

County Road 392, Stephenville, TX 76401
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Stephenville, TX 76401

\$4,820,000
93.500± Acres
Erath County



County Road 392, Stephenville, TX 76401
Stephenville, TX / Erath County

SUMMARY

Address

County Road 392,

City, State Zip

Stephenville, TX 76401

County

Erath County

Type

Farms, Hunting Land, Ranches, Residential Property, Recreational Land

Latitude / Longitude

32.226482 / -98.332755

Dwelling Square Feet

1800

Bedrooms / Bathrooms

2 / 2

Acreage

93.500

Price

\$4,820,000

Property Website

<https://www.mockranches.com/property/county-road-392-stephenville-tx-76401-erath-texas/83335/>



PROPERTY DESCRIPTION

This beautiful income producing property is available for the first time and ready for a new owner to expand on its potential. The property fronts paved county road 392, with additional frontage on CR 383, just south of Lingleville, west of Stephenville, and North of Dublin in the productive cattle and horse country. Highlights of this multi-dimensional ranch include a 3,200 sqft custom home, 1,800 sqft guest house, 11 rental units with an established seven figure rental income and full occupancy. Rentals consist of five double-wides, four single-wides, and a set of duplexes, 20+ horse stalls and loafing sheds, 19 turnouts, and lighted arena. The ranch is complete with cattle working pens, 60x100' hay barn, equipment barn, and workshop with hydraulic lift. Additionally, there are multiple ponds, a swimming area with slide, rope swing and zip line. Do you fly? This ranch has a private 1,500 ft. airstrip to conveniently fly in and out with ease. There are multiple opportunities to consider with this unique property. As a family ranch, it is one of the nicest around. As an investment, it offers cashflow to offset the cost of the ranch. **The sellers WOULD SELL JUST The Rental houses and 17 acres alone. Contact our team for additional information and details. A full packet is available upon request to Brokers, Agents and qualified buyers.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

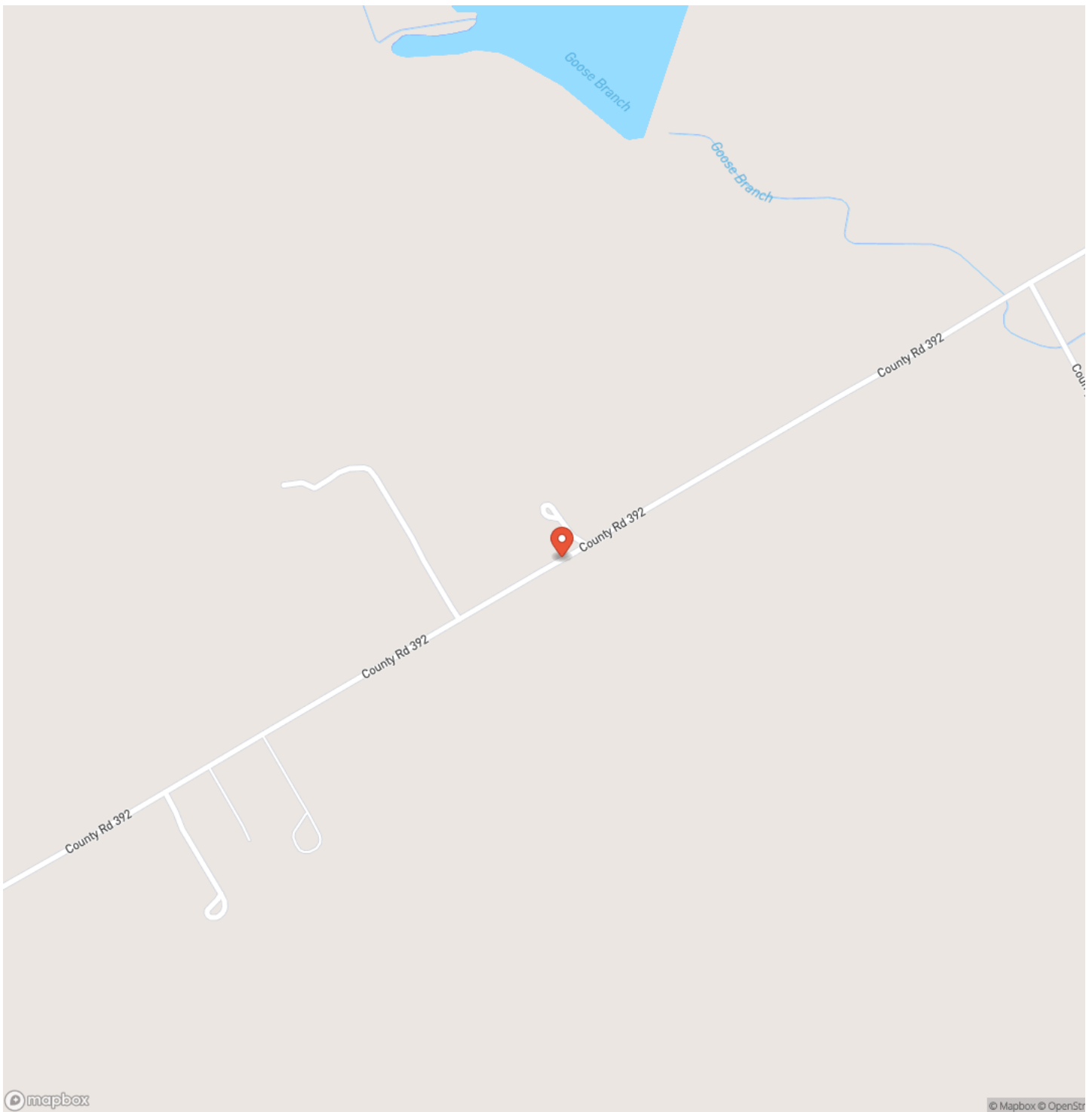
Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings. 3% BAC Cooperation available to qualifying Brokers.

