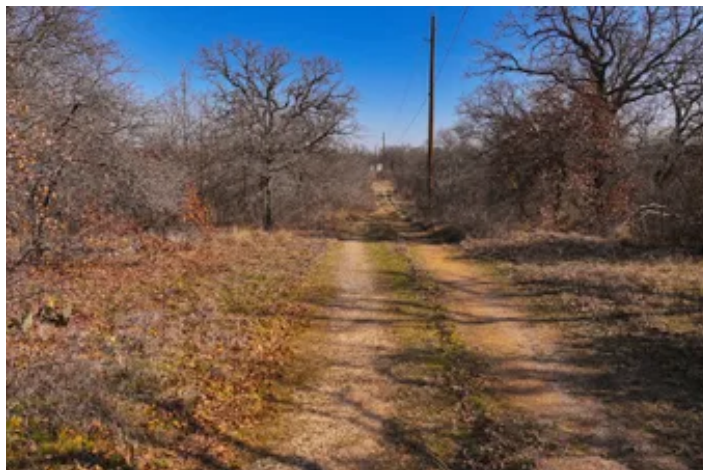


**Bryson Lake Ranch**  
TBD Bryson Lake Road  
Bryson, TX 76427

**\$495,625**  
39.650± Acres  
Jack County



**Bryson Lake Ranch**  
**Bryson, TX / Jack County**

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**SUMMARY**

**Address**

TBD Bryson Lake Road

**City, State Zip**

Bryson, TX 76427

**County**

Jack County

**Type**

Hunting Land, Ranches

**Latitude / Longitude**

33.189627 / -98.400787

**Taxes (Annually)**

100

**Dwelling Square Feet**

500

**Bedrooms / Bathrooms**

1 / --

**Acreage**

39.650

**Price**

\$495,625

**Property Website**

<https://cfrland.com/detail/bryson-lake-ranch-jack-texas/76727/>



### **PROPERTY DESCRIPTION**

Bryson Lake Ranch encompasses 39.65 acres of rugged hunting land in western Jack County, Texas. As you enter the ranch, you'll be greeted by vast hardwood trees and abundant wildlife, creating a secluded atmosphere. Located two and a half miles northwest of Bryson, Texas, the ranch is the last property on Bryson Lake Road and offers stunning views of Bryson Lake.

Despite its smaller size, the ranch features a diverse terrain, dense underbrush, and ample tree cover, all contributing to an exceptional wildlife habitat. For many years, Bryson Lake Ranch has served as a weekend hunting retreat, exclusively hunted by the owners. It acts as a thoroughfare for wildlife accessing Bryson Lake, and the local whitetail deer population thrives due to nearby large ranches and low hunting pressure in the surrounding area. The largest whitetails harvested from this ranch have scored between 150 and 165 inches.

What truly distinguishes this Ranch from other properties in the area is Bryson Lake. In addition to being an excellent hunting location, the lake is perfect for fishing enthusiasts. Spanning 97 acres and reaching a depth of 49 feet at its deepest point, Bryson Lake features clear waters, standing timber, and overhanging brush, making it an ideal habitat for largemouth bass, channel catfish, bluegill, and redear sunfish. These fish grow large and provide an enjoyable fishing experience.

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

- Barn ~ One covered barn
- Utilities ~ Electric meter on site, underground water in the area
- Road System ~ All dirt ATV roads/trails
- Fencing ~ Adequate for cattle grazing

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

- Surface Water ~ One small pond, adjacent to Bryson Lake
- Tree Cover ~ 95% wooded; mature hardwoods, mesquite, cedar
- Underbrush ~ Thick underbrush
- Native Grasses ~ All native grasses
- Grazing ~ Currently grazed by the owner
- Soils ~ Sandy Loam

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

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, quail, hogs, varmint
- Hunting Pressure ~ Very little; no hunting lease
- Fishing ~ Great Largemouth Bass, catfish, and perch fishing on Bryson Lake
- Land ~ Flat, sloping toward Bryson Lake
- 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 ~ Bryson Lake Road, dead ends into property
- Piped Entrance ~ One entrance on the south
- Nearby Towns ~ 2.5 mi from northwest of Bryson, Texas
- Major Cities ~ 15 mi NE of Graham, 70 mi NW of Fort Worth
- Airports ~ 20 mi NE of Graham Municipal, 85 mi NW of Meachem Regional

AGENT COMMENTS: Bryson Lake Ranch is one of the more unique smaller ranches on the market, not only does it offer fantastic hunting, but the proximity to Bryson Lake creates an opportunity for great fishing that only requires an atv and small boat to achieve.

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

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Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



**Bryson Lake Ranch**  
**Bryson, TX / Jack County**

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## 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

## NOTES

[illegible]

[illegible]

## **DISCLAIMERS**

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