

Lucky Ranch
13786 Fm 1852
Ranger, TX 76470

\$2,250,000
202± Acres
Stephens County



Lucky Ranch
Ranger, TX / Stephens County

SUMMARY

Address

13786 Fm 1852

City, State Zip

Ranger, TX 76470

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.574677 / -98.801644

Dwelling Square Feet

3650

Bedrooms / Bathrooms

4 / 3.5

Acreage

202

Price

\$2,250,000

Property Website

<https://ranchmanproperties.com/detail/lucky-ranch-stephens-texas/93416/>



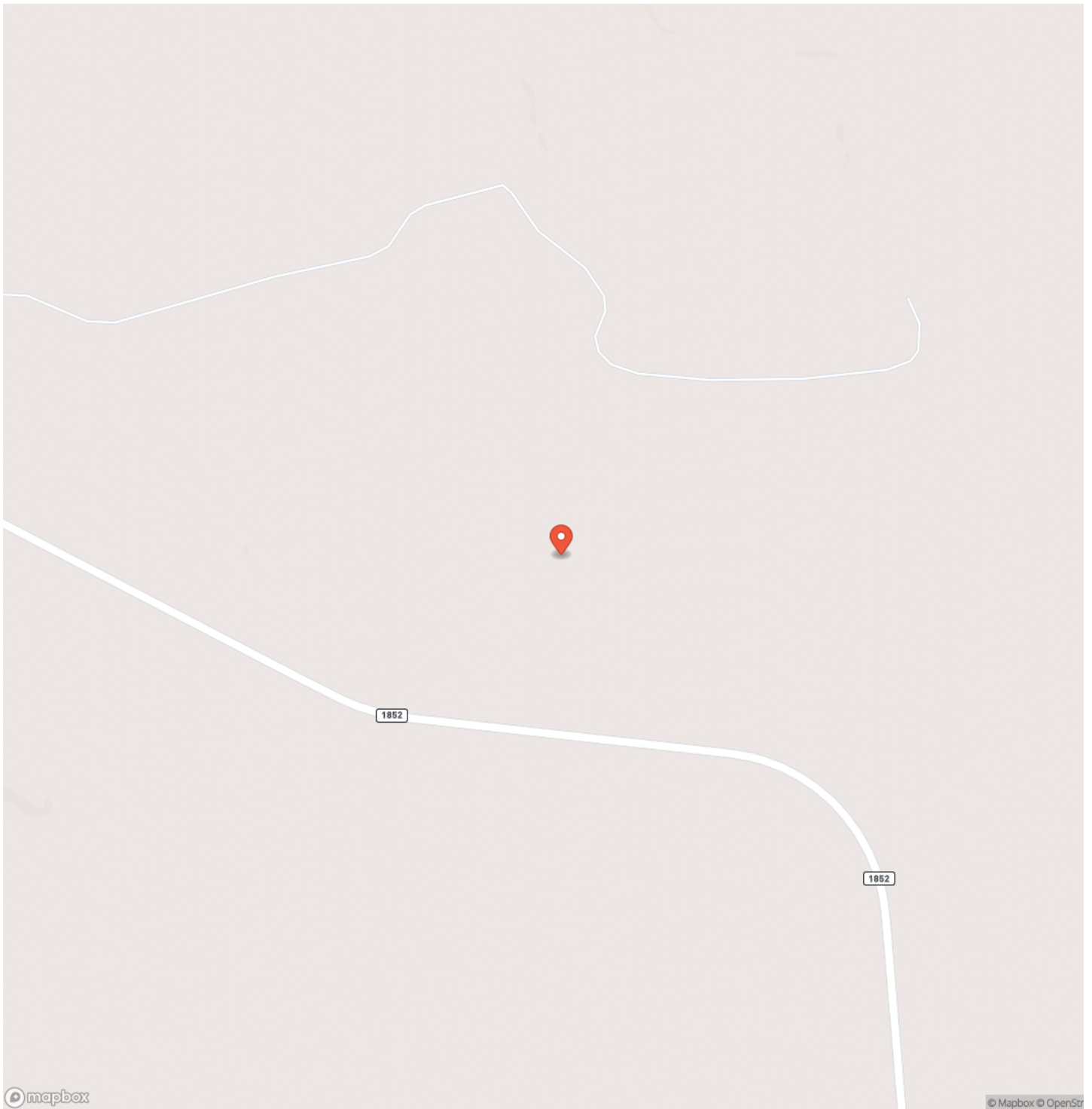
PROPERTY DESCRIPTION

Exceptional turnkey 202 acre ranch with luxury improvements, stunning topography, and excellent wildlife habitat. The newly built 3,010 sqft barndominium offers 3 bedrooms, 2.5 baths, two full kitchens, and high-end finishes throughout. A massive 2,040 sq ft attached garage includes 4 parking bays, a reinforced safe room providing both secure storage and peace of mind, and a climate controlled loading