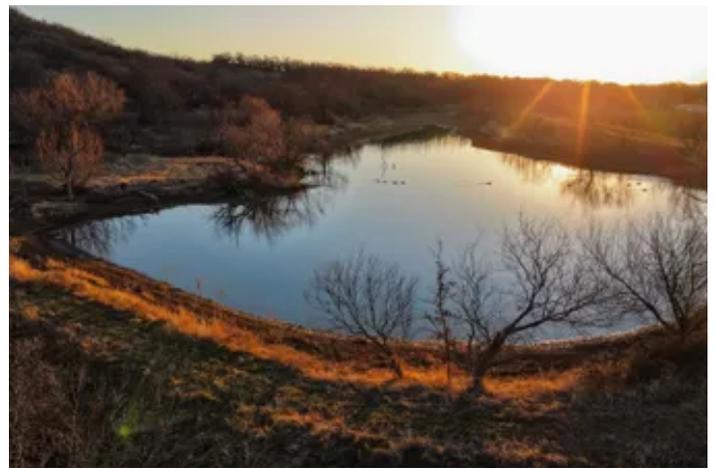
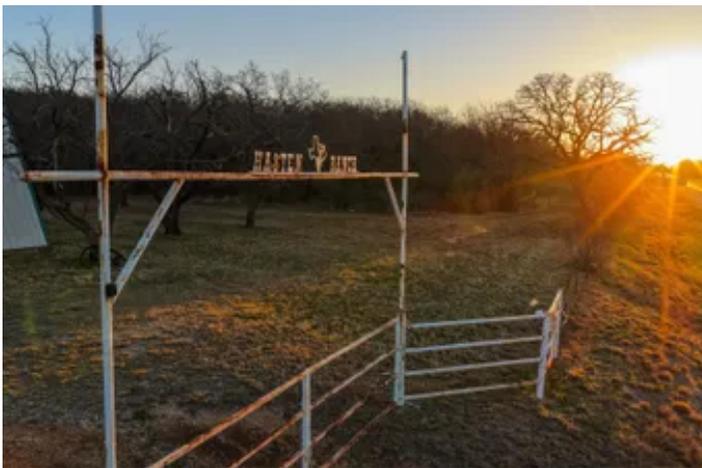


Hasten Ranch  
6812 W HWY 114  
Jacksboro, TX 76458

**\$1,375,000**  
163.98± Acres  
Jack County



**Hasten Ranch**  
**Jacksboro, TX / Jack County**

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**SUMMARY**

**Address**

6812 W HWY 114

**City, State Zip**

Jacksboro, TX 76458

**County**

Jack County

**Type**

Hunting Land, Ranches, Recreational Land, Horse Property

**Latitude / Longitude**

33.263679 / -98.372823

**Taxes (Annually)**

\$2,660

**Dwelling Square Feet**

1,520

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

163.98

**Price**

\$1,375,000

**Property Website**

<https://cfrland.com/detail/hasten-ranch/jack/texas/100037/>



## Hasten Ranch Jacksboro, TX / Jack County

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### **PROPERTY DESCRIPTION**

Hasten Ranch is 164 acres of premier recreational land located just 14 miles northwest of Jacksboro in scenic Jack County. Defined by two prominent hilltops with sweeping views and dramatic elevation changes, this North Texas ranch offers both striking topography and exceptional privacy.

The landscape is densely wooded with mature oak and cedar elm, complemented by thick native underbrush that provides ideal habitat for wildlife. Three ponds are thoughtfully scattered across the property, including one stocked with bass and catfish, enhancing the recreational appeal.

Hasten Ranch is a true sportsman's retreat. Abundant wildlife includes whitetail deer, hogs, ducks, dove, and geese, offering outstanding year-round hunting opportunities. Fishing in the stocked pond adds another layer of outdoor enjoyment, making the ranch equally suited for quiet mornings by the water or active weekends in the field.

Tucked into the southwest corner of the property sits a 1,520-square-foot hunter's cabin designed for comfort after a day outdoors. The cabin features two bedrooms, including a loft above the primary bedroom, creating a welcoming space for family and guests. Just behind the cabin, a 1,200-square-foot shop provides ample storage for tools, equipment, and ATVs. Ready to support both recreation and ranch operations.

Valuable frontage along Highway 114 and paved FM 1191 offers convenient access while maintaining a private, secluded feel. Prime location, diverse topography, water features, and road frontage add both immediate enjoyment and long-term investment potential.

Hasten Ranch is more than a recreational property. It is a legacy retreat where elevated views, abundant wildlife, and peaceful seclusion come together in one remarkable offering.

