

Panhandle Ranch
TBD Panhandle Road
Bryson, TX 76427

\$1,953,000
217± Acres
Jack County



Panhandle Ranch
Bryson, TX / Jack County

SUMMARY

Address

TBD Panhandle Road

City, State Zip

Bryson, TX 76427

County

Jack County

Type

Recreational Land, Farms, Hunting Land, Ranches, Timberland

Latitude / Longitude

33.173773 / -98.407863

Taxes (Annually)

250

Acreage

217

Price

\$1,953,000

Property Website

<https://cfreland.com/detail/panhandle-ranch-jack-texas/79520/>



PROPERTY DESCRIPTION

Panhandle Ranch is a multi-use property in western Jack County, Texas, just south of Bryson Lake. This remarkable property offers an exceptional opportunity for both agricultural and recreational use. Spanning 217 acres, the land features stunning elevation changes, providing breathtaking views and diverse terrain perfect for grazing cattle or other livestock. Panhandle Ranch is beautifully adorned with mature hardwood trees, offering shade and a scenic backdrop, which is ideal for outdoor activities or simply enjoying nature's beauty.

A large, picturesque seasonal creek winds through the property, serving as a natural water source for wildlife and livestock alike. The creek adds an additional dimension to the land, making it perfect for hunting, with ample opportunities to observe and harvest local wildlife. Because of the size of the seasonal creek, there is potential for up to a seven-acre lake. Whether you're a seasoned hunter or just looking to enjoy the outdoors, the abundant wildlife will captivate you.

With road frontage on three sides, the property is easy and convenient to access. This makes the land highly functional, whether you're looking to establish a ranching operation or want a retreat for weekend getaways or hunting trips. This property is a rare find. It offers the perfect balance of usability for grazing and recreation, all while surrounded by nature's peaceful beauty. Whether seeking a peaceful retreat, a hunting paradise, or a working ranch, this property is an ideal investment.

Don't miss out on this unique opportunity to own a piece of Texas with it all: elevation, trees, water, and prime road access.

-- IMPROVEMENTS --

- Utilities ~ Electricity available, great possibility of underground water in the area
- Road System ~ All dirt ATV roads/trails
- Fencing ~ Adequate for cattle grazing

-- WATER, COVER & TERRAIN --

- Surface Water ~ Two ponds, the largest is a half acre when full, large surface water potential
- Water ~ Great underground water in the area
- Tree Cover ~ 95% wooded; mature hardwoods on ridges, mesquites in the valley, hardwoods on the creek
- Underbrush ~ Thick underbrush
- Native Grasses ~ 75% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Various; 40% either Sandy Loam or Clay

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ Large pond supposedly stocked
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Mineral interest unknown

- O&G Production ~ No current production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease

-- ACCESS & DISTANCES --

- Road Frontage ~ 1.2 miles of Panhandle Road on the south and west boundaries, 1.5 miles of Bryson Lake Road on the East boundary
- Piped Entrance ~ Four entrances are located around the ranch
- Nearby Towns ~ Two miles from Bryson, Texas
- Major Cities ~ 55 mi S of Wichita Falls, 75 mi NW of Fort Worth
- Airports ~ 15 mi E of Graham Municipal, 55 mi S of Wichita Falls Regional

AGENT COMMENTS: Panhandle Ranch is a property with the perfect blend of hunting and grazing located in the cross timbers of Jack County, Texas. This ranch has so much potential with some work, the creek could be dammed up to create a seven acre lake and really complete the property.

Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)



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Bryson, TX / Jack County



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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