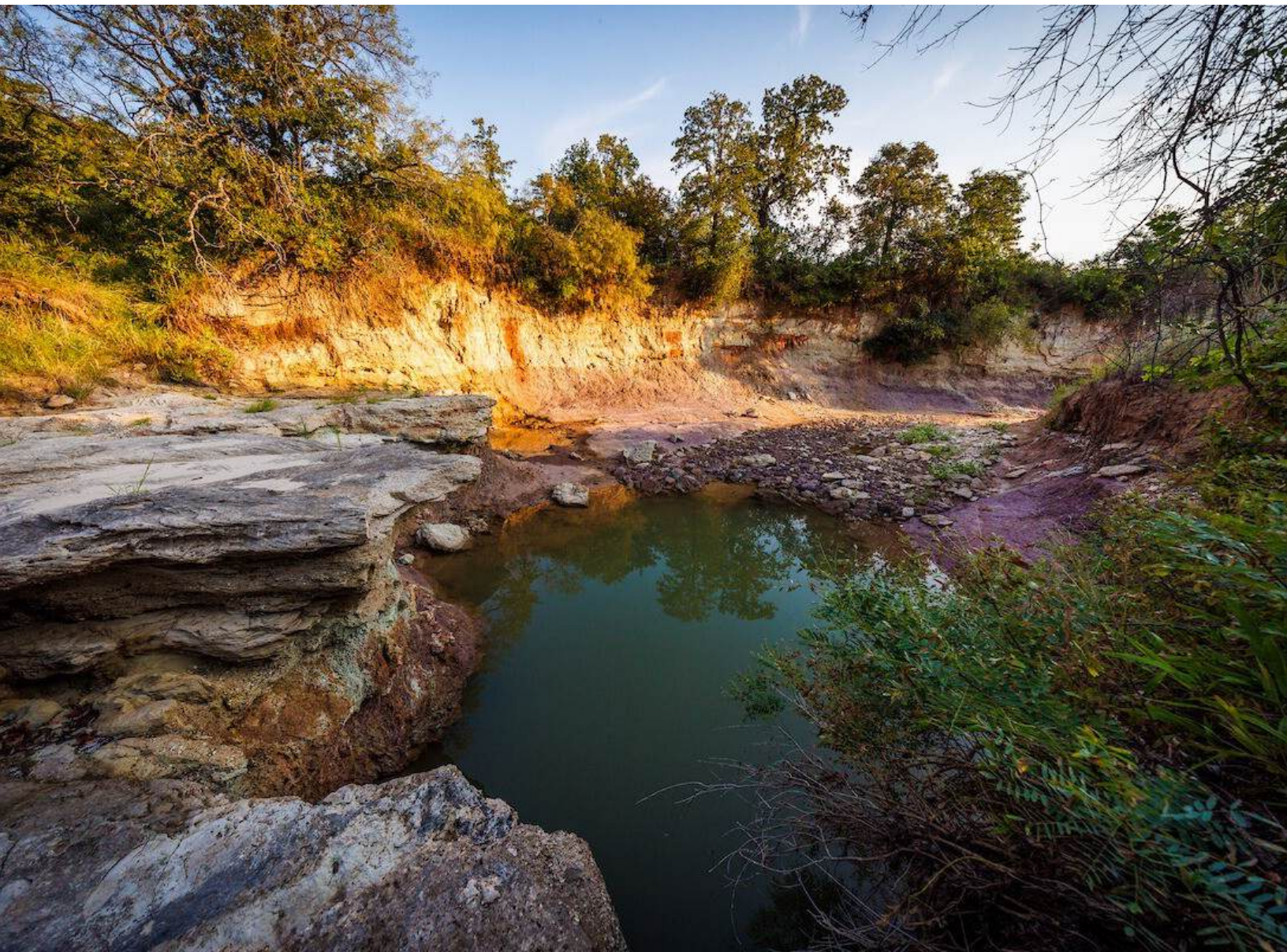


TOMBO RANCH

161.37± ACRES

JACK COUNTY, TEXAS

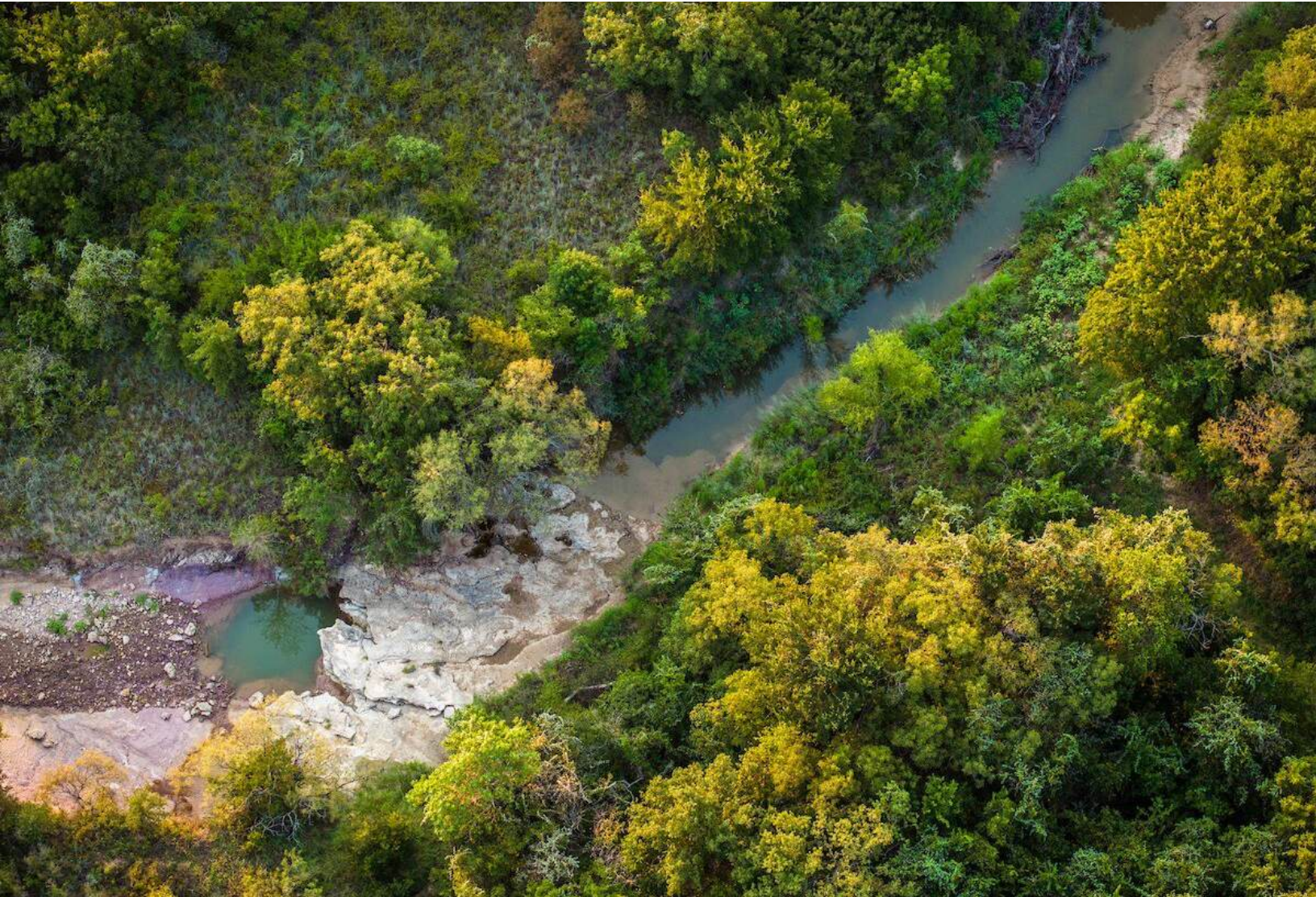
\$1,694,385



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TOMBO RANCH

JACK COUNTY, TEXAS | 161.37± ACRES



OVERVIEW: Nestled in the rolling hardwood country of southeastern Jack County, Tombo Ranch is a rare offering where natural beauty, diverse terrain, and exceptional water combine to create an unmatched North Texas retreat. Anchored by nearly a mile of both sides of Jasper Creek—complete with year-round pools, a striking seasonal waterfall, and a hidden swimming hole—this ranch blends

