

CNB Ranch
4384 TX Hwy 114
Jacksboro, TX 76458

\$4,999,500
570± Acres
Jack County



CNB Ranch
Jacksboro, TX / Jack County

SUMMARY

Address

4384 TX Hwy 114

City, State Zip

Jacksboro, TX 76458

County

Jack County

Type

Hunting Land, Ranches, Recreational Land, Business Opportunity,
Undeveloped Land, Residential Property, Single Family

Latitude / Longitude

33.271845 / -98.323586

Taxes (Annually)

3390

Dwelling Square Feet

5700

Bedrooms / Bathrooms

6 / 7

Acreage

570

Price

\$4,999,500

Property Website

<https://cfrland.com/detail/cnb-ranch-jack-texas/80616/>



PROPERTY DESCRIPTION

Discover CNB Ranch, an exceptional 570-acre hunting ranch just 11 miles west of Jacksboro, offering the perfect blend of natural beauty, recreational opportunities, and ranch development potential. This land boasts prime hunting grounds with dense oak coverage, creating an ideal habitat for native and exotic wildlife. A standout feature is the 440-acre high-fenced section, providing privacy and security, while the additional 120 acres of low-fenced land along the highway offers accessibility and versatility. Water is abundant on CNB Ranch, with 10 ponds and a stunning 5-acre lake, fed by heavily wooded draws. North Creek runs through the southeastern corner of the property, creating a live water source with massive cottonwoods and pecans along the banks. A live spring runs thru the middle of the ranch feeding multiple ponds. This versatile acreage also features a large unfinished house/hunting lodge designed with six bedrooms, six baths, two half baths, and a breezeway into the insulated shop, presenting a unique opportunity to customize a luxurious country retreat. This thoughtfully built structure sits prominently over two beautiful ponds with unspoiled views into the distance. This well-equipped hunting ranch features an additional cabin, barn, and numerous awnings to cover cars and equipment. Additional premium features include a 100-yard & a 1,000-yard shooting range, feed Silo, and multiple food plots completed with new blinds and feeders, making it an excellent choice for wildlife management and outdoor activities.

Accessibility is another highlight of this ranching opportunity, with its prime location along Highway 114 and proximity to nearby towns and major cities. CNB Ranch is located between the two quaint towns of Jacksboro and Graham, Texas. Wichita Falls offers a regional airport an hour north. An international airport is available in Dallas-Fort Worth, just an hour and a half to the East for more extensive travel options. Whether you're looking to create your dream home, establish a working ranch, or enjoy a premier hunting destination, this property offers the perfect combination of space, amenities, and location.

Broker's Comments ~ Not to be cliché, but CNB Ranch is undoubtedly a unique opportunity. This land is packed with character and designed to enjoy every moment in style. The house has been built for luxury, with the final colors and materials left to be decided by the buyer. This game ranch can be purchased, customized, and stocked to one's desires. House Plans are available, and the Sellers are offering an option to complete the house. Contact for Details ~ **Boone Campbell**
[\(940\)-282-5500](tel:940-282-5500)

-- RESIDENTIAL IMPROVEMENTS --

- Lodge/House ~ 5,700 sq ft, 6 bed, 6 bath, 2 half-baths; Built in '25
- Accessories ~ emergency generator, water well & water storage
- Awning ~ 1,000 sq ft, 20 ft x 50 ft, connected to house
- Foundation ~ slab concrete, built for a 2-story home
- Doors ~ 3-panel, horizontal shaker doors
- Walls ~ 1 x 8 stain grade, yellow pine, textured in bedrooms
- Porch ~ off main living area, covered, overlooking ponds
- Gated Entrance ~ electric gate on Hwy 114, rock driveway
- Cabin ~ 1/1, 450 sq ft, kitchen, water & electricity, cooking area
- Utilities ~ water well, multiple electricity meters, septic
- Headquarters ~ 91 acres, low-fenced along Hwy 114 fence

-- RANCHING & HUNTING IMPROVEMENTS --

- Shop ~ 2,400 sqft; 3,000 g water storage, electricity, spray foam insulation
- Awnings ~ House-1,000 sq ft for cars, Shop-1,920 sq ft for trailers
- Barn ~ 3,000 sqft; 2in pipe, sheet metal, rocked, electricity
- Shooting Ranges ~ 1,000yd & 100yd; covered shooting rests



- Food Plots ~ 5 cultivated plots not fenced; 3/4ac to 5ac
- Soft Release Pen ~ 2ac; corner of high fence and headquarters
- High Fence ~ 440ac; 10ft, predator wire; native deer removed
- Low Fence ~ 90ac w/ house & 30ac w/North Creek; both along Hwy 114
- Hunting Blinds ~ 7 new deer blinds, strategically placed
- Game Feeders ~ 8 stand-n-fill feeders-600lb; 2,000lb protein feeder
- Duck Blinds ~ 3 portable duck blinds, metal construction
- Game Camera System ~ CuddeLink Private Network, 15 CuddeBack Cameras
- Silo ~ 30 ton, split into 15 ton for corn and 15 ton for protein
- Equipment ~ negotiable; feeder wagon, mower, plow, seeder, ranger, and more...

-- WATER, TERRAIN & COVER --

- Conservation Lake ~ 5ac; bass, catfish, perch
- North Creek ~ 4,270ft; seasonal creek, heavily wooded
- Tanks/Ponds ~ 10 total, 1/2ac to 3/4ac; ducks, bass, perch and catfish
- Elevation ~ 170ft, wooded hilltop to rolling bottoms, deep draws to lake and creek
- Tree Cover ~ 95% native; pecan, post oak, live oak, mesquite, elm, ash, juniper, willow
- Underbrush ~ heavy; elbowbush, bumelia, skunkbush, lotebush, prickly pear
- Native Grasses ~ owner grazed since '22; bermuda, side-oat gramma, big bluestem

-- MINERALS & WIND --

- Mineral Rights ~ no minerals owned
- O&G Production ~ 1 active well & battery accessed by short road
- Pipelines ~ 3.5in-crude oil; Conoco Phillips
- Wind & Solar Rights ~ 100% owned and conveys
- Wind Production ~ none, no visible turbines from the house

-- ACCESS & DISTANCES --

- Electric Gate ~ Headquarters-3,130ft of Hwy 114; SE-2,180ft of Hwy 114
- Nearby Towns ~ 11mi W of Jacksboro (airport), 23mi NW of Graham (airport)
- Major Cities ~ 51mi S of Wichita Falls (reg'l airport), 72mi NW of Fort Worth (Int'l airport)



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

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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.

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