room. The home operates on a rain-catchment system with filtration and a reserve tank, offering sustainable and independent living. Outdoor entertaining is elevated with a custom fire-pit area and two covered patios. A separate 640 sqft guest home features 1 bedroom, 1 bath, and a full kitchen ideal for guests, family, or ranch staff. The land showcases beautiful elevation changes, mature hardwoods, and diverse habitat supporting strong populations of whitetail, turkey, and hogs. Water features include three ponds, enhancing both recreation and wildlife. Private, scenic, and improved to a high standard. This property is turnkey and ready for immediate use—perfect for a recreational retreat, full-time ranch residence, or private family getaway. A rare offering in the Ranger area blending modern amenities with classic Texas ranch character.

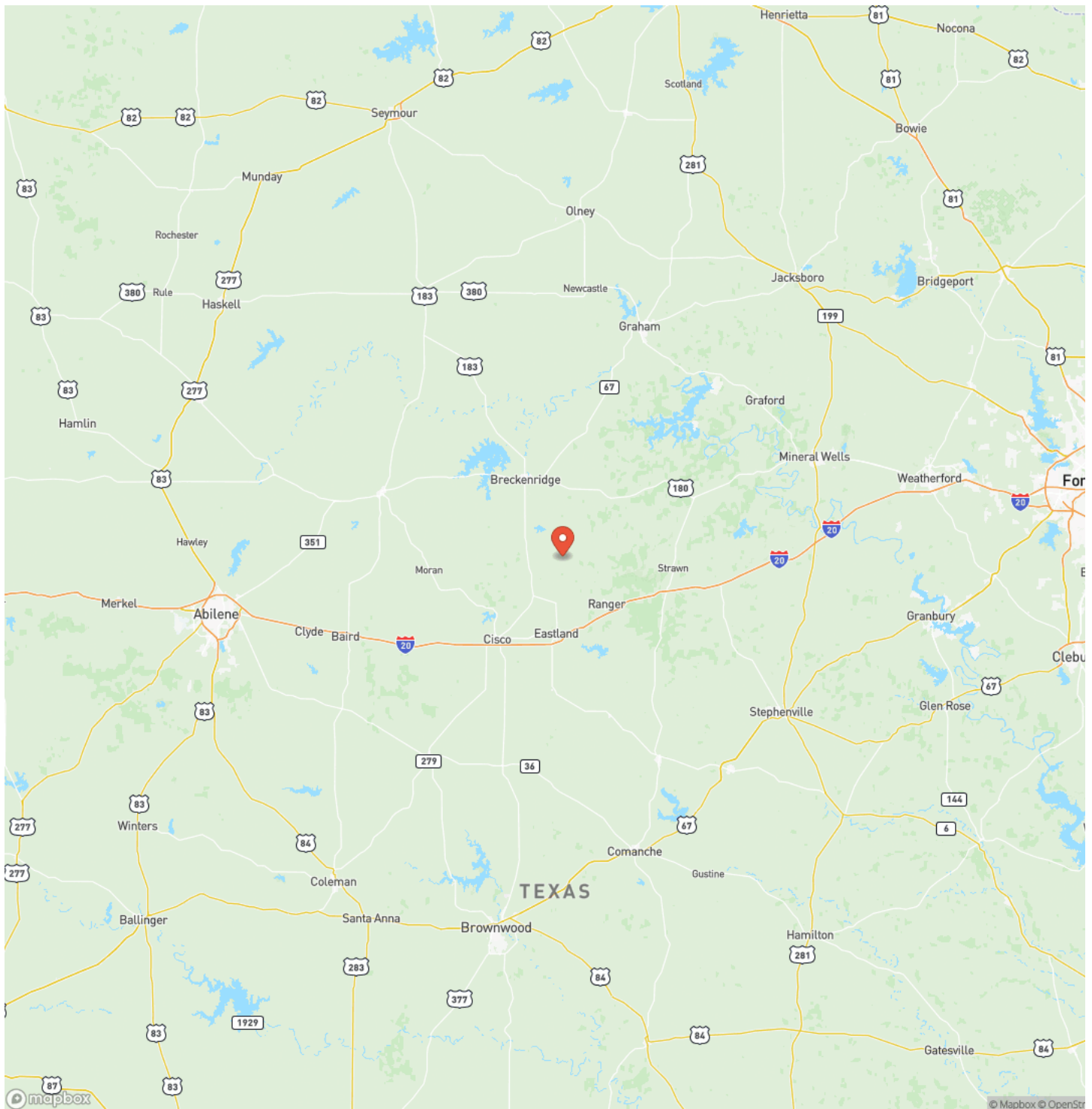
Lucky Ranch
Ranger, TX / Stephens County



