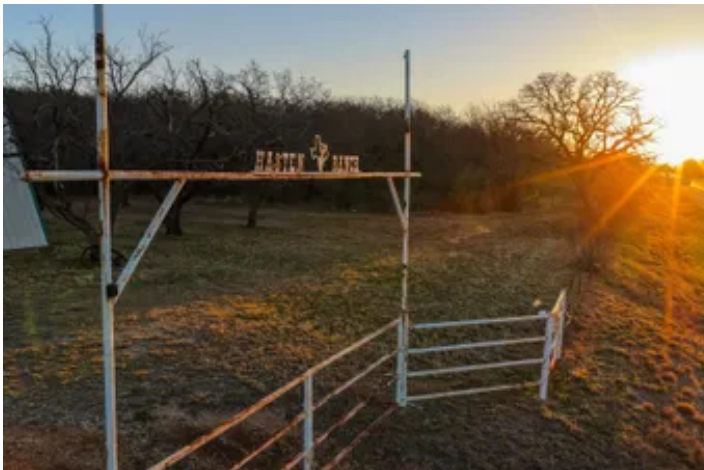


Hasten Ranch
6812 W HWY 114
Jacksboro, TX 76458

\$1,375,000
163.98± Acres
Jack County



CAMPBELL
FARM & RANCH

Hasten Ranch
Jacksboro, TX / Jack County

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/>



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 --

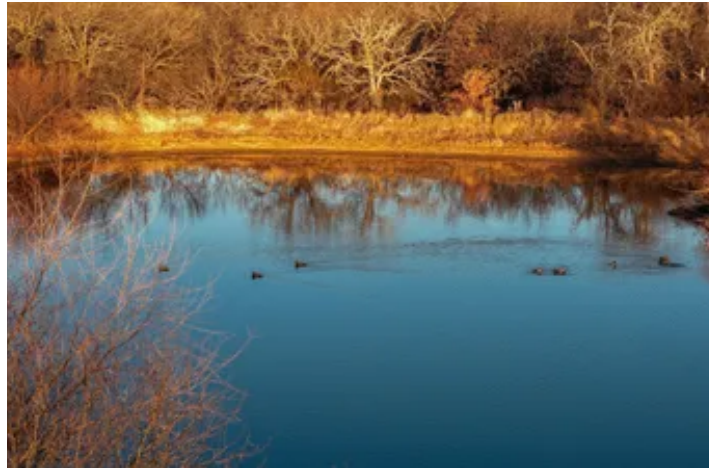
- Road Frontage ~ HWY 114 frontage - 3200 ft, paved FM 1191 frontage - 2000 ft
- Nearby Towns ~ 14 mi NW of Jacksboro, Texas
- Major Cities ~ 48 mi SE of Wichita Falls, 75 mi NW of Fort Worth
- Airports ~ 25 mi NW of Graham Municipal, 50 mi SE of Wichita Falls Regional

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.

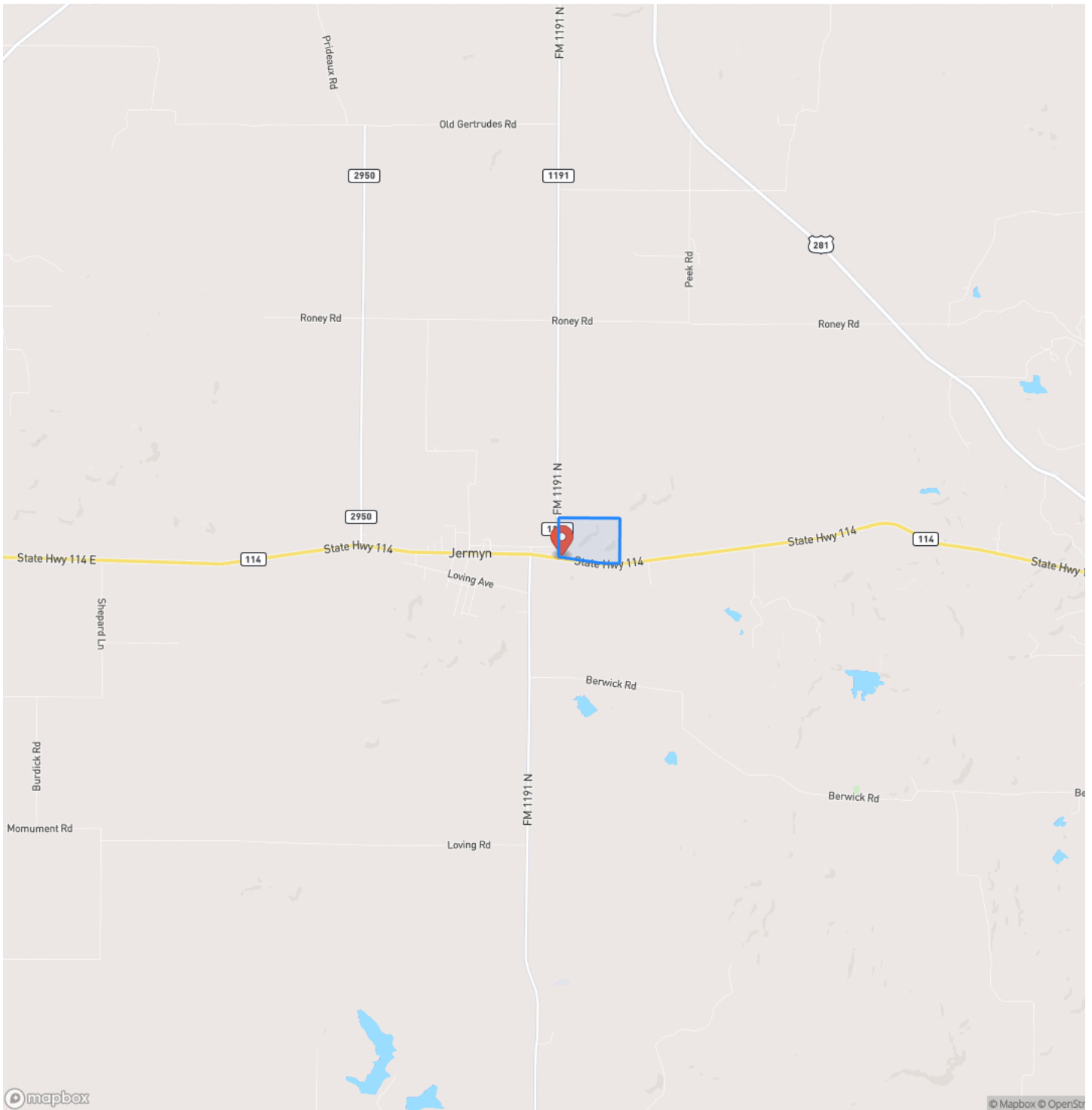
Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)



