

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

\$2,200,000
69± 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

Ranches, Commercial, Timberland, Lot

Latitude / Longitude

32.402498 / -97.885055

Acreage

69

Price

\$2,200,000

Property Website

<https://ranchmanproperties.com/detail/6407-hwy-377-stephenville-texas-76401-erath-texas/39456/>



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PROPERTY DESCRIPTION

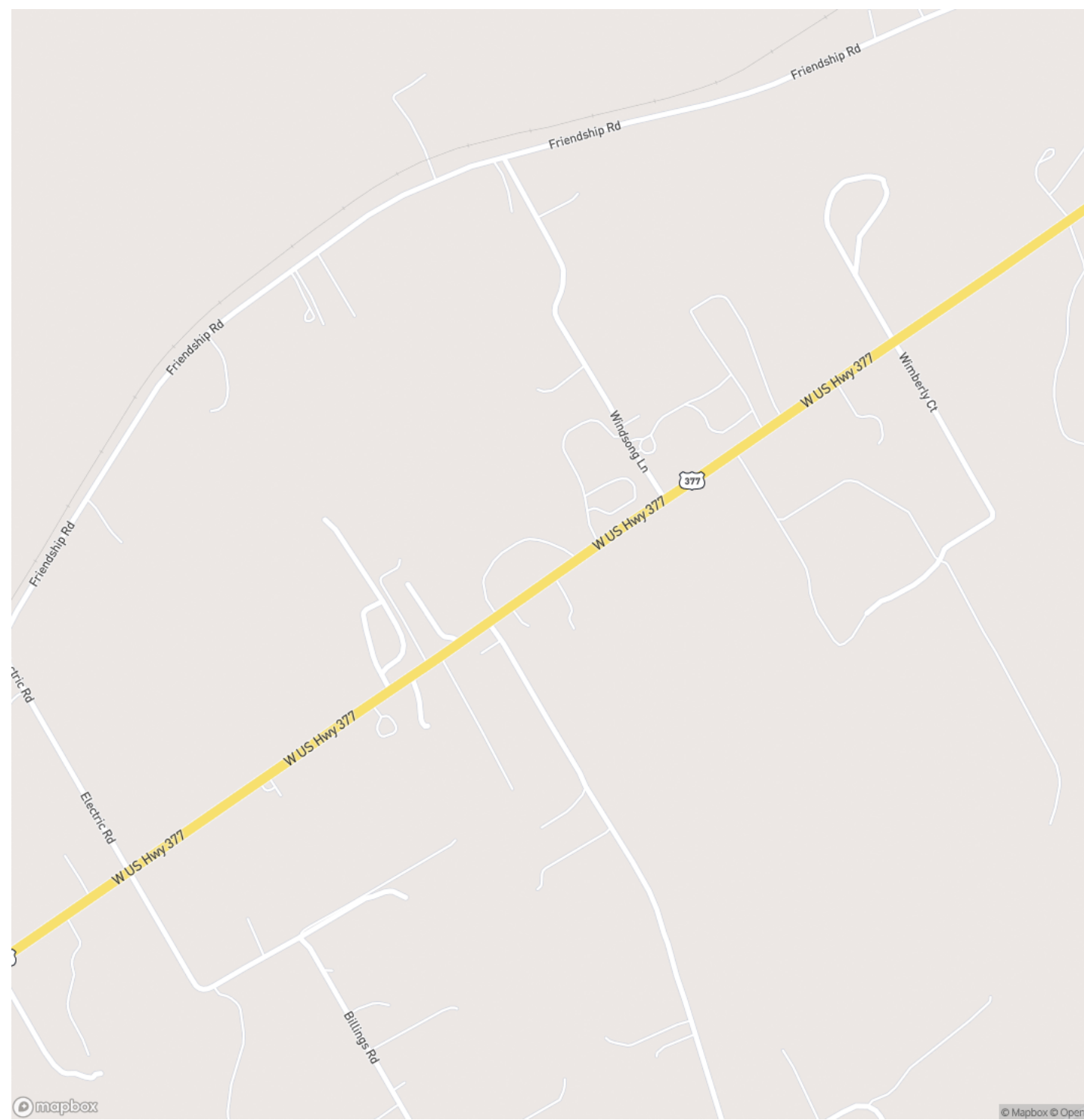
Great Location! 69 acres located on Highway 377 with 769 feet of Highway frontage. Includes a 6325 sq ft office building with 6 offices, 2 bathrooms, kitchen, 3000 sq ft shop with 3 roll up doors, 120 sq ft tool room, and 1662 sq. ft storage loft. There are 3 wells on the property with 4" & 6" pipe run throughout the property for irrigation. There are 8 cold house growing houses, dog kennels, storage shed, large caliche pad for trucks and equipment. Would make a great development property. Business is not for sale but could be negotiated. For questions please call the listing agent,



