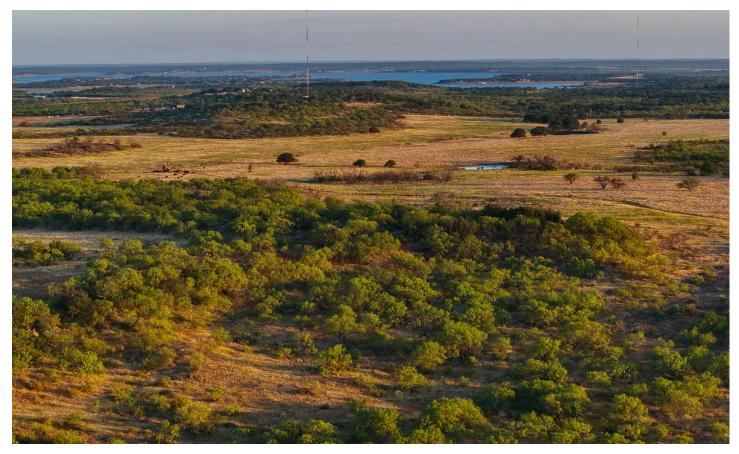
Buckaroo Butte Ranch Fm 3099 Breckenridge, TX 76424

\$3,995,000 742.650± Acres 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** 

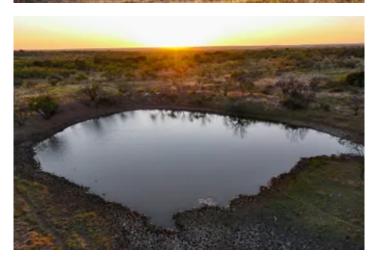
\$3,995,000

### **Property Website**

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









#### **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 runnning 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



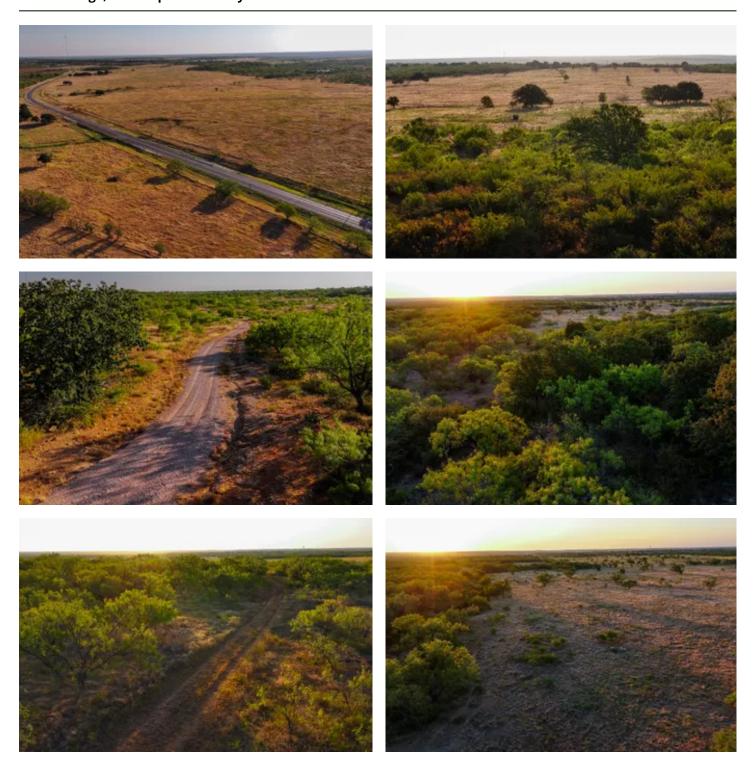
- O&G Production ~ no production or active lease
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ no lease or nearby turbines

#### -- 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

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# LISTING REPRESENTATIVE For more information contact:



**Representative** Boone Campbell

Mobile

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Office

(940) 549-7700

**Email** 

Boone@cfrland.com

**Address** 

801 Elm Street

City / State / Zip

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