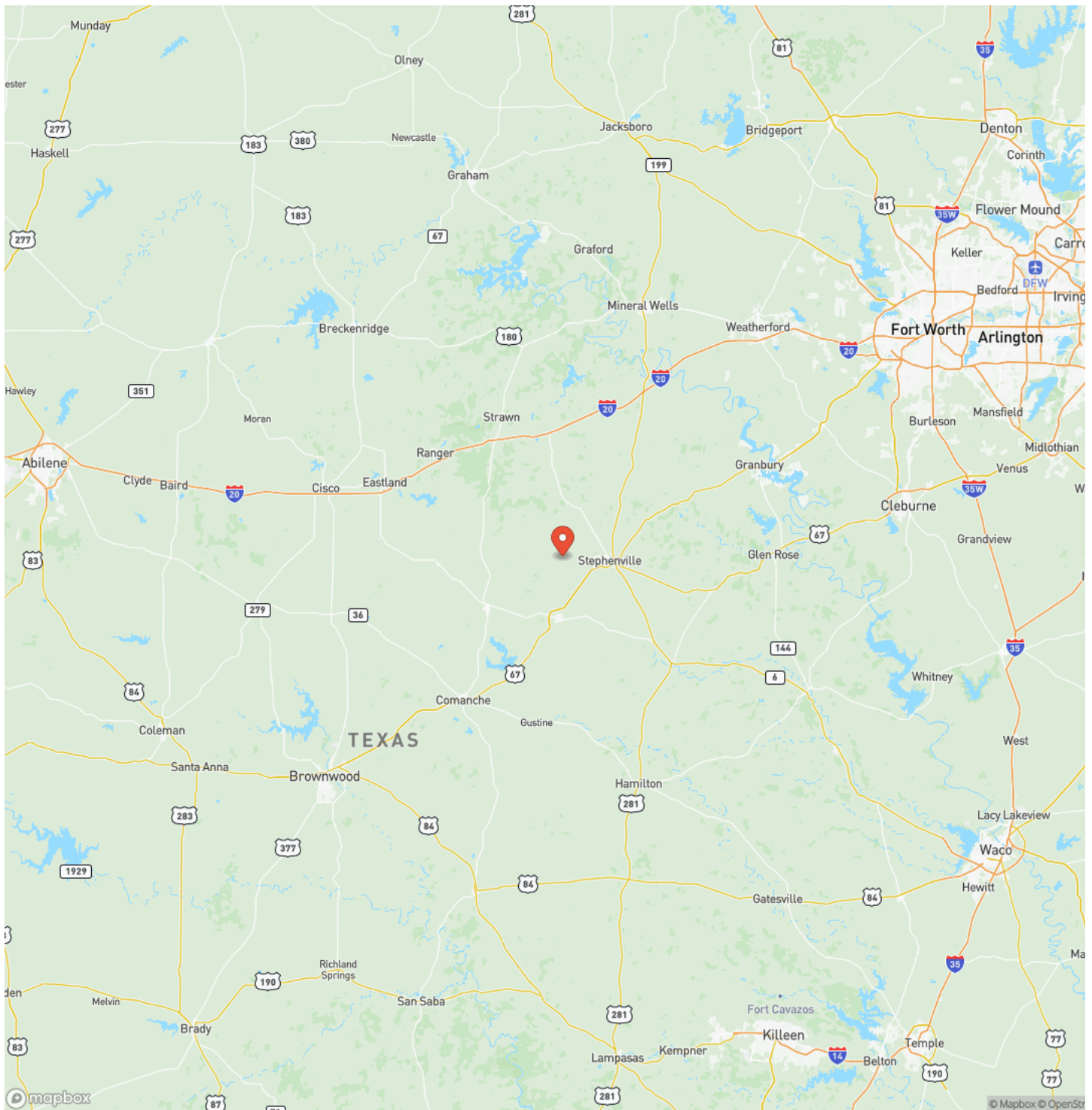
County Road 392, Stephenville, TX 76401
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Locator Map