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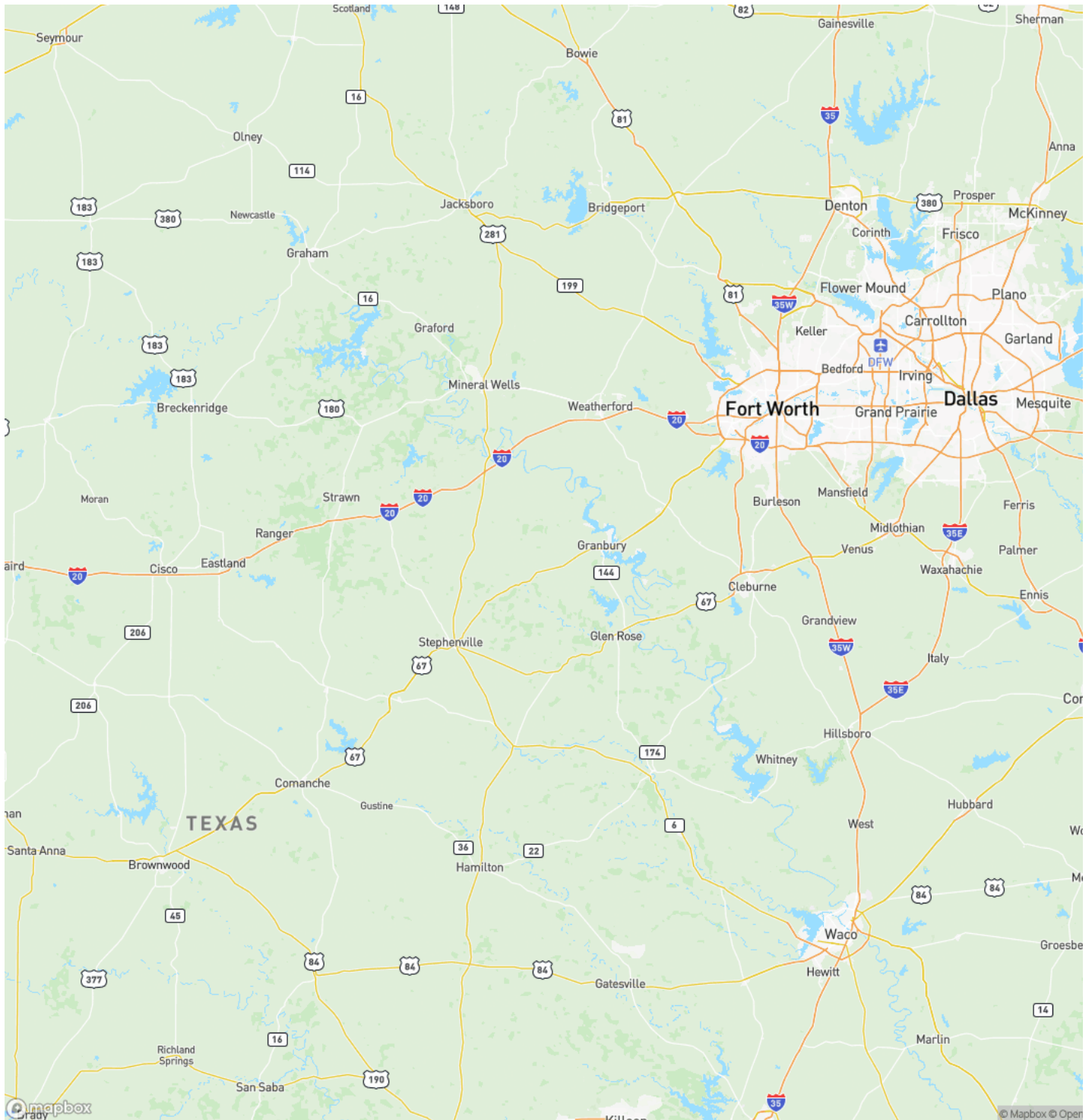


Locator Map



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Locator Map



MORE INFO ONLINE:

RanchmanProperties.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jill Hogg

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Email

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Address

City / State / Zip

Stephenville, TX 76401

NOTES



NOTES

This image shows a blank 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.

DISCLAIMERS

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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.



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