

Healing Headwaters Ranch
Green Elm Rd
Wizard Wells, TX 76458

\$4,191,200
248± Acres
Jack County



Healing Headwaters Ranch
Wizard Wells, TX / Jack County

SUMMARY

Address

Green Elm Rd

City, State Zip

Wizard Wells, TX 76458

County

Jack County

Type

Lakefront, Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

33.225741 / -97.954873

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 2

Acreage

248

Price

\$4,191,200

Property Website

<https://cfrland.com/detail/healing-headwaters-ranch-jack-texas/38988/>



PROPERTY DESCRIPTION

Healing Headwaters Ranch is an impressive lakefront estate located at the end of a dirt road and on Lake Bridgeport's headwaters. This exceptional property can have up to 10 acres of the lake under the surveyed fence line, resulting in a private shoreline. Surrounding slou provide excellent fishing habitat, and a private boat ramp is also feasible along the edge. This turnkey ranch was built to entertain, comp with a newly built barndo with AC throughout, a large equipment shed, and eight RV hookups with septic. The jewel of Healing Headwater is a remarkable, elevated home site overlooking Lake Bridgeport, with a well-built retaining wall and utilities in place. This magnificent lar lush with a variety of oaks and elms. Large pecan trees dapple the fields cut out of the thick brush, providing ideal bedding grounds for wildlife. A few ponds create additional fishing possibilities, with the most remarkable tucked back into a substantial hill in the northwest corner, boasting an incredible rock outcropping overlooking the entire valley.

-- IMPROVEMENTS --

Build Site -- Elevated over Lake Bridgeport Heaawaters, retaining wall, oversized rock, electricity meter, septic

Barndomenium -- 1,200 sqft of living space; 2,400 sqft spray foam insulated shop with AC

Living Quarters -- Two bedrooms, two baths, kitchen, and living/dining; quality work

Equipment Shed -- 3,000 sq ft (60x50) concrete; 1,000 sqft awning (20x50) on each side

Tiny Home/Cabin -- 1 bedroom, 1 bath, rustic charm

RV Hook Ups -- 8 electrical hook-ups & septic hookups

-- HUNTING & LAND IMPROVEMENTS --

Shooting Range -- 700 yards; backstop in hill

Hunting Blinds & Feeders -- Seven tower blinds in excellent condition, Seven stand-n-fill feeders

Food Plots -- Two plots currently in grass & pecans, 15 acres & 11 acres

Fenced -- Mostly fenced; 5-strand barb-wire, good to fair, 10+/-ac of lake under the fence (max capacity)

Interior Roads -- Rocked road to homesite; extensive ATV/UTV trails throughout

Public Access -- Borders Tarrant County Board Land; Dirt boat ramp nearby

-- WATER & TERRAIN --

Lake Bridgeport Frontage -- 2,750 ft -- 9+/- acres under fence at max capacity

Surface Water -- Two large ponds; 1.58ac, 1ac; 4 small ponds; bass, catfish, perch

Elevation Change -- 190+/- ft; hill on NW corner; draws east towards lake

Lake Bridgeport -- 11,954 acres -- Tarrant County Water District

Underground Water -- 2 water wells; 85ft-300ft; ample underground water in area

-- COVER & WILDLIFE --

Wildlife -- Deer, duck, turkey, geese, cranes dove, hogs; Abundance of birds and waterfowl

Hunting -- Little to no hunting pressure; Exceptional duck hunting on Lake Bridgeport

Tree Cover -- 85% wooded; Heavy to moderate; Post Oak, live oak, pecan, elm, mesquite, some juniper

Underbrush -- Heavy; Lotebush, bumelia, skunkbush, ephedra, prickly pear

Native Grasses -- Side-oats, blue, other grammas; buffalo, curly mesquite

Grazing -- Not currently grazed; Capacity: 1 animal to 25 acres

Soils -- Mostly fine sandy loams, Shatruce gravelly sandy loam on hills, some Thurber clay

-- MINERALS & WIND --

Minerals Rights -- No minerals owned to convey

O&G Production -- two in-active wells

Wind Rights -- 100% wind rights convey

Wind Production -- No active wind lease; No visible wind turbines

-- ACCESS & DISTANCES --

Road Frontage -- 400 ft of the end of Green Em Road

Rocked Entrance -- Original homestead's rock utilized, End of Green Eldm Rd on west side

