

Buckaroo Butte Ranch
Fm 3099
Breckenridge, TX 76424

\$3,995,000
742.650± Acres
Stephens County



Buckaroo Butte Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

Fm 3099

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Horse Property

Latitude / Longitude

32.77051 / -98.942086

Acreage

742.650

Price

\$3,995,000

Property Website

<https://cfrland.com/detail/buckaroo-butte-ranch-stephens-texas/53693/>



Buckaroo Butte Ranch

Breckenridge, TX / Stephens County

PROPERTY DESCRIPTION

Buckaroo Butte Ranch offers an exceptional development landscape in the hills between Hubbard Creek Lake and the bustling small town of Breckenridge, Texas. This expansive property boasts panoramic views, including the town's water tower and the iconic green "B" atop the Clear Fork Bank. The buttes lend to the ranch's unique character, featuring dramatic elevation changes and stunning build sites. Historically leased for cattle grazing, the land is well-equipped with one trap and a quality set of centrally located pipe pens conveniently situated along the cross fence that divides the two pastures. A well-maintained rock road connects the pens and pastures to the paved frontage, ensuring easy access. Open grass fields within the heavily wooded hills contain ample stock tanks on the edges, supporting agricultural activities and drawing in the local wildlife. Buckaroo Butte Ranch is a triple threat with outstanding grazing, hunting, and development opportunities.

Broker's Comments ~ "The more I visit Buckaroo Butte Ranch, the more I like it. The hunting opportunities are preserved within the elevation, while the ability to develop is undeniable with almost a mile of FM 3099 and utilities running down the entire northern boundary." ~ **Boone C.**

-- IMPROVEMENTS & STRUCTURES --

- Pipe Pens ~ great condition, Piefert chute; 10ac trap-pens & tank
- Exterior Fence ~ good to fair, mixed net & barbed wire, good fencing along the road
- Fences ~ 5 & 6-strand barbed wire, cross-fenced into two pastures
- Water ~ Stephens SUD Meter, Water-line along FM 3099
- Roads ~ good road to pens, trails accessing hilltops and valley
- Pens & Traps ~ centrally located-pipe pens & traps

-- WATER, TERRAIN & COVER --

- Surface Water ~ 1.25ac pond; 4 stock tanks 0.2ac-0.6ac
- Elevation ~ 110ft, heavily rolling to flat; multiple highpoints and draws
- Tree Cover ~ 60% native pasture; live oak, post oak, mesquite, hackberry, elm
- Underbrush ~ 60% moderate; elbowbush, skunkbush, bumelia, prickly-pear
- Native Grasses ~ 375 acres in native grass, leased and willing to stay
- Good Soils ~ Bluegrove L, Thurber CL, Truce FSL, Leeray C, Rowden C, Bonti-Exray Truce

-- HUNTING & RECREATION --

- Wildlife ~ whitetail deer, dove, duck, rio-grande turkey, hog, varmint
- Habitat ~ posts & live oaks producing acorns, excellent grass for bedding
- Pressure ~ previously leased, lightly hunted, near town
- Fishing ~ some fishing in ponds, capable of stocking, surface water potential
- Food Plots ~ no current food plots or cultivation, multiple ideal locations
- Hubbard Creek Reservoir ~ boat ramp within 2 mi; bass, crappie, catfish, gar

-- MINERALS & WIND --

- Mineral Rights ~ none owned



- O&G Production ~ no production or active lease
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ no lease or nearby turbines

-- ACCESS & DISTANCES --

- Road Frontage ~5000+ft of FM 3099; in-set piped gate; good road to pens
- Nearby Towns ~ adjoining Breckenridge City Limits, 25mi E of Albany
- Major Cities ~ 65mi NE of Abeline, 105mi W of Fort Worth
- Airports ~ 5mi NE of BKD-Stephens County Airport Muni, 59mi NE of Abeline Reg'l, 130mi W of DFW Int'l
- Easements ~ SR SUD Easement, Southwestern Bell Easement

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



Buckaroo Butte Ranch
Breckenridge, TX / Stephens County



Buckaroo Butte Ranch
Breckenridge, TX / Stephens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Boone Campbell

Mobile

(940) 282-5500

Office

(940) 549-7700

Email

Boone@cfrland.com

Address

801 Elm Street

City / State / Zip

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.

This image shows a single 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

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.



Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com