rugged recreational appeal with comfortable improvements, including a modern barndominium, a classic log cabin, and well-kept barns. With its mix of dense hardwood forests, fertile pastures, and abundant wildlife, Tombo Ranch stands as both a sportsman's paradise and a versatile landholding, just 47 miles from downtown Fort Worth.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



TOMBO RANCH

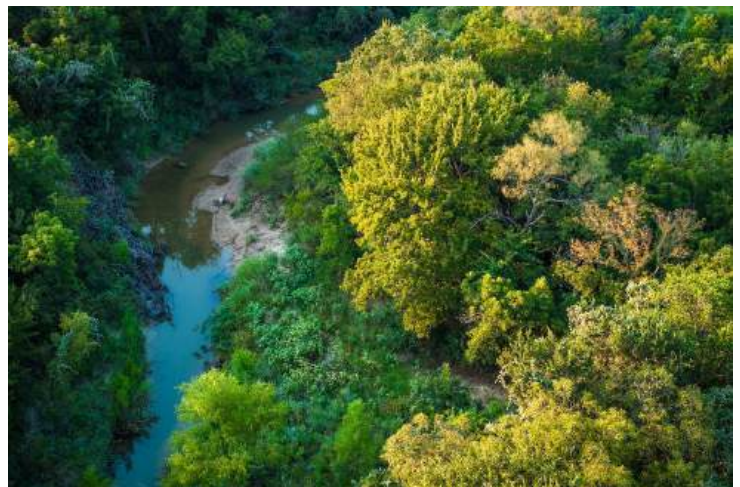
JACK COUNTY, TEXAS | 161.37± ACRES

LOCATION: Tombo Ranch is located just east of Joplin, TX in southeastern Jack County off State Highway 199 and E Joplin Road.

TOPOGRAPHY & TERRAIN: The ranch features approximately 70 feet of elevation change, with a high point near 1,110' ASL and a low point along Jasper Creek at ~1,040' ASL. Jasper Creek runs through the center of the property for roughly 3,980 feet from south to north, holding water year-round in several deep pools. A unique waterfall and swimming hole can be found midway along the creek.

Roughly three-quarters of the property is covered in dense hardwood forest with a diverse mix of native trees, including oak, pecan, black walnut, cedar, and mesquite. The understory is in healthy condition, supporting numerous native grasses and plant species that provide excellent forage and cover for wildlife. The remaining quarter of the ranch consists of three large fields, ideally suited for wildlife food plots or livestock grazing.

SURFACE WATER: In addition to both sides of Jasper Creek (~3,980' of frontage), the property includes a 0.25± acre stock tank in the southeastern corner. A wet-weather creek begins in the northwest corner and flows into Jasper Creek, while another wet-weather creek crosses the northeastern corner for approximately 582 feet.



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TOMBO RANCH

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BARNDOMINIUM: Built in 2021, the ~3,200 sq. ft. barndominium sits in the northwestern corner of the ranch, overlooking a manicured pasture dotted with pecan trees and offering stunning views of the surrounding hillsides. The ~500 sq. ft. living space is thoughtfully finished, featuring a large open room with bedroom, seating area, and kitchen. A full bathroom is conveniently accessible from both the living quarters and the barn area. The barn section, built on slab, is insulated and heated, with multiple entry and roll-up doors that make it highly functional for work and storage. Additional storage is available on a second-story loft above the living quarters.

LOG CABIN: The 2 bedroom and 1 bathroom log cabin measures approximately 1,122 sq. ft. and is located in the southeastern portion of the property, overlooking the largest field.