Nearby Towns -- 2 mi N of Wizard Wells, 15 mi W of Bridgeport

Major Cities -- 60 mi NW of Fort Worth: 70 miles SW of Wichita Falls

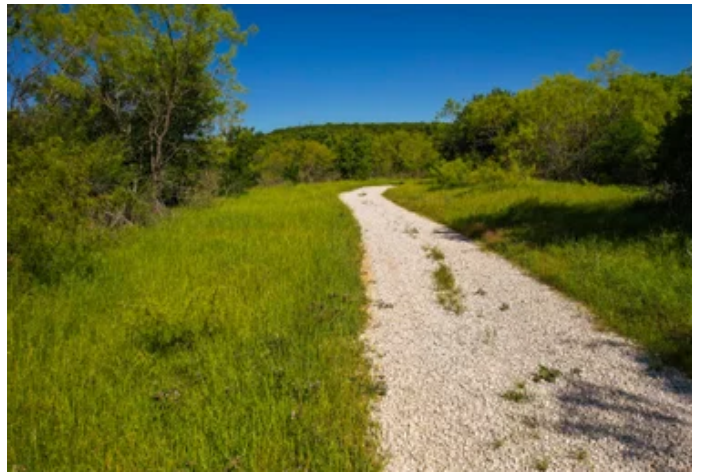
Airports -- 80 mi NW of DFW Airport; 75 mi SW of Wichita Falls Regional Airport

Listing Broker: Boone Campbell ([940\)-282-5500](tel:940-282-5500)

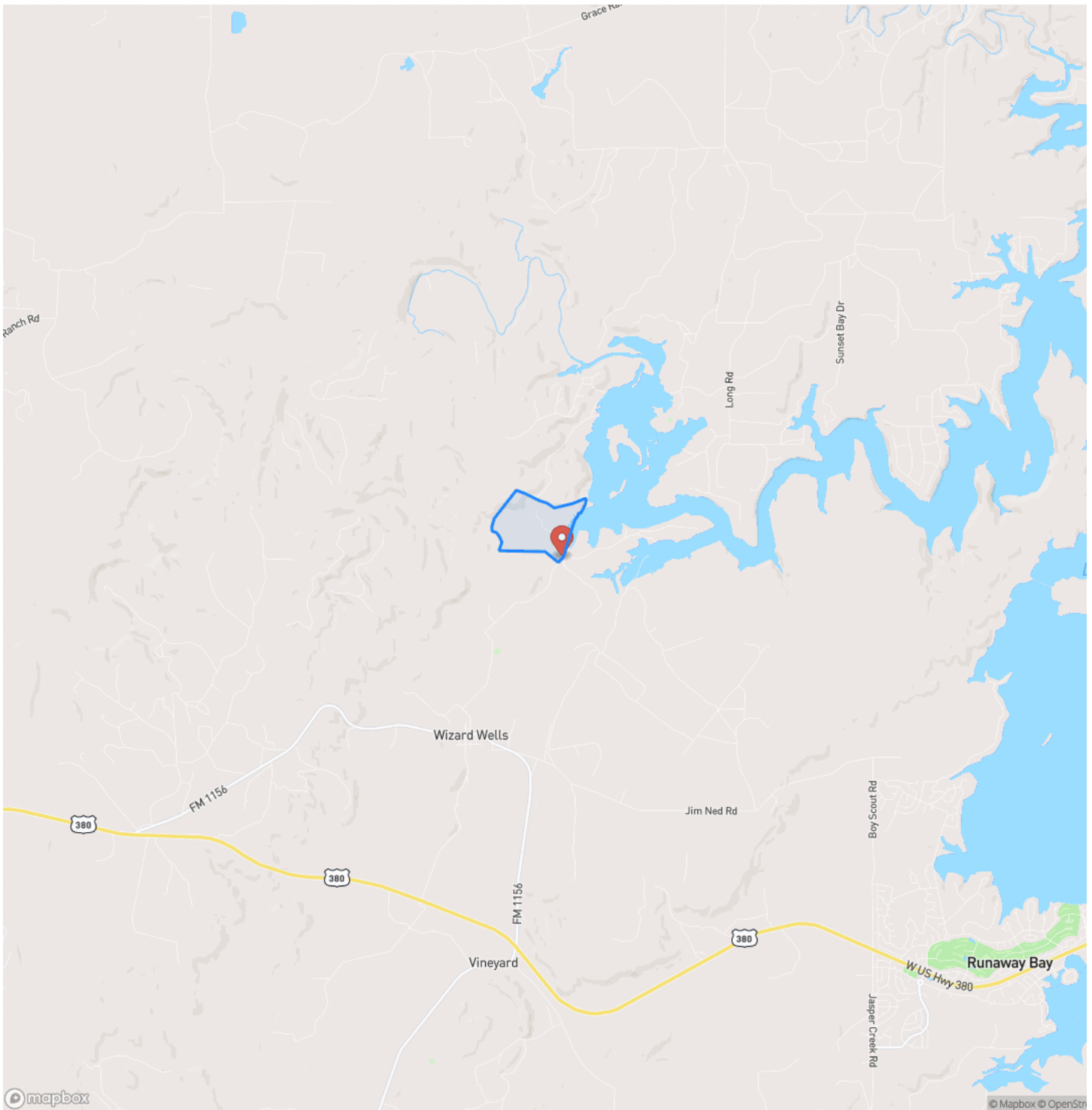
Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Broker: must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for 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, changes in price, change in terms, 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.