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

- Utilities ~ Electricity meter installed, water well supplies the cabin
- Road System ~ Dirt ATV roads throughout, good road system
- Fencing ~ Adequate for cattle grazing, could use some repairs
- Other Improvements ~ Set of cattle pens

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

- Surface Water ~ Three ponds, the largest is 0.91 acres when full
- Water ~ Great underground water in the area
- Tree Cover ~ 100% heavy to sparsely wooded; hardwoods, mesquite, elm, hackberry
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 180 ft

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

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Fishing ~ Large pond stocked with bass and catfish
- Land ~ Dramatic elevation with great build sites

- Native Grasses ~ Thick grasses, excellent bedding

**-- MINERALS & WIND --**

- Mineral Rights ~ No minerals available
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease on the ranch, Senate Wind Farm is 4 miles south

**-- ACCESS & DISTANCES --**

- Road Frontage ~ HWY 114 frontage - 3200 ft, paved FM 1191 frontage - 2000 ft
- Nearby Towns ~ 14 mi NW of Jacksboro, Texas
- Major Cities ~ 48 mi SE of Wichita Falls, 75 mi NW of Fort Worth
- Airports ~ 25 mi NW of Graham Municipal, 50 mi SE of Wichita Falls Regional

AGENT COMMENTS: Hasten Ranch is a perfect recreational retreat from the lights of the big city. A short drive from DFW makes this a desirable ranch to escape to and hunt, fish, or just relax. The dramatic elevation gives this property a unique characteristic hard to find on a ranch of its size.

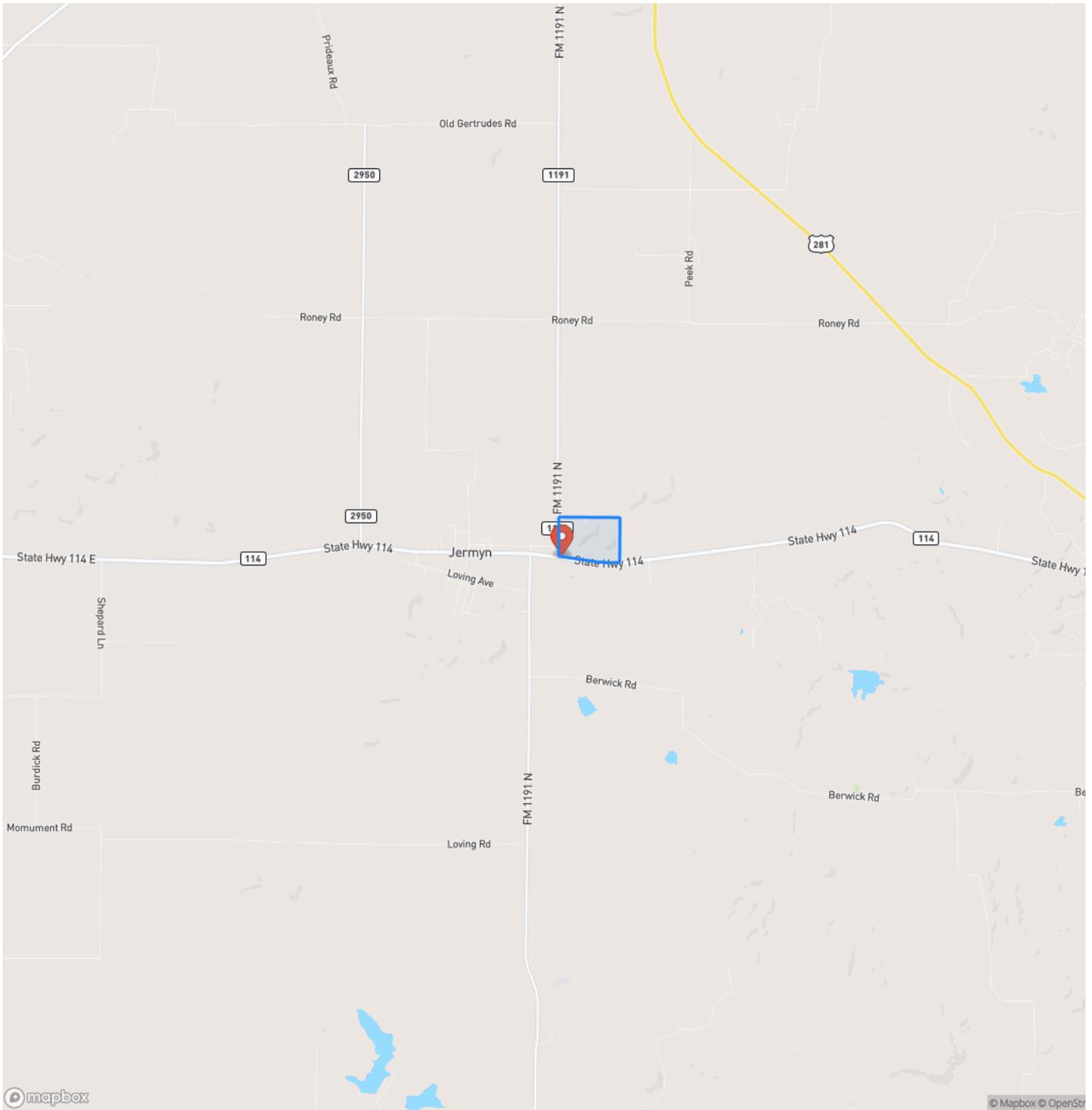
**Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)**