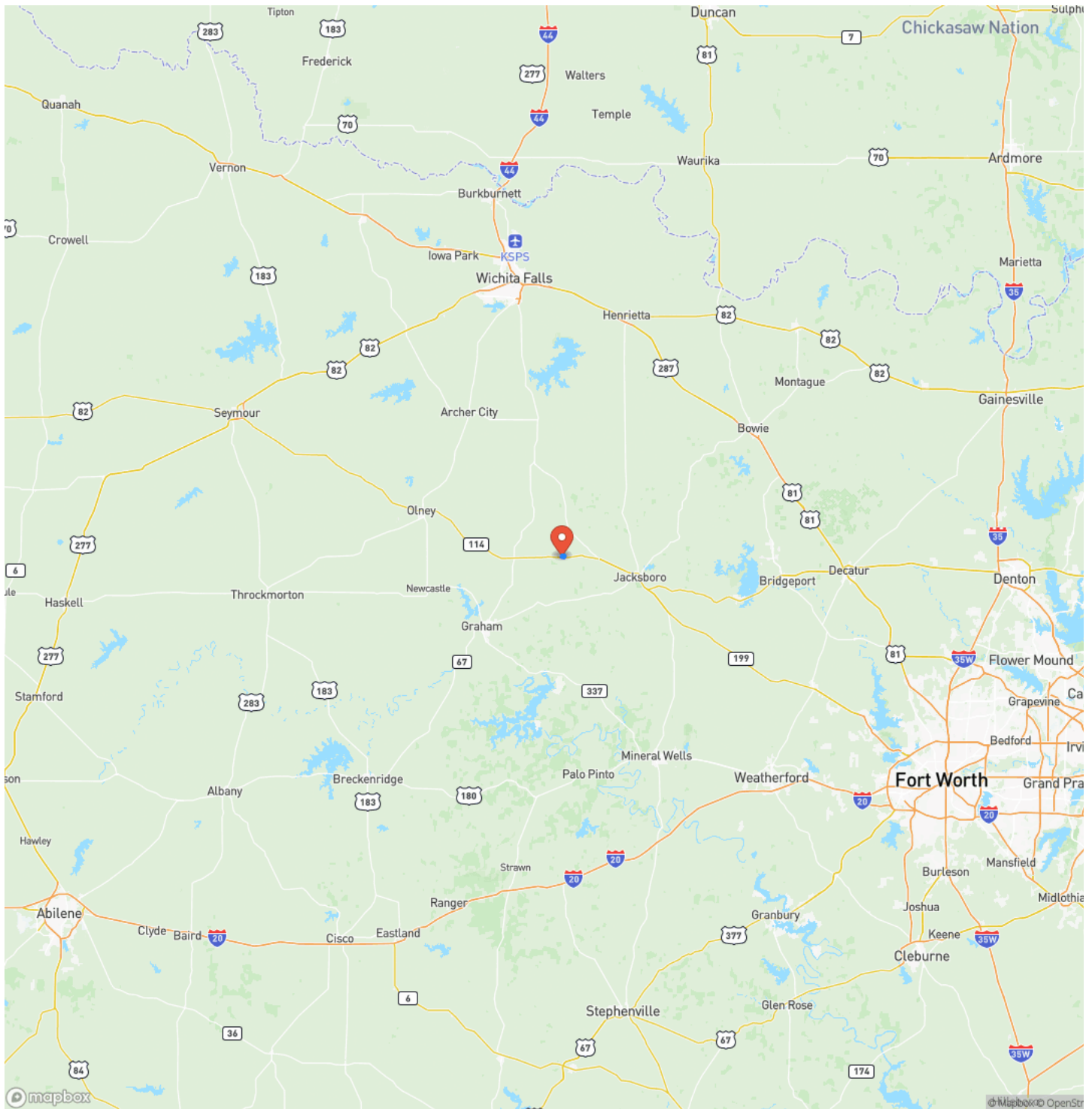
Hasten Ranch
Jacksboro, TX / Jack County



