

Kennedy Ranch
Easement - FM 1148 & FM 3253
Breckenridge, TX 76424

\$4,860,000
976.880± Acres
Stephens County



Kennedy Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

Easement - FM 1148 & FM 3253

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Undeveloped Land

Latitude / Longitude

32.869362 / -98.68448

Taxes (Annually)

1216

Acreage

976.880

Price

\$4,860,000

Property Website

<https://cfrland.com/detail/kennedy-ranch-stephens-texas/99127/>



PROPERTY DESCRIPTION

A hidden gem sits just five miles West of Possum Kingdom Lake. Kennedy Ranch is 977+/- acres of rugged yet beautiful land. This "combo" ranch has been managed for both hunting and grazing by creating ample "edge" and preserving proper brush in the breaks and draws. These methods provide substantial grass for bedding and livestock, with ideal brush to attract local wildlife.

Kennedy Ranch comprises three distinct areas of character. The "top" or northern portion of this ranch contains flat, mesquite country with hackberry and large live oak clusters. Splitting Kennedy Ranch's terrain is a cedar and oak-covered limestone shelf with large outcroppings. Water resources are abundant, with Cedar Creek, 4-6 acre lakes, and scattered ponds supporting the acreage. "K-Lake" is right at 6 acres when full providing deep water by being positioned in a ravine offering more than 25 feet of depth and over half a mile of rock-lined shoreline, creating ideal conditions for exceptional fishing. The "Duck Pond" features an island and peninsula that form prime shallow-water habitat, producing excellent feeding grounds for ducks, geese, and bass. In the southern portion, Cedar Creek runs seasonally around huge boulders and bends, while holding water year-round. This wandering, wooded creek creates excellent turkey habitat with gigantic oaks and elms.

In summary, Kennedy Ranch offers an unparalleled blend of natural beauty and functional design, making it a prime destination for both hunters and ranchers alike. Its diverse terrain, abundant water sources, and careful management practices ensure a thriving ecosystem and excellent opportunities for recreation and livestock. Whether seeking a serene retreat or a productive working ranch, Kennedy Ranch stands out as a remarkable property in the heart of Texas.

Broker's Comments ~ "Calling this ranch secluded is an understatement. Kennedy Ranch feels as though you're a hundred miles from nowhere, yet it's just five miles from Possum Kingdom Lake. Even more remarkable, this property has remained in the same family since the 1880s, making it a true legacy holding." ~ **Boone C.**

-- IMPROVEMENTS & STRUCTURES --

- Pipe Pens ~ 2 sets NW & SE
- Fence ~ good to fair, barbed wire, cross-fenced; W boundary high-fenced
- Water ~ no water meter or water well; some underground water in the area
- Roads ~ good roads through the ranch, trails accessing the feeders & creeks
- Pens & Traps ~ working pens on NW & SE near easement entrance; good to fair

-- WATER, TERRAIN & COVER --

- Surface Water ~ 6ac-Bass Lake, 4ac-Duck Pond, 3 stock tanks at 1.2ac, .7ac, and .5ac
- Creek Frontage - 1.44mi (7,600ft)-Cedar Creek; SE-live water, W-seasonal, huge boulders & bends
- Elevation ~ 170ft, splits the acreage; flat on top; limestone outcroppings, draws to the creek

- Tree Cover ~ 100% native pasture; live oak, post oak, mesquite, hackberry, elm, green ash
- Underbrush ~100% moderate; elbowbush, skunkbush, bumelia, prickly-pear
- Native Grasses ~ some areas cleared for grass, leased and willing to stay

-- HUNTING & RECREATION --

- Wildlife ~ whitetail deer, dove, duck, Rio Grande turkey, hog, varmint
- Habitat ~ post & live-oaks producing ample acorns, excellent grass for bedding
- Pressure ~ same hunters for leased for 27 years; quality group
- Fishing ~ multiple fishing lakes & ponds; bass, catfish, perch
- Food Plots ~ no current food plots or cultivation, multiple ideal locations

-- MINERALS & WIND --

- Mineral Rights ~ 100% of the owned PRODUCING MINERALS CONVEY
- O&G Production ~ 8 producing wells, 2 sets of batteries, 3.5in natural gas pipeline
- Electricity ~ 138KV Transmission Lines along the western boundary, Oncor
- Wind Rights ~ 100% wind rights owned & convey
- Wind Production ~ no visible turbines or active leases

-- ACCESS & DISTANCES --

- Access Easements ~ (W) 1.5mi to FM 1148-dirt; (E) 1mi to FM 3253-rock
- Nearby Towns ~ 18mi NE of Breckenridge, 23mi SW of Graham
- Major Cities ~ 83mi NE of Abeline, 100mi W of Fort Worth
- Airports ~ 19 mi NE of Stephens County Mun'l Airport (BKD), 130mi W of DFW Int'l (DFW)
- Easements ~ O&G-Delta, Targa Natural Gas-3.5in; Oncor Transmission Lines

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.



Kennedy Ranch
Breckenridge, TX / Stephens County



Kennedy 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.

[illegible]

DISCLAIMERS

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.



Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
<https://cfrland.com/>