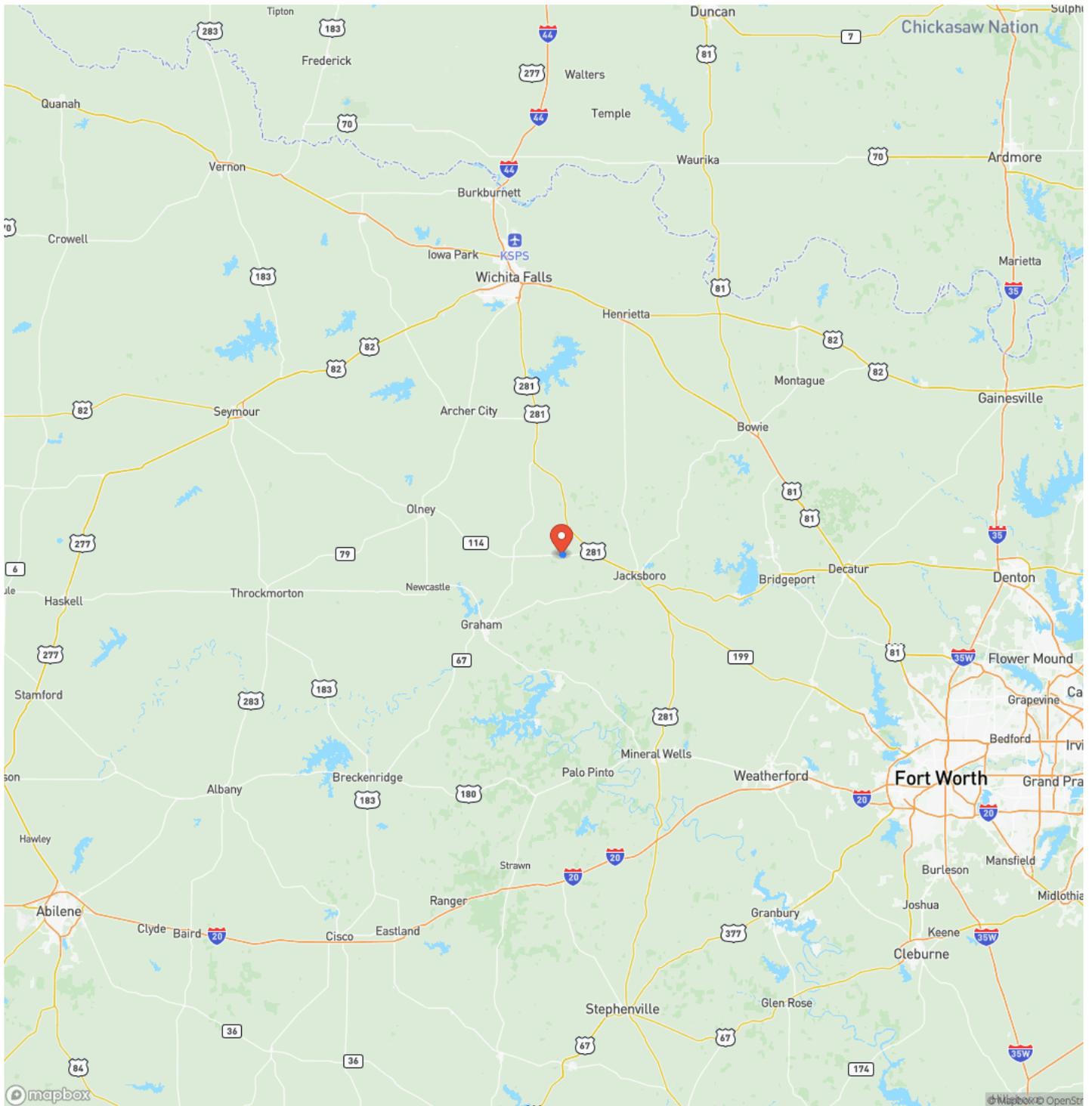
Hasten Ranch  
Jacksboro, TX / Jack County



