

**The Smith Ranch**  
FM 1702  
Gustine, TX 76455

**\$1,297,575**  
164.25± Acres  
Comanche County



**The Smith Ranch**  
**Gustine, TX / Comanche County**

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**SUMMARY**

**Address**

FM 1702

**City, State Zip**

Gustine, TX 76455

**County**

Comanche County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

31.8216 / -98.342

**Dwelling Square Feet**

1,260

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

164.25

**Price**

\$1,297,575

**Property Website**

<https://arrowheadlandcompany.com/property/the-smith-ranch/comanche/texas/102989/>



## The Smith Ranch Gustine, TX / Comanche County

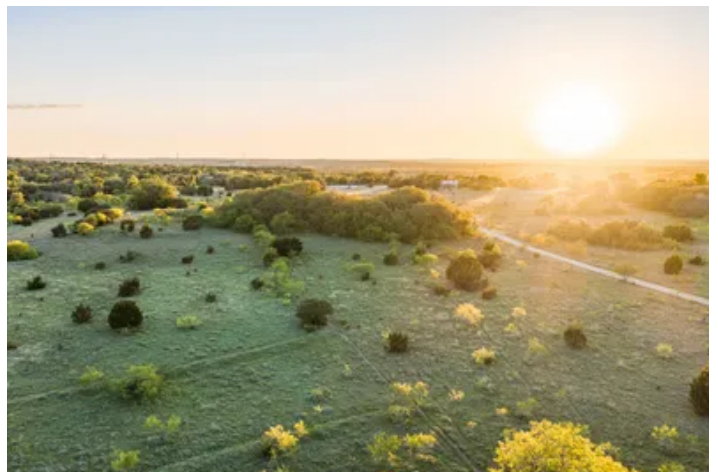
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### **PROPERTY DESCRIPTION**

