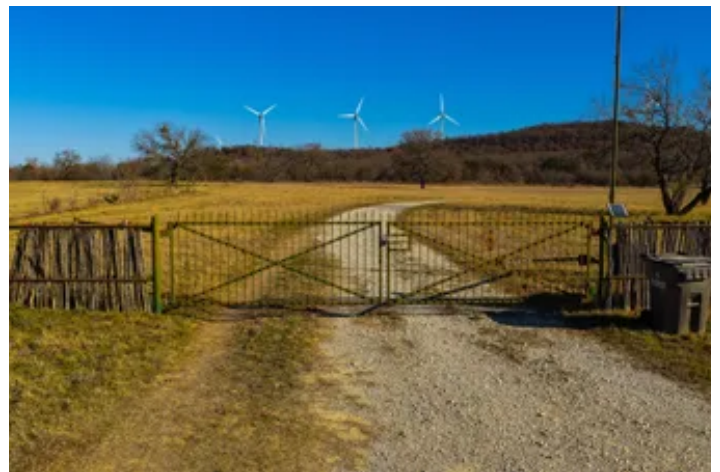
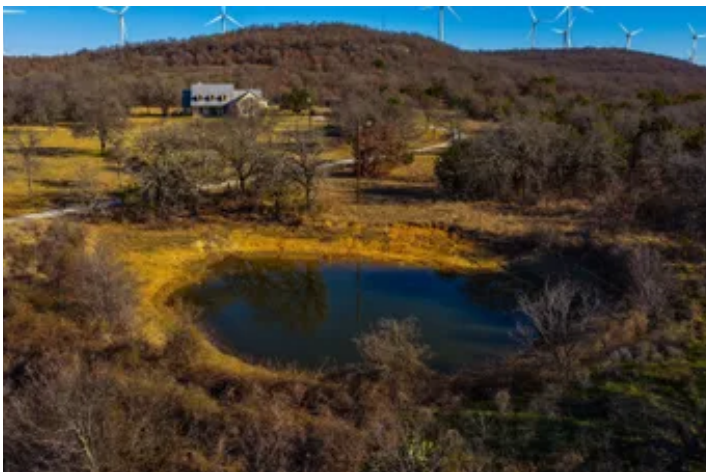


Kinder Mountain Ranch
2600 Double C Ranch Lane
Jacksboro, TX 76458

\$1,995,000
214.1± Acres
Jack County



**Kinder Mountain Ranch
Jacksboro, TX / Jack County**

SUMMARY

Address

2600 Double C Ranch Lane

City, State Zip

Jacksboro, TX 76458

County

Jack County

Type

Farms, Horse Property, Single Family, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

33.049044 / -98.329942

Taxes (Annually)

\$4,252

Dwelling Square Feet

2,812

Bedrooms / Bathrooms

3 / 2

Acreage

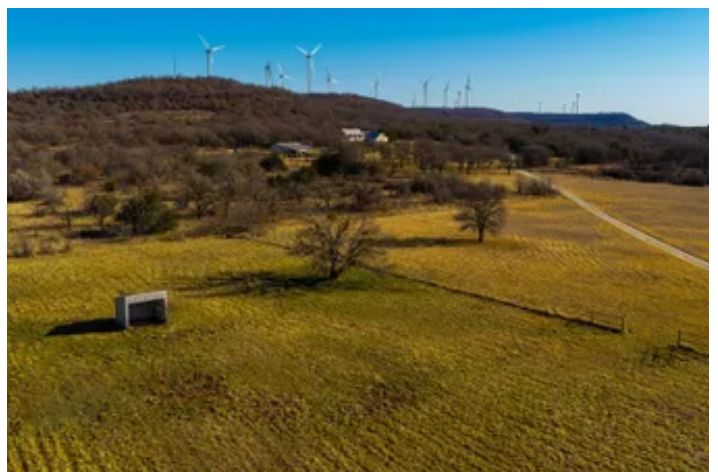
214.1

Price

\$1,995,000

Property Website

<https://cfrland.com/detail/kinder-mountain-ranch/jack/texas/100535/>



PROPERTY DESCRIPTION

Kinder Mountain Ranch is a beautiful 214.10-acre property located in far southwest Jack County, Texas. This rugged North Texas ranch features rolling terrain and elevated views from the northern portion of the property, where the landscape opens to sweeping vistas of the surrounding countryside and the distant hills near Possum Kingdom Lake.

