

6407 HWY 377, Stephenville, Texas 76401
6407 HWY 377
Stephenville, TX 76401

\$4,000,000
123± Acres
Erath County



6407 HWY 377, Stephenville, Texas 76401
Stephenville, TX / Erath County

SUMMARY

Address

6407 HWY 377

City, State Zip

Stephenville, TX 76401

County

Erath County

Type

Commercial, Business Opportunity

Latitude / Longitude

32.18469 / -98.265199

Acreage

123

Price

\$4,000,000

Property Website

<https://ranchmanproperties.com/detail/6407-hwy-377-stephenville-texas-76401-erath-texas/36035/>



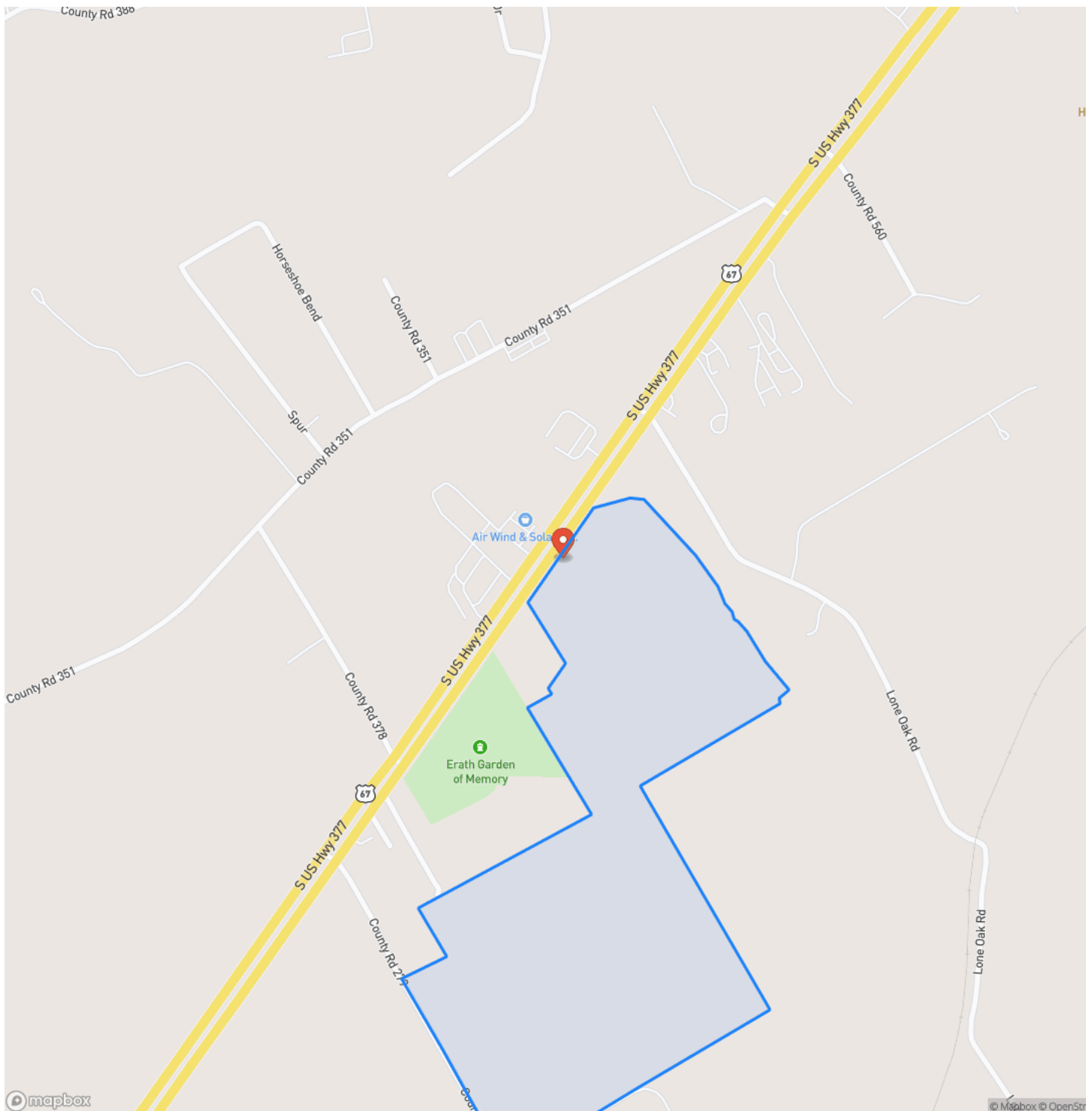
PROPERTY DESCRIPTION

123 acres of income producing land located with highway frontage on Highway 377, with 2nd access to property from County Road 279. Currently the property has 2 income producing businesses on it, a Wholesale Nursery that has been operating for 36 years and a horse training and breeding facility. Property is currently Agriculture Exemption and located in an opportunity zone. Property has 4 water wells, ranging from 15GPM to 100GPM with all runoff water being recycled. 4"-6" pipe is run over the entire property for irrigation including 80 acres of field grown nursery stock. There are 30 cold frame houses with irrigation as well as 2-5 acres of irrigated growing pads for large potted trees and plants. Metal office building with 6 offices, 2 bathrooms, kitchen, large shop with storage loft, 3 roll up doors and 1 tool room. The turnkey horse facility has a large tack room, hay feed barn, 6 outside stalls with cover, 8 oversize stalls in covered arena. Additional acreage available see agent.