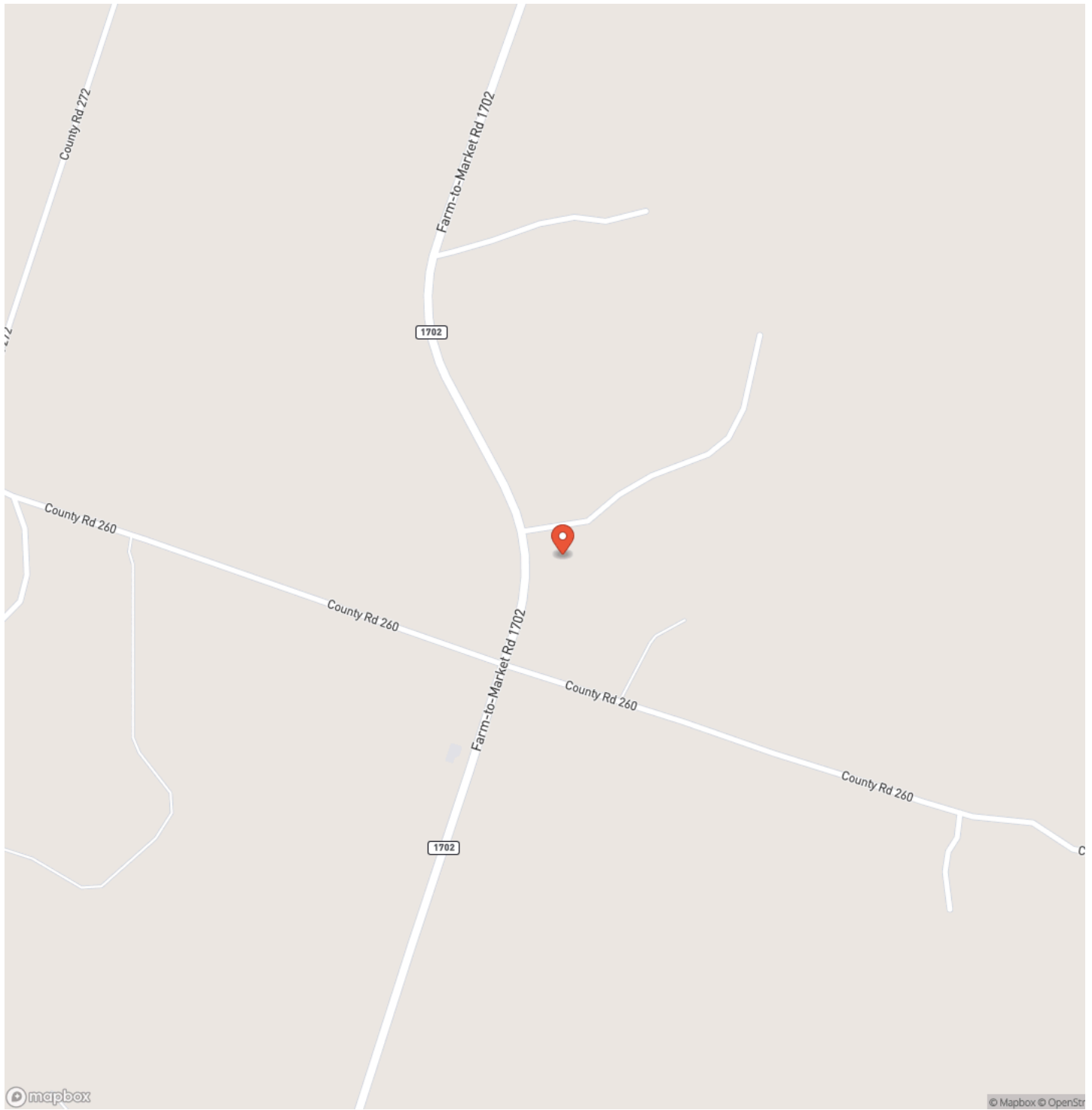
Start your legacy on this exceptional 164± acre Texas ranch, a property that captures the character and natural beauty buyers seek in a true piece of the Lone Star State. Located between Comanche and Hamilton and less than two hours from Fort Worth, this ranch offers a strong blend of privacy, usability, and convenience-ideal for weekend escapes or full-time country living. At the center of the property sits a charming 3-bedroom, 1-bath ranch home. Comfortable and functional, it works well as a quiet retreat or a base for ranch operations. With a warm, inviting feel, it's a great place to unwind after a day outdoors. Nearby stands a classic 60-year-old windmill, an iconic feature that reflects the heritage of the land and adds character you can't recreate. The 164 acres offer a balanced mix of open pasture and native cover, making the ranch versatile for both livestock and wildlife. Native grasses provide solid grazing, while the layout supports practical use. A winding draw along the north end near a cultivated wheat field naturally funnels wildlife through the property, creating strong hunting opportunities. Mature live oaks are scattered throughout, while mesquite provides excellent cover and bedding areas. The ranch supports whitetail deer, along with turkey and feral hogs, offering year-round recreational appeal. Water is in place with two ponds positioned across the property, supplying both livestock and wildlife. Combined with existing fencing, the ranch is ready for cattle and immediate use. With convenient access to Comanche and Hamilton, you're close to essentials while still enjoying the peace and quiet of rural Texas. The drive from Fort Worth makes it an easy getaway. This property offers more than just land-it's a place with long-term potential. Whether you're looking to run cattle, hunt, or enjoy country life, this ranch is ready to go. Properties like this are getting harder to find. Come see it for yourself-this is Texas ranch living done right. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Phil Dodd at [\(817\) 915-2502](tel:8179152502). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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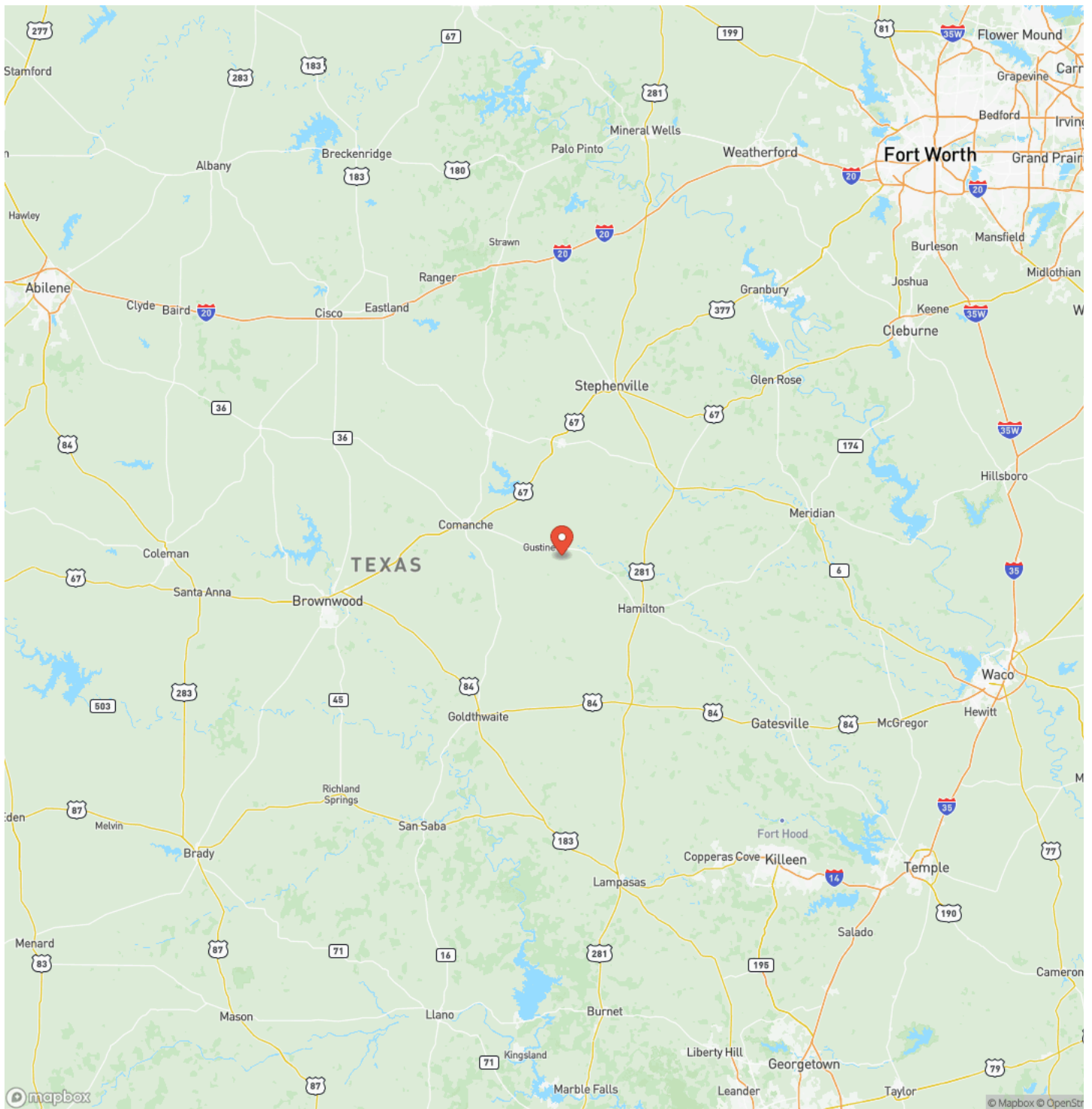
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## Locator Map



# Locator Map



## Satellite Map







## **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, but 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 relationship 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.

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