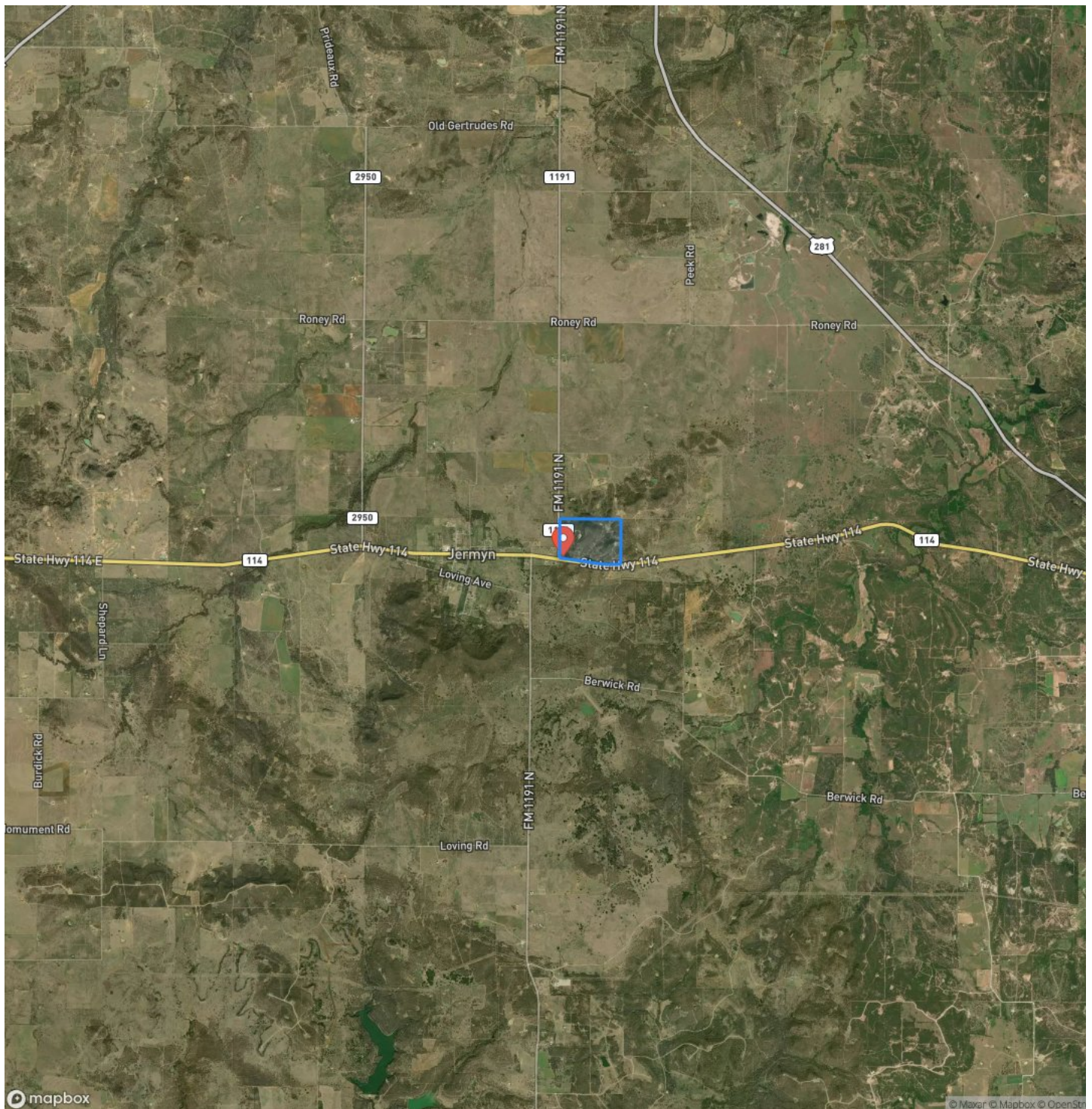
Locator Map



Locator Map



Satellite Map



Hasten Ranch

Jacksboro, TX / Jack County

LISTING REPRESENTATIVE

For more information contact:



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801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES



MORE INFO ONLINE:

<https://cfrland.com/>

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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