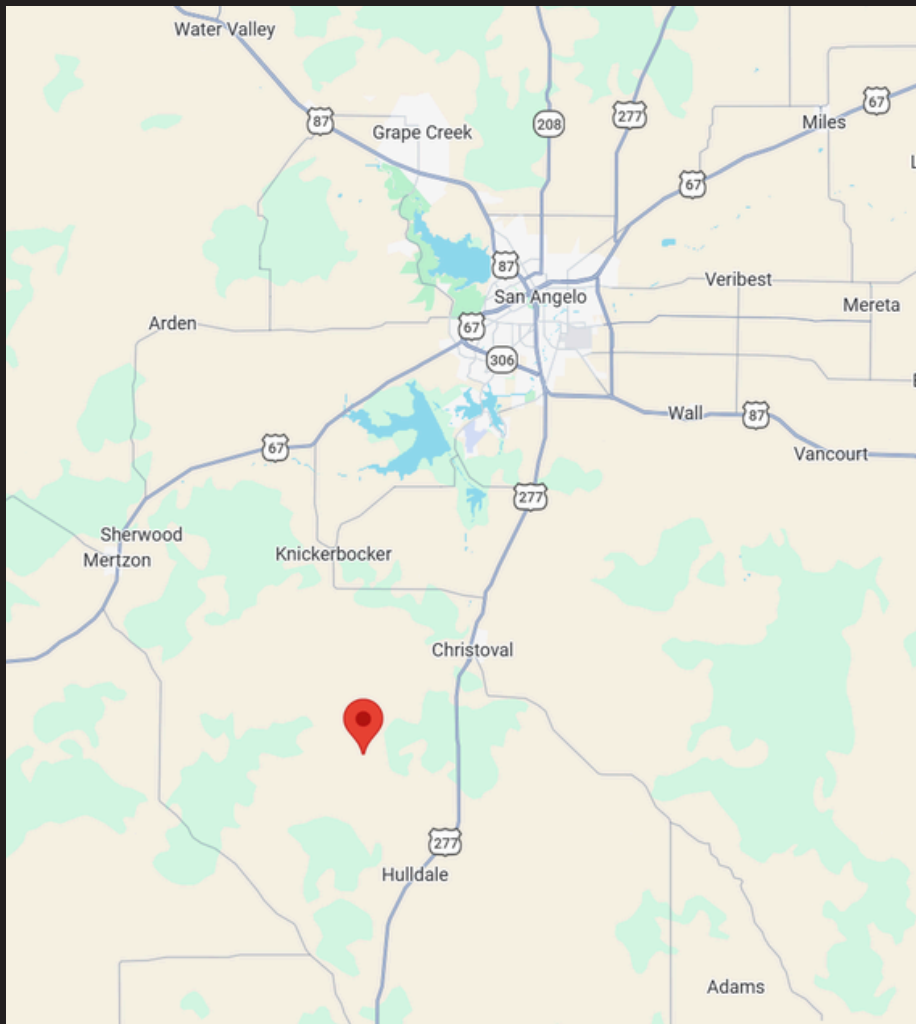
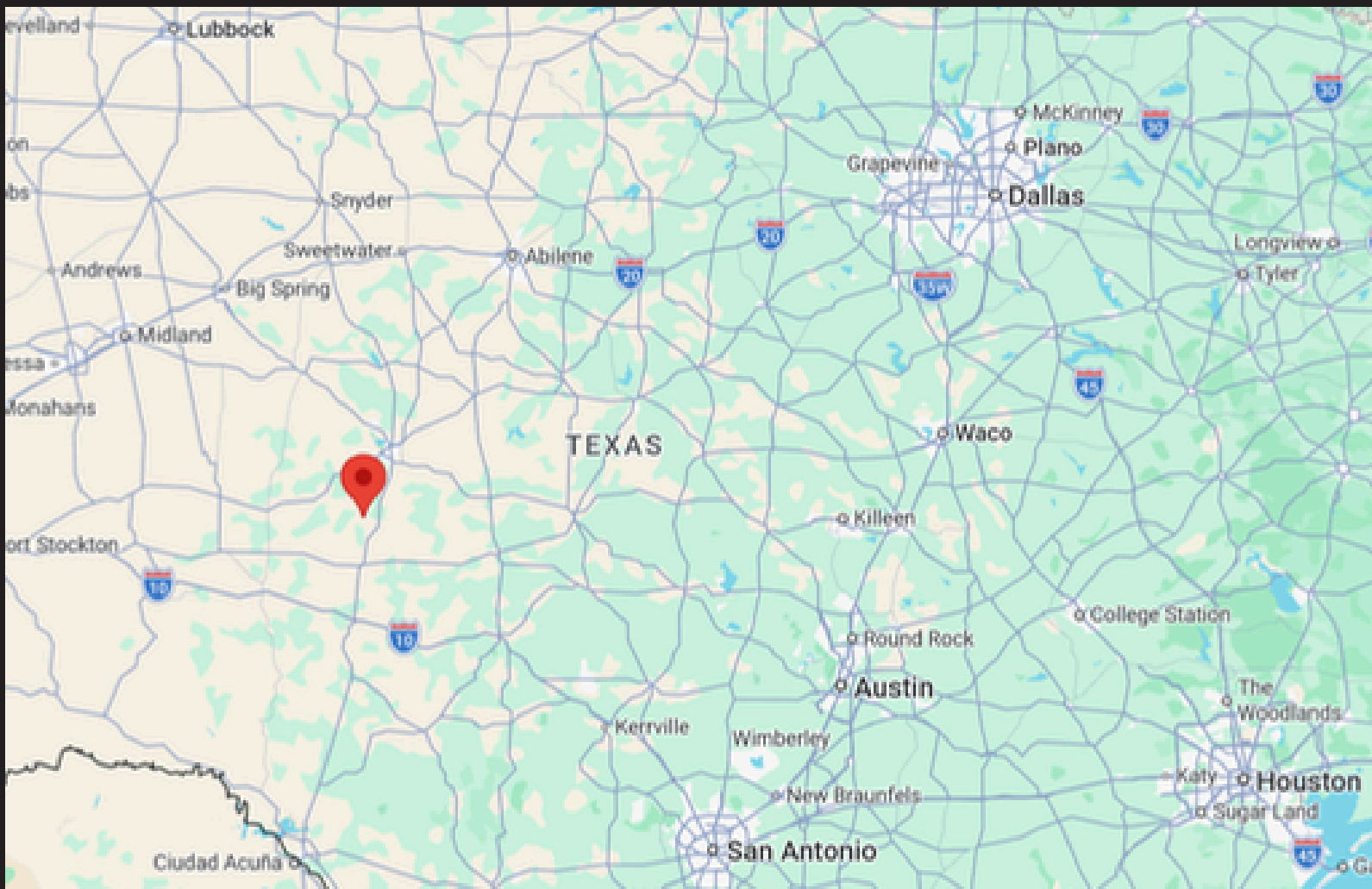
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- Minerals negotiable