6407 HWY 377, Stephenville, Texas 76401
Stephenville, TX / Erath County

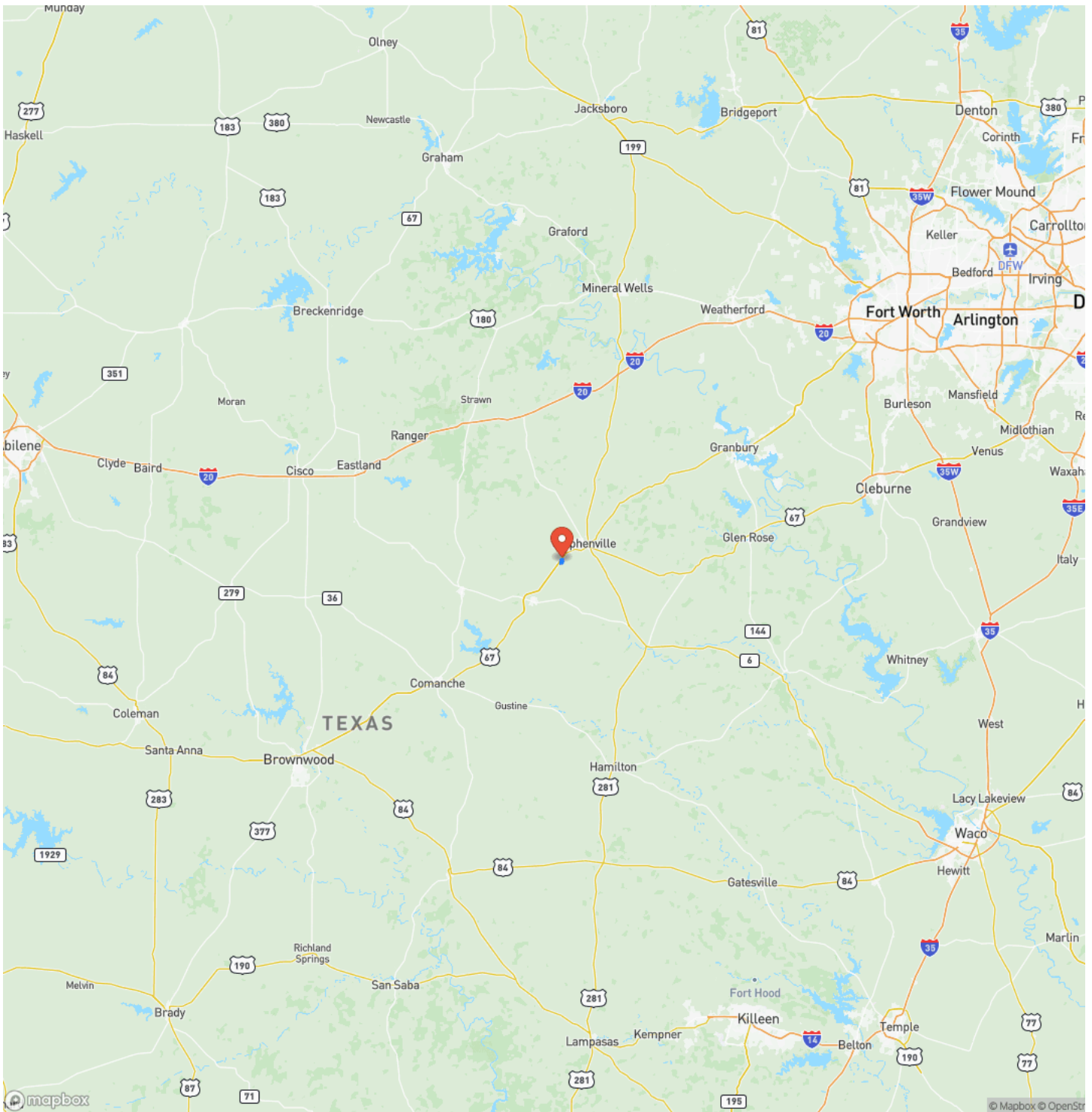


Locator Map



Stephenville, TX / Erath County

Locator Map



Satellite Map



6407 HWY 377, Stephenville, Texas 76401
Stephenville, TX / Erath County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jill Hogg

Mobile

(254) 592-4443

Office

(940) 320-9181

Email

jill@ranchmanproperties.com

Address

City / State / Zip

NOTES



[illegible]

MORE INFO ONLINE:
RanchmanProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Ranchman Properties
2434 Lillian Miller Pkwy
Denton, TX 76205
(940) 320-9181
RanchmanProperties.com

