

LASATER ESTATE
271± ACRES
STEPHENS COUNTY, TEXAS
\$1,165,300



(214) 361-9191
www.hrcranch.com

LASATER ESTATE

STEPHENS COUNTY, TEXAS | 271± ACRES



GENERAL DESCRIPTION: The Lasater property is a raw tract of land located in the west-central portion of Stephens County on FM 3418 and CR 185 in an active and desirable area. Unimproved and 100% native, the land is gently rolling with mesquite trees, post oaks, a few live oaks, hackberry trees, and other native vegetation typical to the area. There are four stock tanks providing water to wildlife and cattle.

LOCATION: Located approximately 5.5 miles SW of Breckenridge, road frontage includes 1/2 mile of paved frontage along quiet FM 3418 and a 1/2 mile of all-weather County Road 185 frontage on

the west. The property is 2 hours 15 minutes west of Dallas, 1 hour 45 minutes west of Fort Worth, 3 hours east of Midland, 1 hour NE of Abilene, and 25 miles to Eastland.

DIRECTIONS: From the west side of Breckenridge on Highway 180, turn left or south on FM 3099. Travel 2 miles south to the end of FM 3099. Turn right or west on 2231 and travel .4 miles to FM 3418. Turn left or south on FM 3418 and travel approximately 3 miles to the entrance gate on the road's right or west side. There is a "For Sale" sign near the entrance at the SE corner of the property.

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



LASATER ESTATE

STEPHENS COUNTY, TEXAS | 271± ACRES

HISTORY: Mona Lasater was born on October 2, 1925, in Harpersville, Texas, to William T. (Tom) and Augusta (Gussie) Mae Mueller Moore. When she was two, the family moved to a farm near Eolian, where she grew up living the life she loved alongside animals and nature. Mona Lasater graduated as Salutatorian from Breckenridge High School in 1942, then returned the following year for a postgraduate course, after which she spent a year at her first job as a statement clerk at First National Bank. She then attended TCU and studied voice and music education. In 1974, Mona married Jodie Ray Lasater, and in 1975, they moved back to Breckenridge to re-involve herself in farming and ranching. Mona became co-founder, officer, and director of the Stephens County Humane Society until she reached the age when she was no longer capable. Mona loved farming, the work that went with it, books, music, animals in general, and dogs in particular. She once had as many as seven dogs on the ranch and always wanted more. She tried extremely hard to better the lives of every creature that crossed her path. Mona Lasater passed away on August 5, 2023.

TERRAIN: Rolling to level terrain with an elevation change of roughly 50 feet. The north-central portion of the property has the highest elevations and gently rolls to the lowest elevation in the southwest corner. Lovely distant views and a couple of drainages meander through the ranch's center, providing water to the four (4) stock tanks on the property. There are rocky terrain areas and areas with more productive, deeper soils.

VEGETATION: Located in the Cross Timbers Region of Texas, tree cover consists of mature post oaks, cedar elm, hackberry, mesquite, and various other trees commonly found in this area. Forbs, browse, and cactus species include elbowbush, skunkbush, prickly pear, tasajillo, catclaw, lotebush, and greenbrier, to name a few. Native grasses include side oats grama, bluestem, switchgrass, Texas wintergrass, dropseed, buffalo grass, Indiangrass, curly mesquite, and a variety of other grasses. Wildlife habitat and pastureland are typical of Stephens County.



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



LASATER ESTATE

STEPHENS COUNTY, TEXAS | 271± ACRES



WATER: Four (4) earthen stock tanks provide water to livestock and wildlife. Rainfall averages around 29 inches annually. A rural water line runs along the road frontage on FM 3418. There is no groundwater in this area.

WILDLIFE: Deer, turkey, hogs, quail, dove, ducks, and native wildlife species are plentiful and provide excellent hunting and viewing opportunities. Migratory ducks utilize the stock tanks in the fall and winter months. The ranch has not been leased for hunting, resulting in healthy populations.

GRAZING: Carrying capacity for cattle is approximately one animal unit per 25-30 acres. This ranch is 100% native, with three old cultivated fields that need reclamation. These fields were planted in the past and could be used again for winter wheat production, wildlife food plots, sunflower fields, etc.

SOILS: Many soil types are found, but much of the property is Thurber clay loam. These soils are excellent for cultivating crops, pastureland, rangeland, woodlands, and wildlife habitat.

FENCING: Perimeter fences are in poor to average condition. There are several internal cross fences that most would not deem functional.

INTERNAL ROADS & ACCESS: Access includes road frontage on FM 3418 with one entry gate in the southeast corner. A back gate on CR 185 is also in place. The interior road system is limited and needs to be improved.

ELECTRICITY: Comanche Electric Cooperative provides electricity to the property.

RURAL WATER: Stephens Special Utility District is believed to have a 4-inch water line along FM 3418. An application with the Stephens County SUD needs to be submitted to confirm that a water meter still needs to be put in place.

OIL & GAS PRODUCTION: There is no active production on the property.

SCHOOL District: Breckenridge ISD.

AIRPORTS: Stephens County Airport is located 5.7 miles from the property. It is a quality airport with a 5,000-foot runway to accommodate larger aircraft. Fuel is available as well.

HOSPITALS: Stephens Memorial Hospital is located in Breckenridge.



