

Plum Creek Hideout
6099 CR 292
Breckenridge, TX 76424

\$995,000
161± Acres
Stephens County



Plum Creek Hideout
Breckenridge, TX / Stephens County

SUMMARY

Address

6099 CR 292

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

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

Latitude / Longitude

32.674951 / -99.043676

Taxes (Annually)

1803

Dwelling Square Feet

1360

Bedrooms / Bathrooms

3 / 2

Acreage

161

Price

\$995,000

Property Website

<https://cfrland.com/detail/plum-creek-hideout-stephens-texas/66073/>



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PROPERTY DESCRIPTION

Nestled in the serene beauty of Stephens County, Plum Creek Hideout offers a perfect blend of seclusion and easy access to Breckenridge, Texas. The ranch gets its name from Plum Creek, which winds through the southern and eastern parts of the property, forming a natural boundary. With its steep banks, this seasonal creek often retains pockets of water, offering close to a mile of creek frontage that acts as a sanctuary for wildlife. Dense oak cover flanks the creek along its entire course, adding to the area's rich biodiversity. Elevation throughout the ranch varies, with the highest points reaching approximately 40 feet.

Upon entering through the custom front gate, you'll be greeted by majestic oak trees to the left, standing proudly atop one of the ranch's picturesque hills. Two ponds are present, serving as crucial water sources for both cattle and local wildlife. A well-maintained road system makes navigating the property straightforward and easily accessible. Perimeter fencing is in good to excellent condition, and the absence of cross-fencing maintains an open, expansive feel across the parcel.

Designed with comfort and convenience in mind, the improvements on this ranch make it ideal for either a weekend retreat or a primary residence. As you drive through the front gate, a 10-foot wide gravel driveway guides you to the home, eliminating concerns of rutting after heavy rains. This residence is almost brand new, 3-bedroom, 2-bathroom lodge-style manufactured home. A large covered deck extends from the front door, providing a stunning view of the nearby ponds. The back door opens onto a smaller wooden deck, leading to a 20-foot storage container with electrical hookups. An open shed is attached to the storage container, ideal for parking 4-wheelers or ATVs. Plum Creek Hideout is surrounded by large neighbors, further enhancing its secluded atmosphere.

-- MAIN HOUSE --

- 1360 sq/ft manufactured home
- 3 bedroom/2 bathroom
- Constructed in 2020
- Central HVAC, septic for sewage
- 150 sq/ft shed, covered parking, 20 foot conex container

-- WATER, COVER & TERRAIN --

- Surface Water ~ Two ponds
- Plum Branch Creek ~ 4,650 ft
- Water ~ Rural water meter through Stephens County Rural Water Company
- Tree Cover ~ 90% heavily wooded, oak, mesquite, hackberry, willow
- Underbrush ~ Heavy underbrush
- Native Grasses ~ Native grass cover
- Grazing ~ Not currently leased for grazing

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Light, has not been recently hunted
- Land ~ Great wildlife cover and habitat
- Native Grasses ~ Thick grasses throughout most of the ranch, excellent bedding

-- MINERALS & WIND --

- Mineral Rights ~ No owned minerals



- O&G Production ~ No oil and gas wells, one pipeline
- Alternative Energy ~ 100% alternative energy rights convey
- Wind Production ~ No active wind lease turbines

-- ACCESS & DISTANCES --

- Road Frontage ~ 2700 ft of CR 292 frontage (gravel)
- Nearby Towns ~ 12 mi SW of Breckenridge, 45 mi SW of Graham
- Major Cities ~ 60 mi west of Mineral Wells, 120 mi west of Fort Worth
- Airports ~ 47 mi SW of Graham Municipal, 110 mi SW of Wichita Falls Regional

AGENT COMMENTS: Plum Creek Hideout offers an ideal blend of seclusion and convenience. Its abundant natural features, modern amenities, and excellent infrastructure make it a perfect retreat for nature enthusiasts and hunters alike.

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

Heath Kramer

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City / State / Zip

NOTES

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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