Large oak and cedar trees blanket much of the ranch, providing privacy, wildlife habitat, and shade while concealing impressive native rock outcroppings that trace the slopes of Kinder Mountain. Nestled in the hills of Barton's Chapel, the ranch offers a rare combination of seclusion, scenic beauty, and practical usability, making it an ideal multi-purpose property. The southern portion of the ranch transitions into more open ground with productive loamy and clay soils well suited for cultivation, planting native grasses, or supporting livestock operations. Three stock ponds are distributed across the property, with the two larger ponds offering improved drought resistance and dependable water sources for wildlife and livestock alike.

A beautiful ranch home sits peacefully at the base of the mountain, offering a quiet, picturesque setting amid the land's natural beauty. Built in 2006, the custom home was designed with both comfort and durability in mind. The interior features vaulted ceilings with exposed wooden beams, granite countertops, and stainless steel appliances, creating a warm yet functional living space built for long-term enjoyment.

With the primary suite on the east side, the home offers a practical split floor plan. On the west side are two additional bedrooms, one of which currently serves as an office and the other features its own full bathroom. Vaulted ceilings in the great room flow naturally into a dining area and breakfast nook, while a large bonus room above the attached two-car garage provides flexible space for recreation, guests, or additional living quarters.

In addition to the home, the property includes a 1,200-square-foot shop with the potential to be much more. Built on a concrete slab and equipped with HVAC and a private bathroom, it also features covered parking for equipment and implements. This flexible space could easily be transformed into a barndominium, game room, welding shop, or additional living area.

-- HOME --

- Built in 2006; 2,812 sqft, 624 sqft two-car garage
- Three bedroom, two and a half bathroom, with a bonus room above the garage
- Primary bedroom with a walk-in closet and a spacious bathroom
- Guest bedroom with its own bathroom
- The third room is used as an office
- Kitchen island, granite countertops, propane gas stove
- Open concept, kitchen is open to the great room and breakfast nook
- Custom-built cabinetry
- The great room and dining room have vaulted ceilings
- Rocked fireplace with lots of natural light
- Central air with a heat pump
- Water well supplies the house
- Metal roof
- Fenced in front and back yards

-- IMPROVEMENTS --

- Utilities ~ Electricity meter installed, water well supplies the house

- Road System ~ Dirt ATV roads throughout, older road system
- Fencing ~ Good, adequate for cattle grazing
- Barn ~ 1200 sqft, concrete slab, connected to the cattle pens, heated and cooled
- Other Improvements ~ Set of cattle pens

-- WATER, COVER & TERRAIN --

- Surface Water ~ Three ponds, two that hold water well
- Water ~ Great underground water in the area
- Tree Cover ~ 80% 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 ~ 230 ft

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Fishing ~ Ponds are not stocked with fish
- Land ~ Dramatic elevation with great views and rock outcroppings
- 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 ~ Barton's Chapel Wind farm is directly north of the ranch

-- ACCESS & DISTANCES --

- Road Frontage ~ Barton's Chapel Road - 5,255 ft, Rock Creek Road - 442 ft
- Nearby Towns ~ 15 mi SW of Jacksboro, Texas
- Major Cities ~ 75 mi SE of Wichita Falls, 65 mi NW of Fort Worth
- Airports ~ 25 mi SE of Graham Municipal, 80 mi NW of DFW airport

AGENT COMMENTS: Kinder Mountain Ranch is a very unique ranch due to its dramatic elevation, seclusion, and multi-use potential. This is a true turnkey ranch, with only a few small updates to the home.