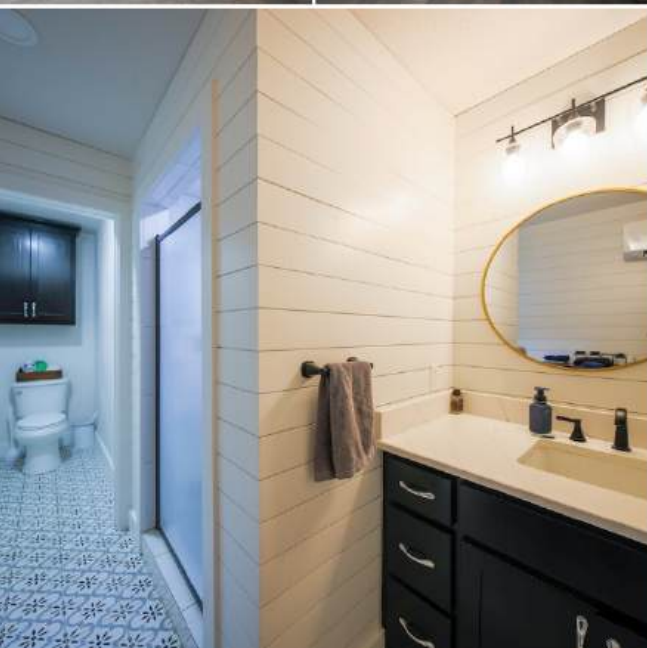
BARN: A ~2,000 sq. ft. metal barn on slab sits just west of the log cabin. It is plumbed with a bathroom and includes an office area, along with ample space for storing ranch tools and equipment.

WATER WELLS: The barndominium is serviced by a water well drilled in 2021, approximately 200 feet deep, producing about 5 gallons per minute. The log cabin and barn are supplied by an older hand-dug water well.



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TOMBO RANCH

JACK COUNTY, TEXAS | 161.37± ACRES

WILDLIFE: Whitetail deer, turkey, hogs, and dove are abundant, providing excellent hunting and wildlife viewing opportunities. The ranch also supports a wide variety of varmints for additional hunting options.

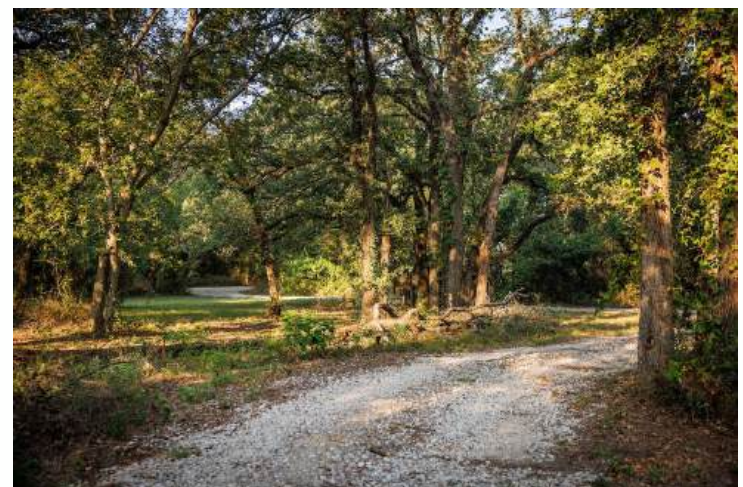
FENCING: Perimeter fencing is in very good condition along the north, west, and south boundaries. The eastern fence line requires patching in some areas.

INTERNAL ROADS & ACCESS: A maintained trail system runs throughout the wooded areas and along the pasture perimeters, ensuring full accessibility across the property. A creek crossing is also in place across Jasper Creek.

UTILITIES: Electric service is provided by Tri-County Electric

OIL & GAS: Tombo Ranch has active oil and gas production, including a set of battery tanks and one active well. The owner does not believe they own any portion of the mineral estate; however, they will not seek to reserve any portion of the mineral estate, if owned.

EASEMENTS: A transmission line operated by Oncor crosses the ranch near the northern boundary. Additionally, a natural gas pipeline maintained by Jack County Power runs across the property, just south of the transmission line.