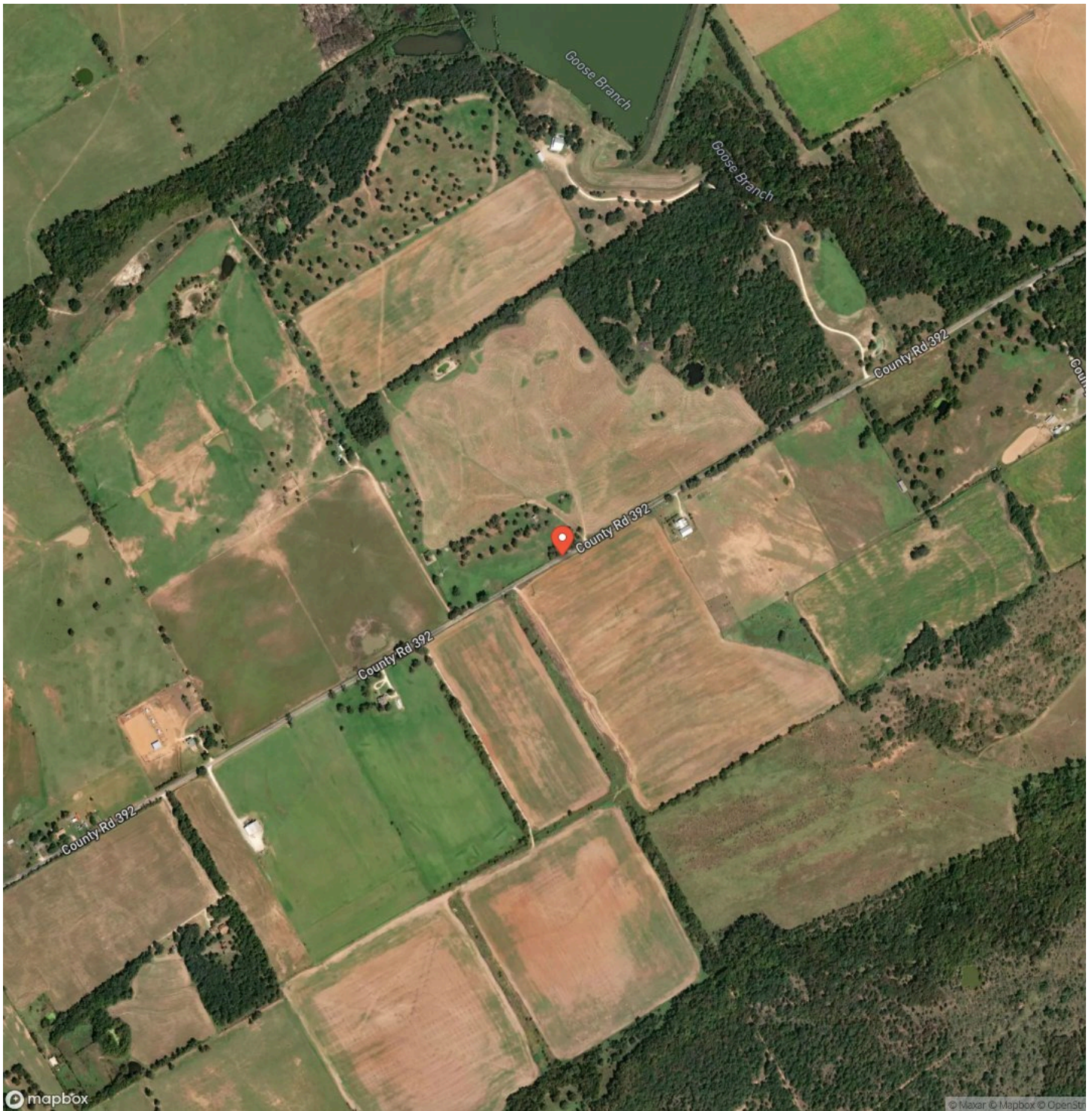
Locator Map



MORE INFO ONLINE:

Mockranches.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kasey Mock, ALC

Mobile

(512) 787-1849

Office

(512) 275-6625

Email

kasey@mockranches.com

Address

439 S. Graham Street

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
439 S Graham St
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