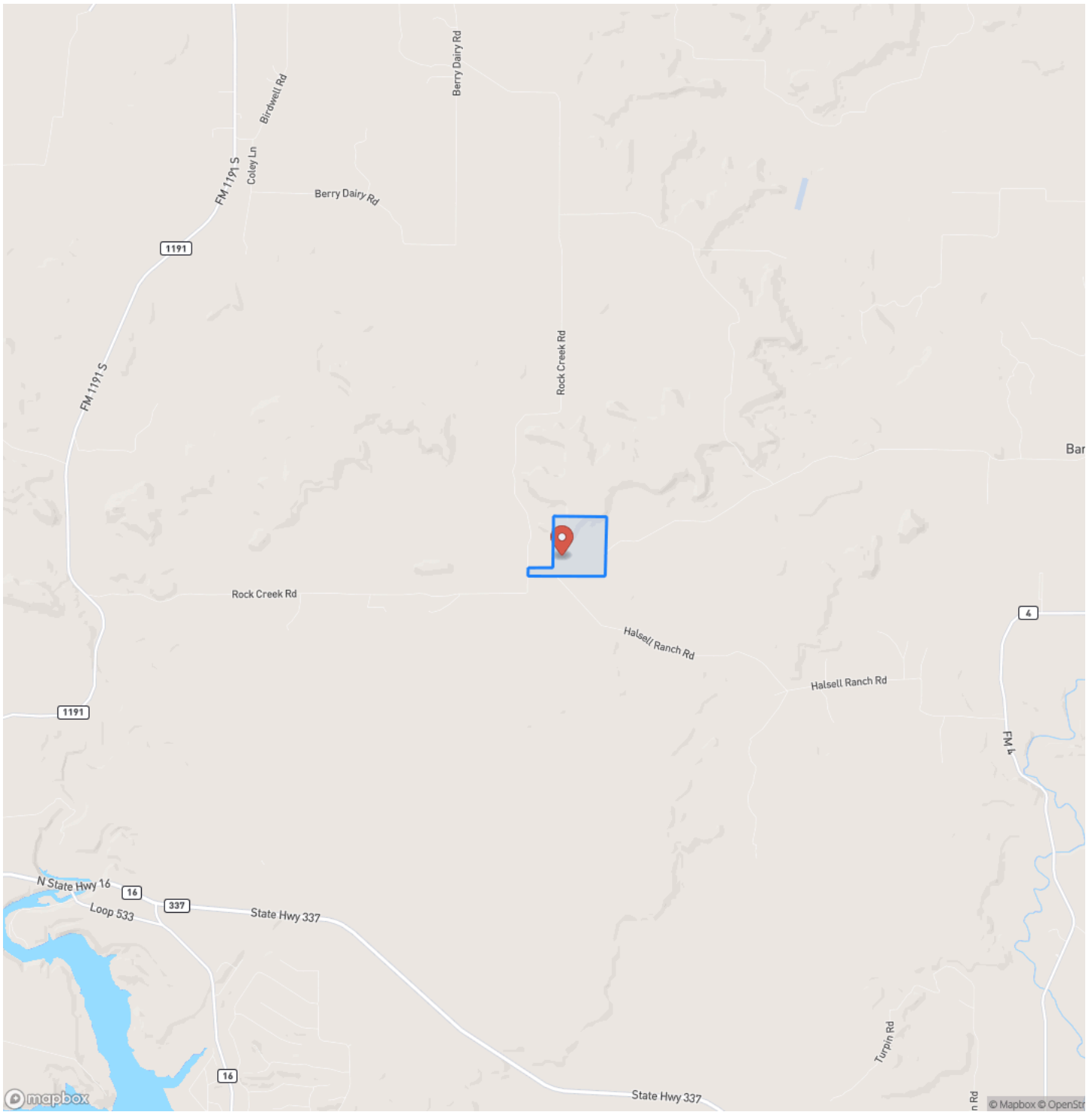
Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)