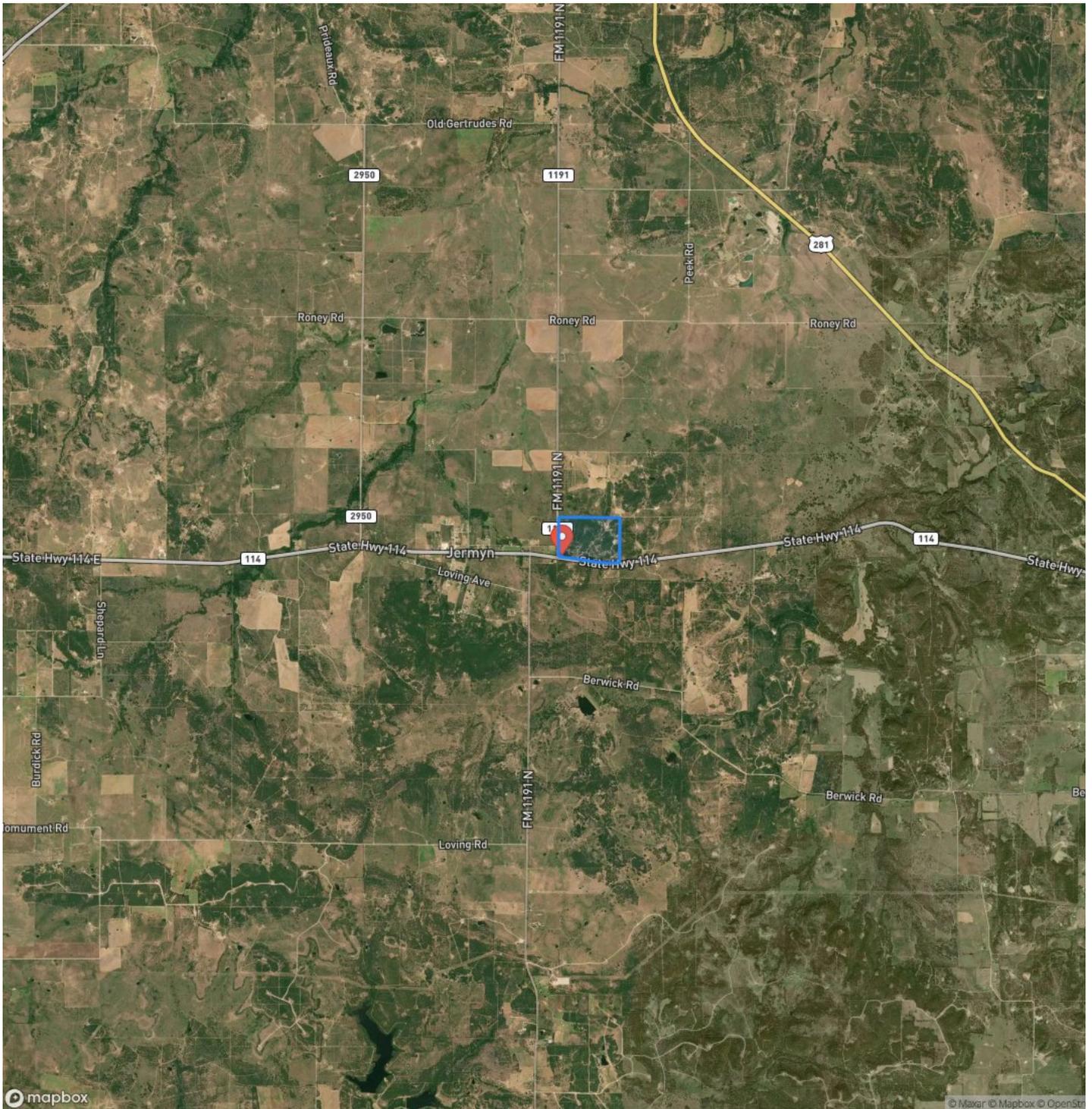
# Locator Map



# Locator Map



# Satellite Map







## **DISCLAIMERS**

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**Campbell Farm & Ranch**  
801 Elm Street  
Graham, TX 76450  
(940) 549-7700  
CFRLand.com

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