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TOMBO RANCH

JACK COUNTY, TEXAS | 161.37± ACRES

TAXES: Per the Jack County Tax Assessor, the 2024 taxes on Tombo Ranch were approximately \$9,060.36. The ranch carries a 1-d-1 wildlife property tax exemption.

DIRECTIONS: From Fort Worth, take State Highway 199 North. After crossing into Jack County, continue on SH 199 for approximately 3.95 miles. The ranch sits just off SH 199, with E. Joplin Road forming its western boundary. It features two gated entrances—one on SH 199 and the other on E. Joplin Road.

PRICE: **\$1,694,385**

BROKER & COMMISSION DISCLOSURE: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

Hortenstine Ranch Company, LLC- Broker

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

(214) 361-9191 office

Chance Turner- Broker Associate

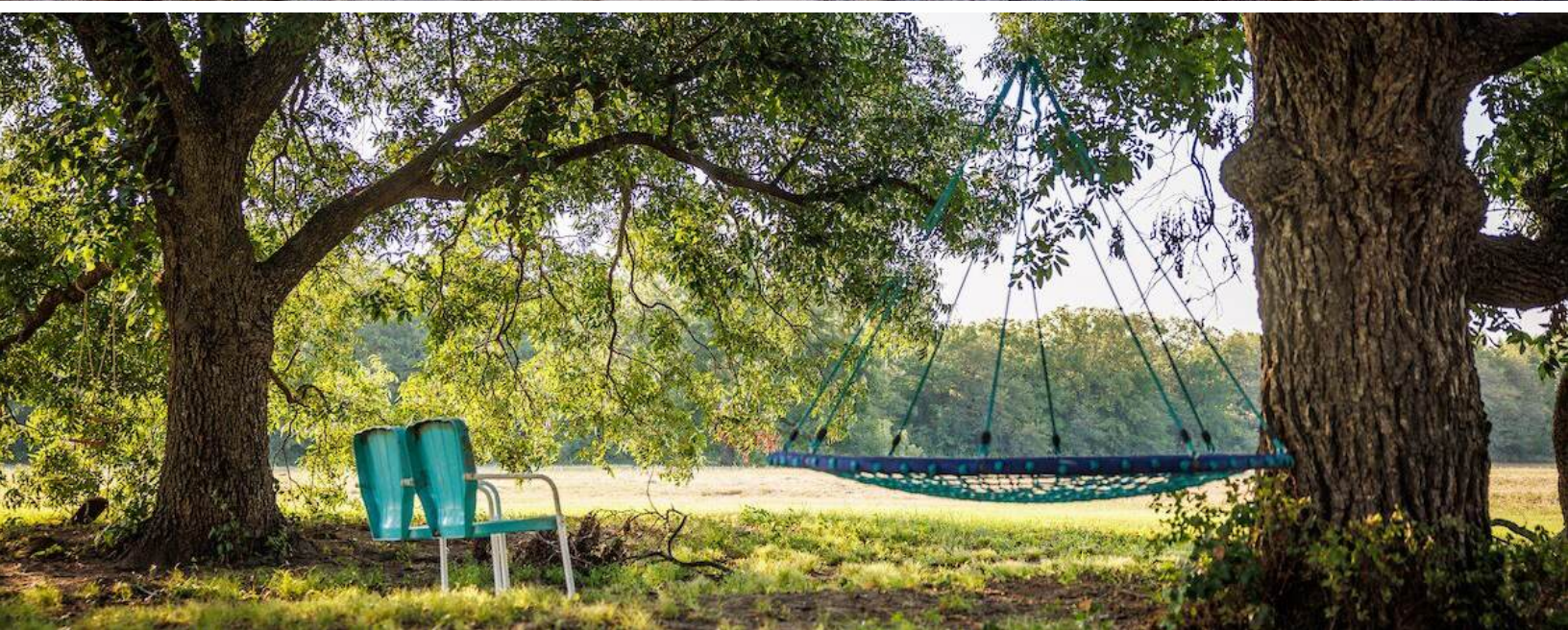
(972) 765-7326 mobile

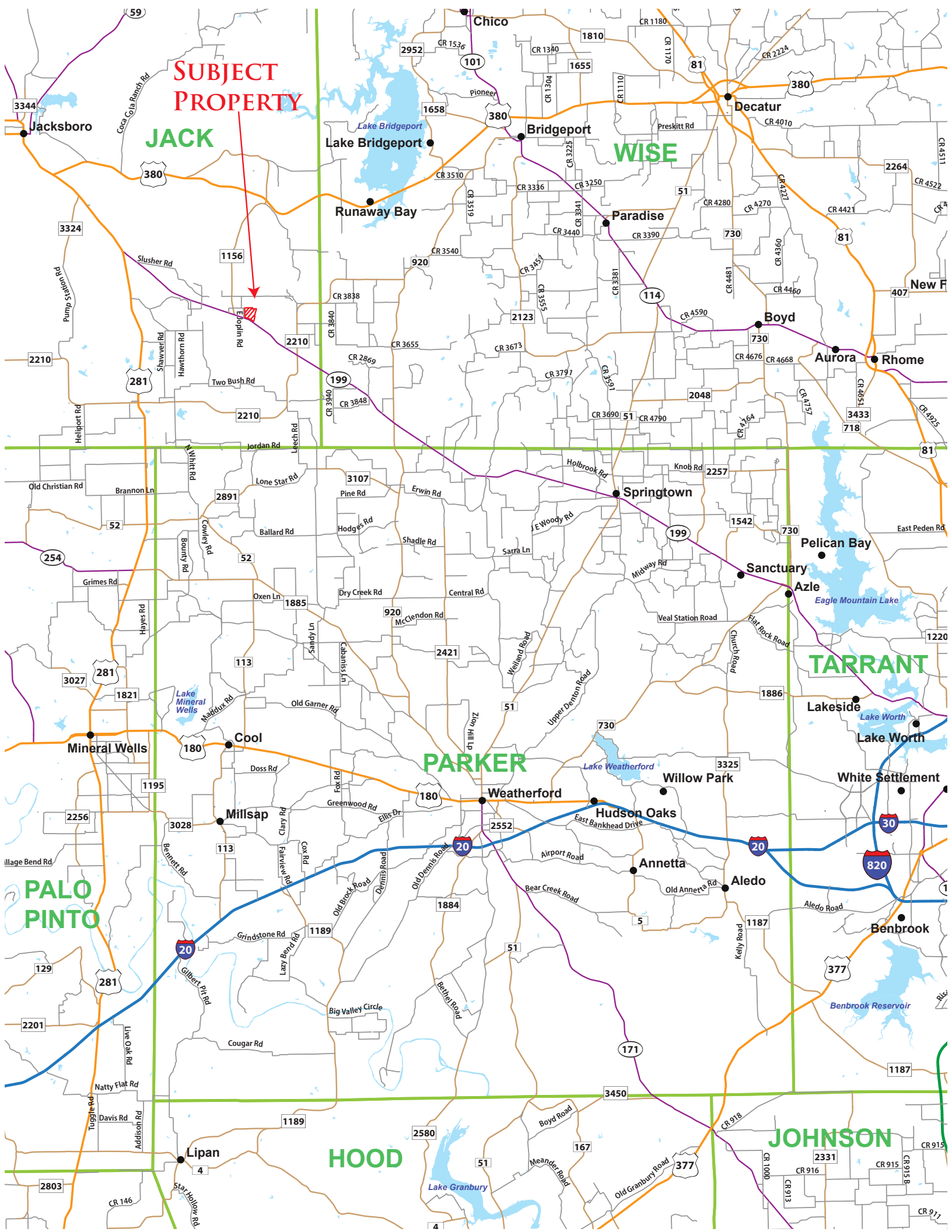
chance@hrcranch.com