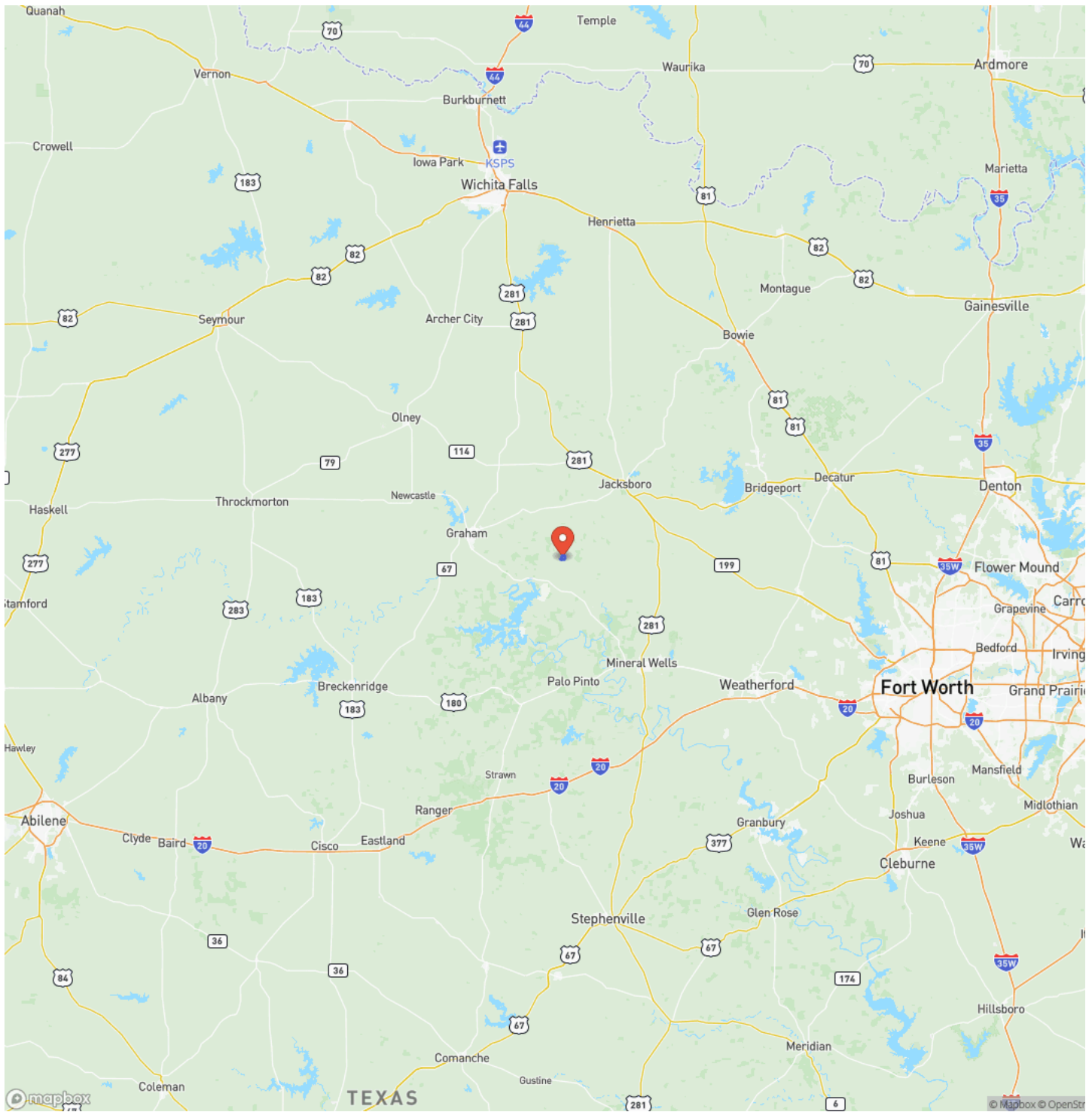
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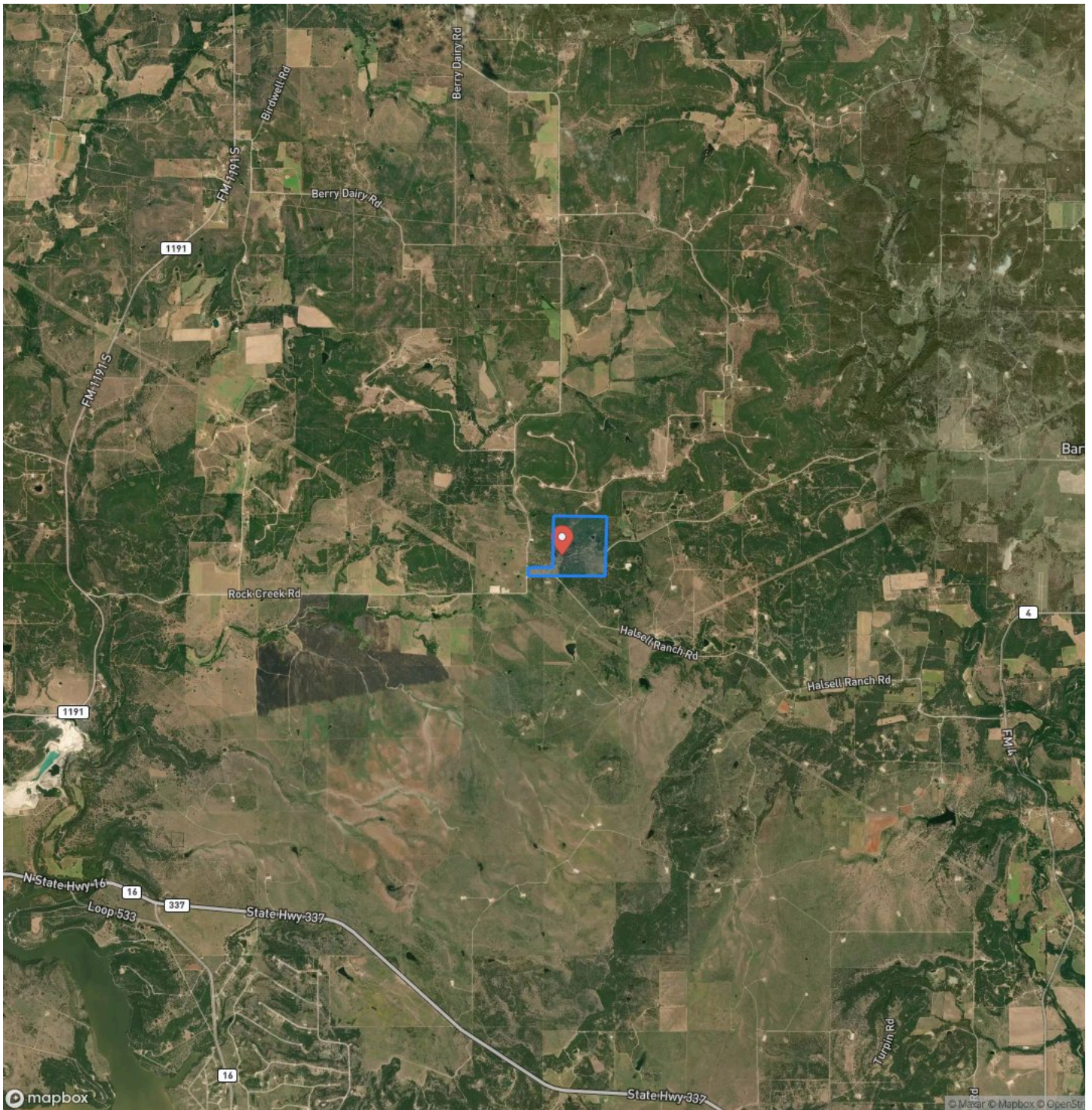
Locator Map



Locator Map



Satellite Map



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