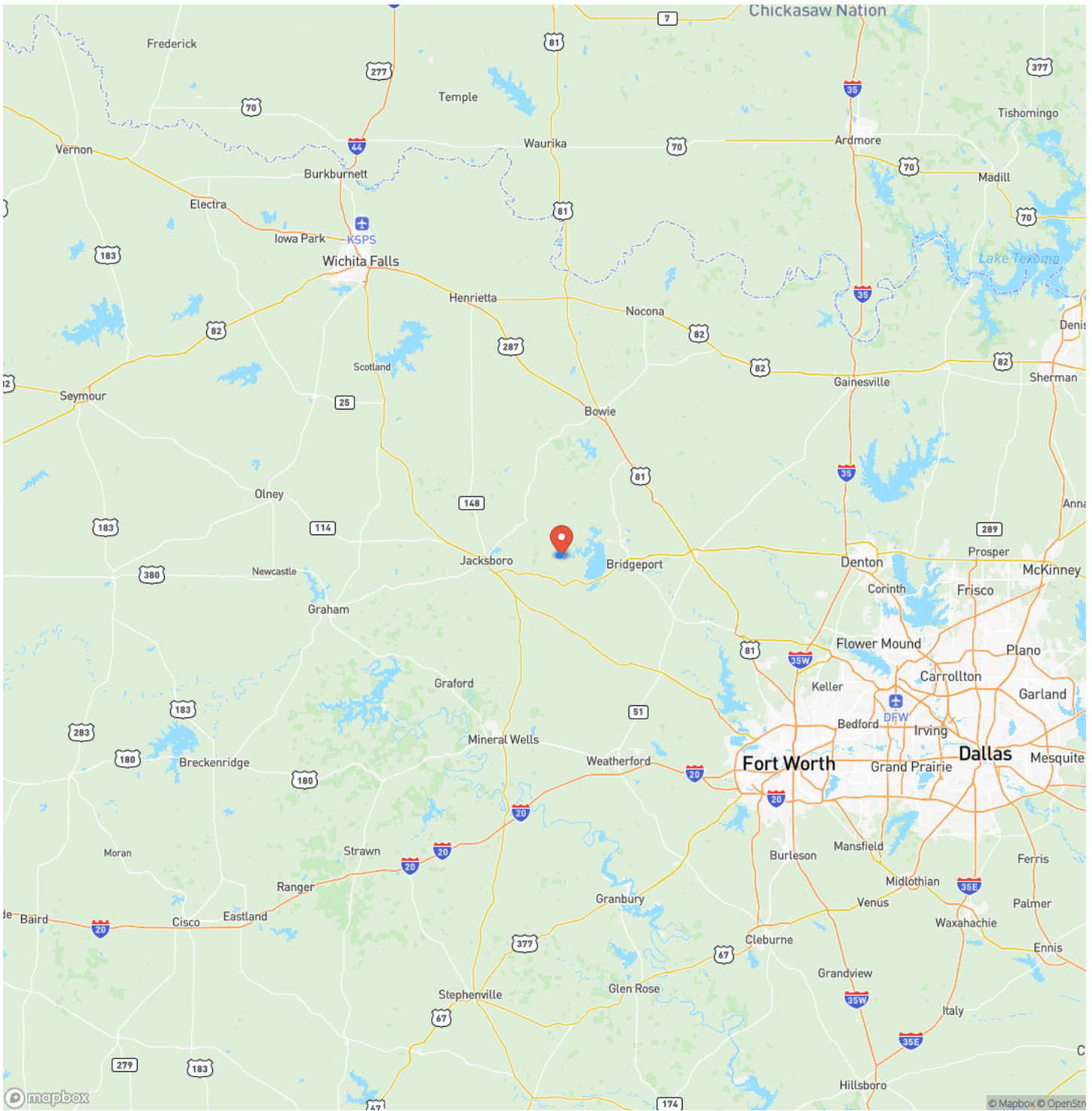
Healing Headwaters Ranch
Wizard Wells, TX / Jack County



