

**Hardwood Haven**  
3653 Birdwell Road  
Bryson, TX 76427

**\$339,250**  
30± Acres  
Jack County



**Hardwood Haven**  
**Bryson, TX / Jack County**

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**SUMMARY**

**Address**

3653 Birdwell Road

**City, State Zip**

Bryson, TX 76427

**County**

Jack County

**Type**

Hunting Land, Ranches, Recreational Land, Residential Property,  
Undeveloped Land, Timberland, Single Family

**Latitude / Longitude**

33.109906 / -98.378473

**Taxes (Annually)**

5542

**Dwelling Square Feet**

540

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

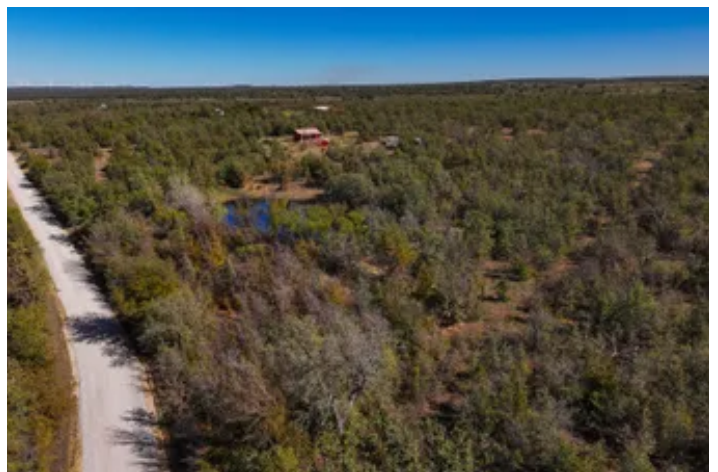
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**Price**

\$339,250

**Property Website**

<https://cfrland.com/detail/hardwood-haven-jack-texas/67362/>



### **PROPERTY DESCRIPTION**

A serene natural setting surrounds Hardwood Haven. This picturesque property offers an ideal retreat for outdoor enthusiasts and hunters alike. Spanning several acres, it features **mature hardwood trees** that create a lush, wooded landscape, providing excellent cover for wildlife. A small, drought-resistant pond adds to the property's charm and serves as a watering source for deer and other game, enhancing the overall ecosystem. At the heart of the property is a cozy hunting cabin, perfect for weekend getaways or as a base camp during hunting season. This rustic cabin offers a comfortable space to unwind after a day in the field.

This property is strategically located in an area known for its abundant game and reputation for exceptional whitetail deer hunting. The combination of natural cover, food sources, and water makes it a prime hunting destination. Hardwood Haven also includes a 40-foot container and a new ATV, ensuring convenience and accessibility year-round. Whether you're looking to establish a hunting lodge, build your dream home, or simply enjoy the beauty of nature, this property is a rare find that offers both tranquility and adventure.

### **-- IMPROVEMENTS --**

- Cabin ~ 540 sqft veranda style log cabin,
- Rooms ~ 1bed/1bath, kitchenette, living area
- Utilities ~ Water well and electric on site
- Fencing ~ Perimeter fencing is in good shape
- Road System ~ Gravel main entry

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ 1 pond, drought resistant, can be supplemented by the water well
- Water ~ Water well, 25 gallons per minute estimated
- Tree Cover ~ All wooded; mature cover
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Not currently grazed, no Agricultural Exemption
- Soils ~ Exray-Darnell Complex and Fine Sandy Loam

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; the current owner is the only hunter
- Fishing ~ Not stocked with fish (yet)
- Land ~ Rugged terrain, all wooded
- Native Grasses ~ Thick grasses, excellent bedding

### **-- MINERALS & WIND --**

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

**-- ACCESS & DISTANCES --**

- Road Frontage ~ Birdwell Road - 1,100 ft
- Piped Entrance ~ One entrance on the west side
- Nearby Towns ~ 5 mi S of Bryson, Texas
- Major Cities ~ 75 mi NW of Fort Worth; 105 mi NW of Dallas
- Airports ~ 20 mi E of Graham Municipal, 60 mi SE of Wichita Falls Regional

AGENT COMMENTS: Turnkey small acreage is hard to find at an affordable price in today's market. Hardwood Haven offers an opportunity to own a small piece of property that is self-sustainable with a water well and does not require any work to begin enjoying.

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

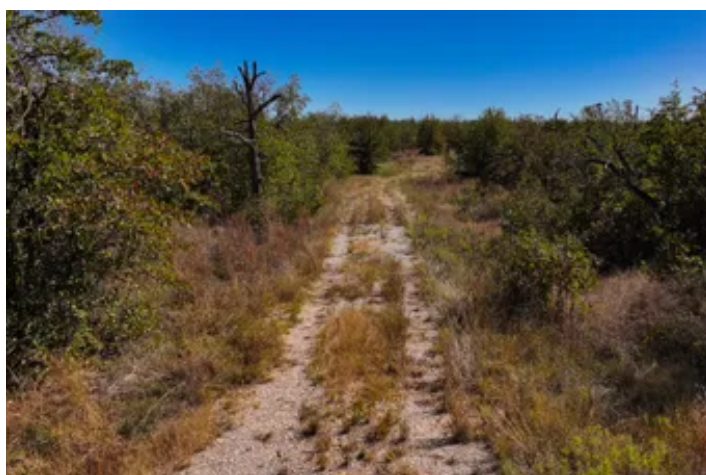
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## Hardwood Haven

### Bryson, TX / Jack County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Heath Kramer

## Mobile

(940) 456-0575

## Office

(940) 549-7700

## Email

Heath@cfreland.com

## Address

801 Elm Street

## City / State / Zip

Graham, TX 76450

## NOTES

## This image shows a single sheet of white paper with horizontal blue 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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