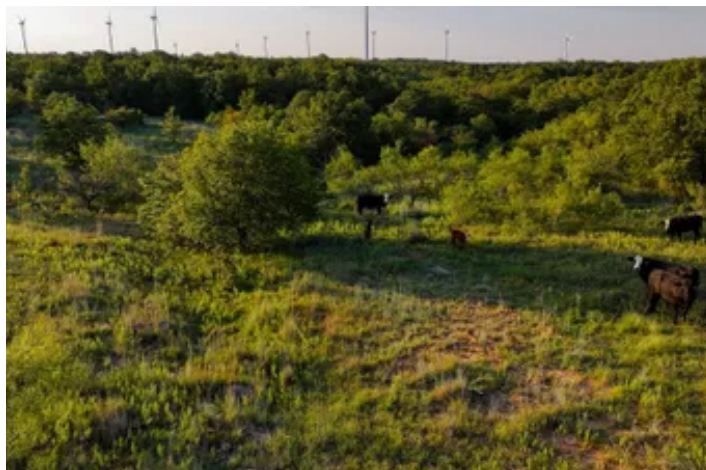


Ironwood Ranch
TBD Armstrong Lane
Bryson, TX 76458

\$1,030,400
160± Acres
Jack County



Ironwood Ranch
Bryson, TX / Jack County

SUMMARY

Address

TBD Armstrong Lane

City, State Zip

Bryson, TX 76458

County

Jack County

Type

Hunting Land, Timberland, Undeveloped Land, Ranches,
Recreational Land

Latitude / Longitude

33.198574 / -98.344545

Taxes (Annually)

74

Acreage

160

Price

\$1,030,400

Property Website

<https://cfreland.com/detail/ironwood-ranch-jack-texas/89148/>



PROPERTY DESCRIPTION

Ironwood Ranch is 160 rugged acres located just a few miles northeast of Bryson, Texas, in the heart of Jack County. With dramatic elevation changes, deep wooded draws, and mature hardwoods, this property offers a true North Texas recreational retreat. The ranch features approximately 2,900 feet of frontage along Armstrong Lane, which splits the ranch into an East 122 acres and a West 38 acres. Ironwood Ranch is primarily covered in heavy post oak, mesquite, and cedar. About 90% of the land is wooded, providing excellent wildlife habitat and privacy, and a seasonal waterway and a small pond add to the property's natural character.

While the soils are rocky and unsuitable for cultivation, the rugged terrain makes for a perfect recreational ranch with hunting, hiking, and off-road potential. The property has about 90 feet of elevation change, creating multiple scenic vantage points. Utilities are currently not in place, though underground water is accessible in the area at around 360 feet, making a water well a viable option. Electricity is believed to be available nearby, with power running to the western neighbor's home. The Senate Wind Farm borders the property's north, west, and south sides, but no turbines are located on the ranch. Wind rights will be conveyed, and no active leases exist. One set of tank batteries exists on-site, with mineral ownership unknown.

-- IMPROVEMENTS --

- Utilities ~ Electricity available on the property through TNP
- Pens ~ Old working pens by the pond
- Road System ~ County road runs through the property, dirt roads on property
- Fencing ~ Adequate for cattle grazing, in need of repairs

-- WATER, COVER & TERRAIN --

- Surface Water ~ One pond; 0.2 acres
- Water ~ Underground water in the area
- Tree Cover ~ 90% wooded; hardwood cover
- Underbrush ~ Thick underbrush
- Native Grasses ~ 100% native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Shatruce Gravelly Loam, Exray-darnell Complex

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting Pressure ~ Very little; no written hunting lease
- Fishing ~ Unknown, has not been proven
- Land ~ Crossable creek, wooded draw
- Native Grasses ~ Thick grasses, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ Minerals unknown
- O&G Production ~ No current production on the ranch
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind lease on the ranch, wind lease in the area

-- ACCESS & DISTANCES --

- Road Frontage ~ Armstrong Lane - 2,900 ft
- Nearby Towns ~ 3 mi northwest of Bryson, Texas
- Major Cities ~ 60 mi SE of Wichita Falls, 85 mi NW of Fort Worth
- Airports ~ 16 mi NE of Graham Municipal, 55 mi SW of Wichita Falls Regional

AGENT COMMENTS: Ironwood Ranch is a raw ranch with recreational value and is an investment opportunity with Armstrong Lane being a natural split, as well as access to utilities.

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



Ironwood Ranch
Bryson, TX / Jack County



Ironwood Ranch

Bryson, TX / Jack County

LISTING REPRESENTATIVE

For more information contact:



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Address

801 Elm Street

City / State / Zip

NOTES

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

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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