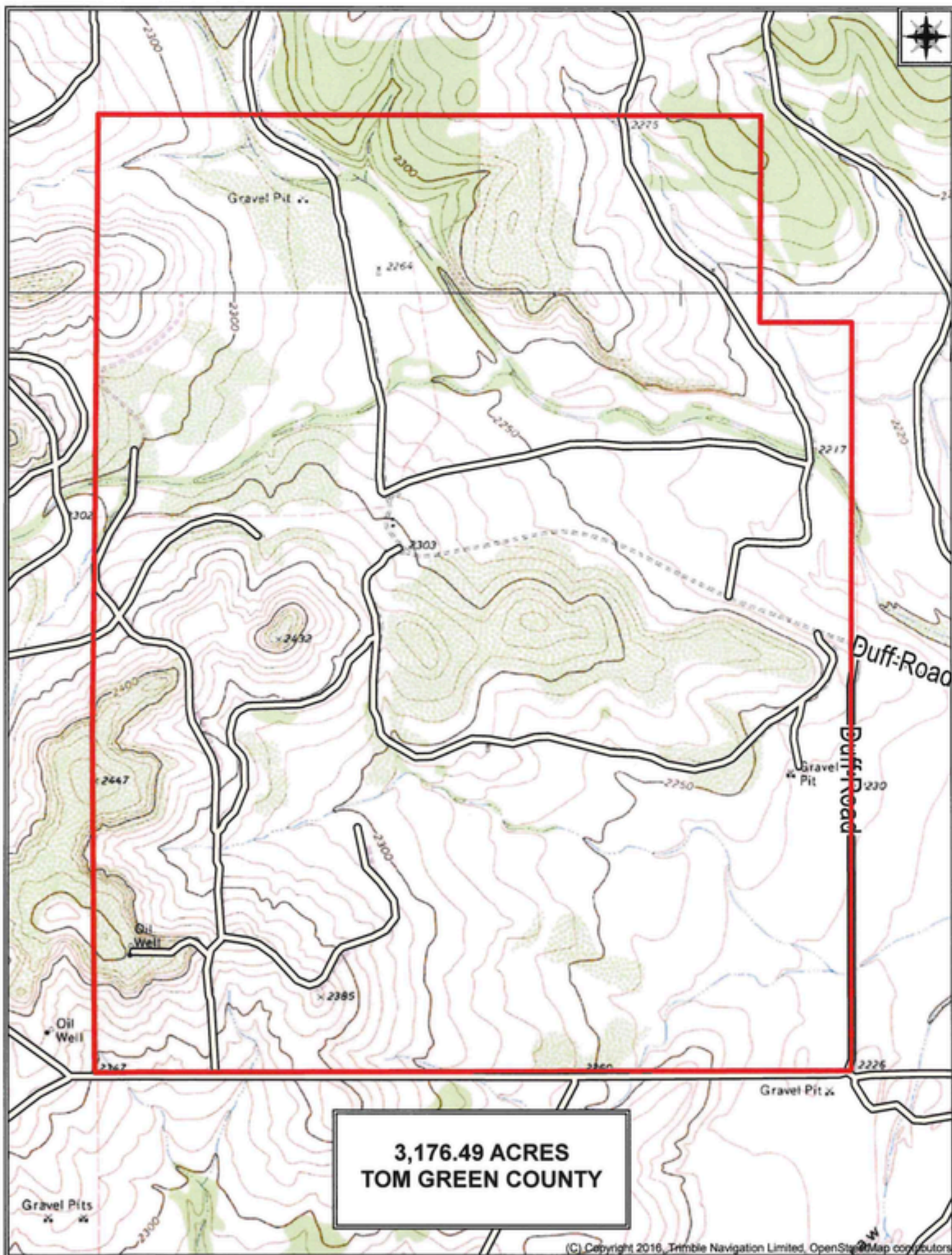
- Estimated Taxes
\$6,399.60







**3,176.49 ACRES
TOM GREEN COUNTY**



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