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



LASATER ESTATE

STEPHENS COUNTY, TEXAS | 271± ACRES

LEGAL DESCRIPTION: 271.6 acres out of 286 acres located in Blk 8, Tract W END, Abst 2584, Survey T&P, SEC 38 and located in Blk 8, Tract W PT, Abst 2665, Survey T&P, SEC 38, 6.

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 Hortenstine Ranch Company, LLC.

COMMENTS: This is a raw tract of land. Essentially, it is a blank canvas for the new owner to make it their own. Lay out a system of roads, plant food plots, add surface water, and/or build a house just how you want it.

PROPERTY TAXES: 2023 Taxes are \$317.97

PRICE: \$4300 PER ACRE (\$1,165,300)

CONTACT:

Hortenstine Ranch Company, LLC (Broker)
12740 Hillcrest Road, Suite 230
Dallas, TX 75230

Blake Hortenstine- Broker/Partner

214.616.1305 mobile
blake@hrcranch.com

Jack Fauntleroy- Broker

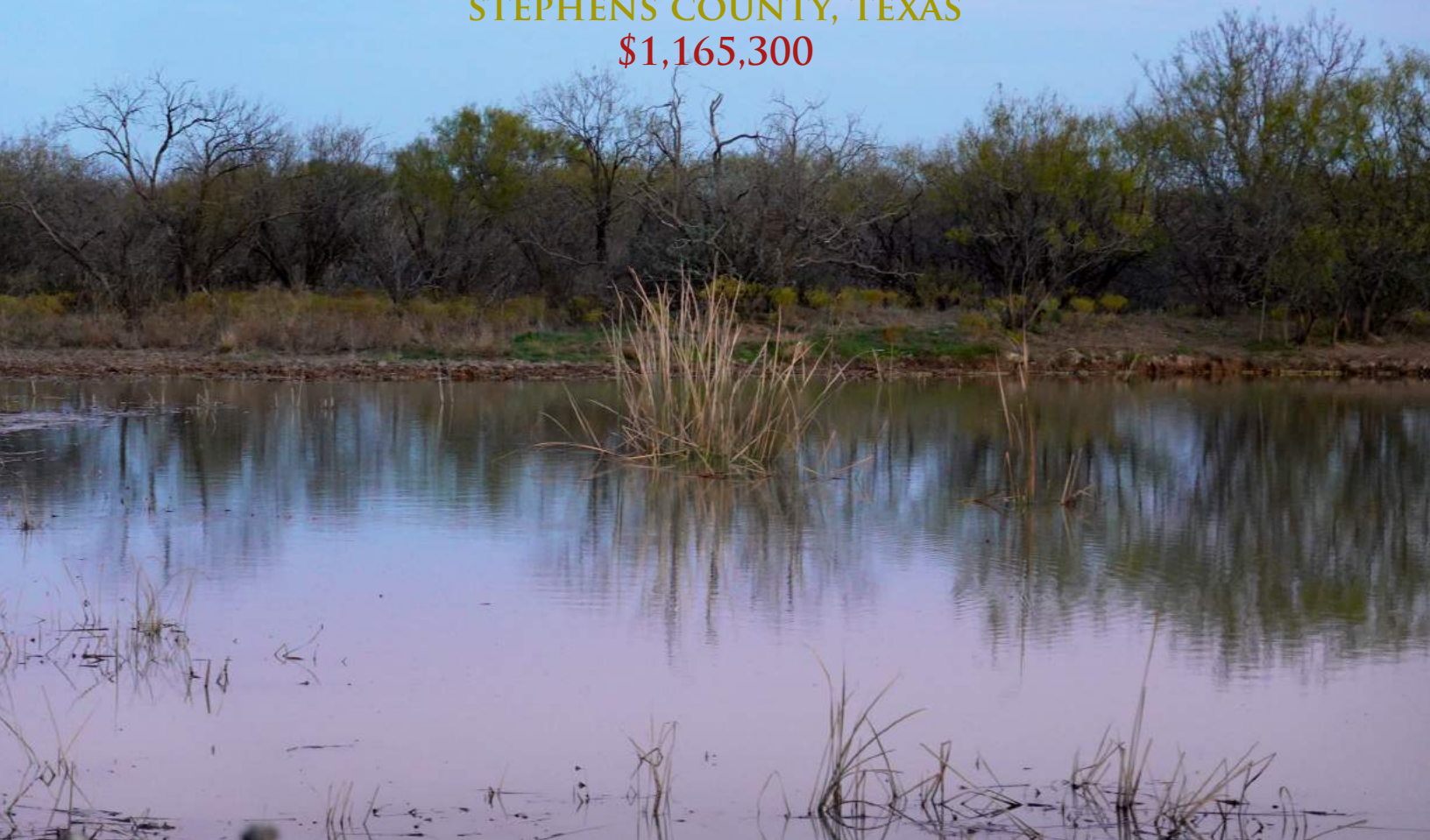
940.550.4432 mobile
jack@hrcranch.com



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



LASATER ESTATE
271± ACRES
STEPHENS COUNTY, TEXAS
\$1,165,300



Hortensine Ranch Company, LLC (Broker)

HRCranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Blake Hortensine- Broker/Partner

blake@hrcranch.com

Mobile: (214) 616-1305

Jack Fauntleroy- Broker

jack@hrcranch.com

Mobile: (940) 550-4432