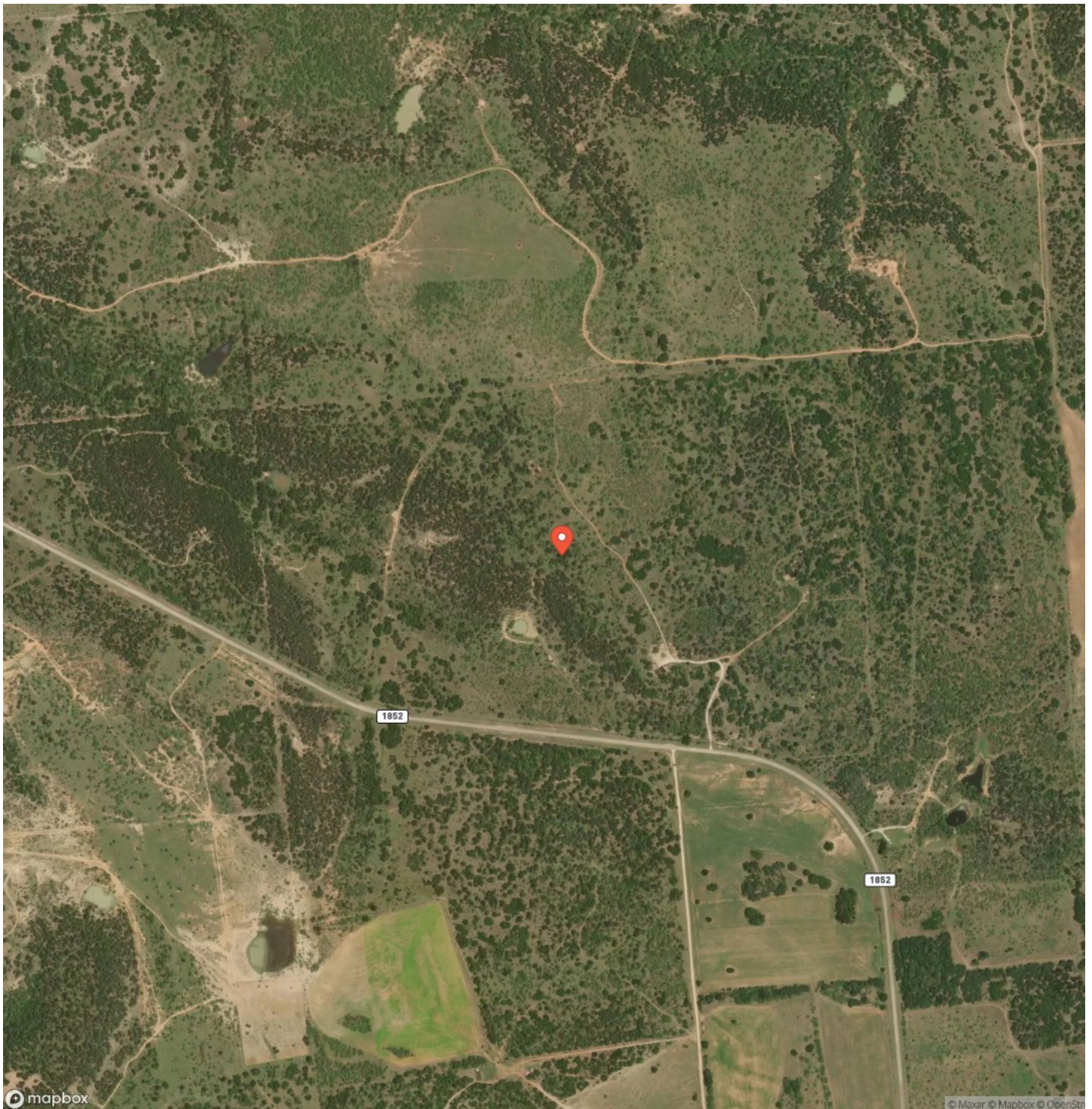
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ben Clark

Mobile

(940) 206-9745

Office

(940) 320-9181

Email

ben@ranchmanproperties.com

Address

2434 Lillian Miller Pkwy

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[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