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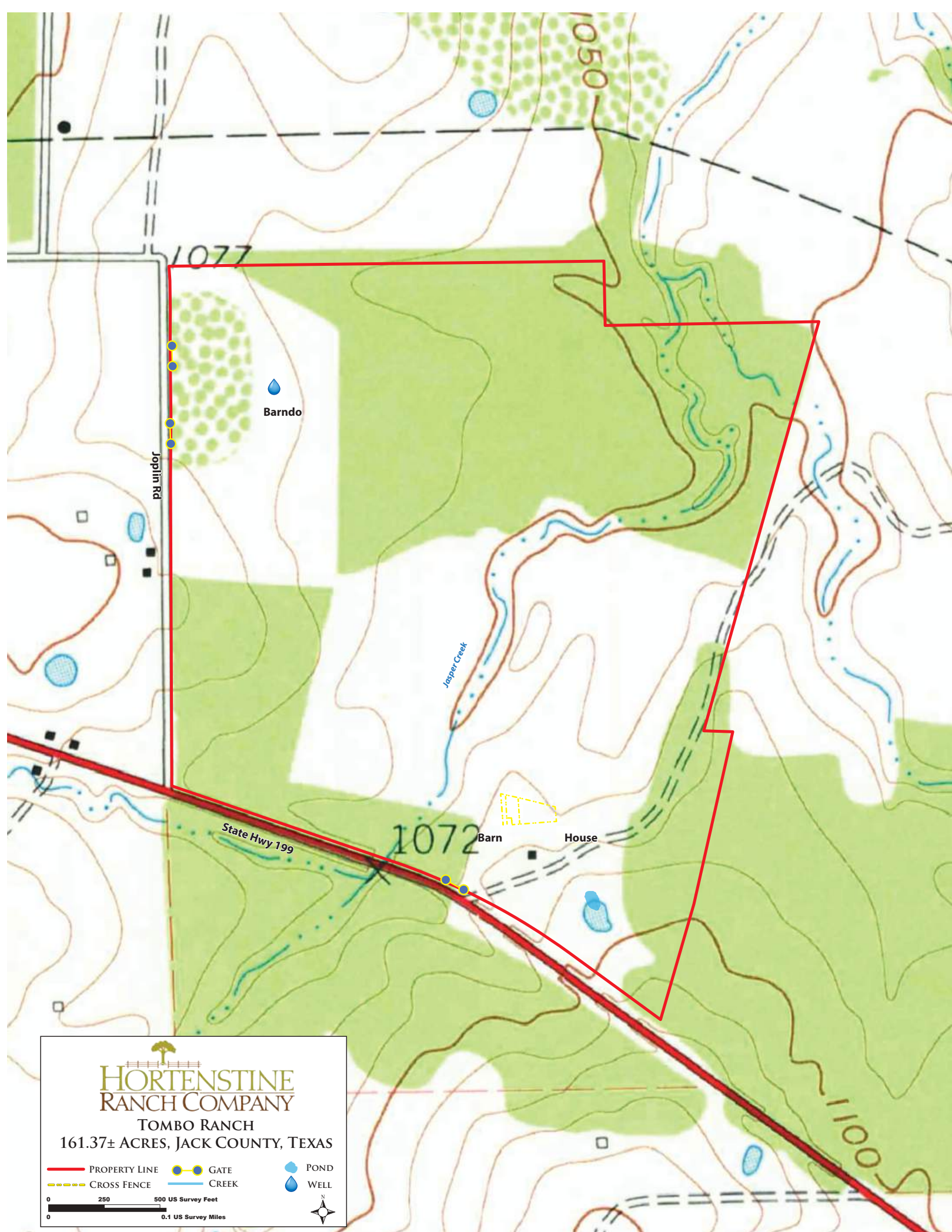


HORTENSTINE
RANCH COMPANY

TOMBO RANCH
161.37± ACRES, JACK COUNTY, TEXAS

— PROPERTY LINE — GATE — POND
- - - CROSS FENCE - - - CREEK — WELL
0 250 500 US Survey Feet
0 0.1 US Survey Miles





HORTENSTINE
RANCH COMPANY

TOMBO RANCH
161.37± ACRES, JACK COUNTY, TEXAS

— PROPERTY LINE ● GATE ● POND
- - - CROSS FENCE — CREEK ● WELL

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