

Suncrest Ranch
TBD FM 2486
Gustine, TX 76455

\$1,566,250
175± Acres
Comanche County



Suncrest Ranch
Gustine, TX / Comanche County

SUMMARY

Address

TBD FM 2486

City, State Zip

Gustine, TX 76455

County

Comanche County

Type

Ranches, Hunting Land

Latitude / Longitude

31.750935 / -98.314562

Acreage

175

Price

\$1,566,250

Property Website

<https://ranchconnection.com/property/suncrest-ranch-comanche-texas/84824/>



PROPERTY DESCRIPTION

175 acres of natural raw beauty is the best description for this Eastern Comanche County Property. This ranch offers great topography with several distinct changes in elevation throughout the property creating multiple sites with fantastic views. The main body of the ranch lies at the end of a private (owned) lane creating privacy and seclusion while giving controlled access to FM 2486.

This ranch has a vast array of native vegetation providing excellent habitat for wildlife with a dense canopy of large hardwood trees, brush and browse. Trees include Live Oak, Post Oak, Blackjack Oak, Elm, Sugar Hackberry, mesquite and some Juniper. A wide variety of brush and browse within the dense hardwoods provide excellent feeding and bedding areas for wildlife.

A nice pond sits in the far NE corner of the ranch providing a constant water source for wildlife and livestock. There is a small seasonal pond and several natural drainages for additional ponds or a small lake. There is electricity and an older set of working pens at the front of the property. A well will need to be drilled for domestic water and underground water seems to be readily available with nearby wells recorded in the 300-400 ft ranch and producing +/- 20 GPM.

This is an excellent ranch for the avid hunter, outdoor explorer and enthusiast or someone looking from a quiet place in the country to build a home.

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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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