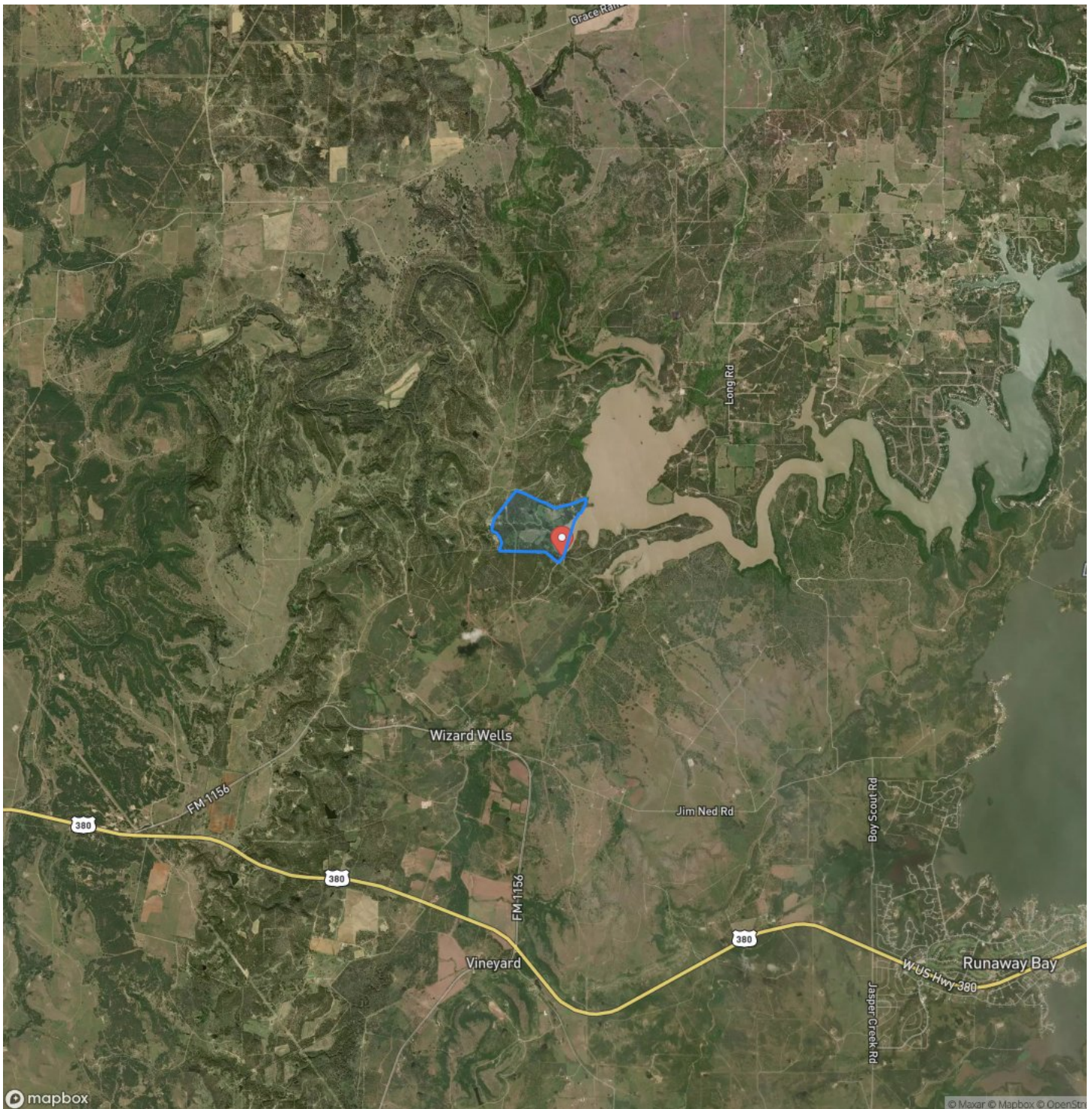
Locator Map



Locator Map



Satellite Map



Healing Headwaters Ranch

Wizard Wells, TX / Jack 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

Graham, TX 76450

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, 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 relation 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
