

Turkey Trail Ranch
2351 County Road 321
Gorman, TX 76454

\$724,900
115.800± Acres
Eastland County



Turkey Trail Ranch
Gorman, TX / Eastland County

SUMMARY

Address

2351 County Road 321

City, State Zip

Gorman, TX 76454

County

Eastland County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.242744 / -98.759002

Acreage

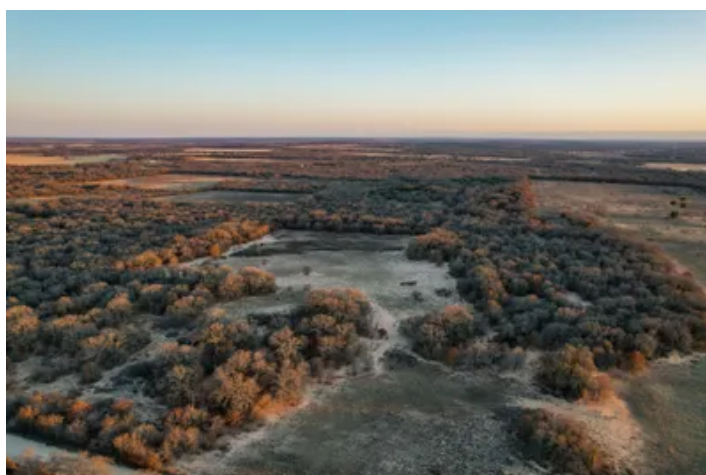
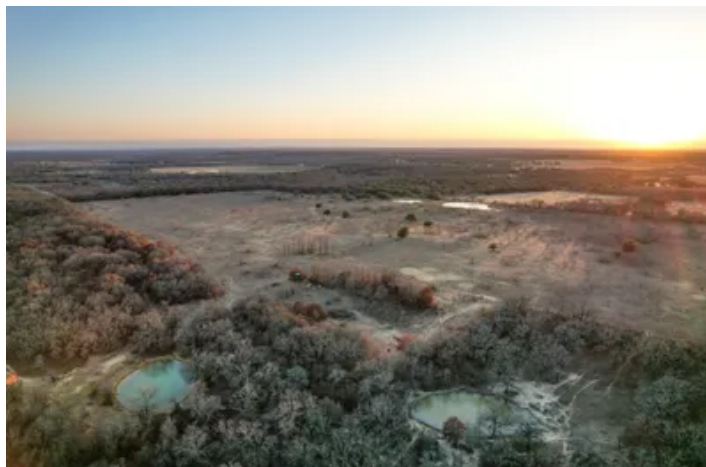
115.800

Price

\$724,900

Property Website

<https://arrowheadlandcompany.com/property/turkey-trail-ranch-eastland-texas/76937/>



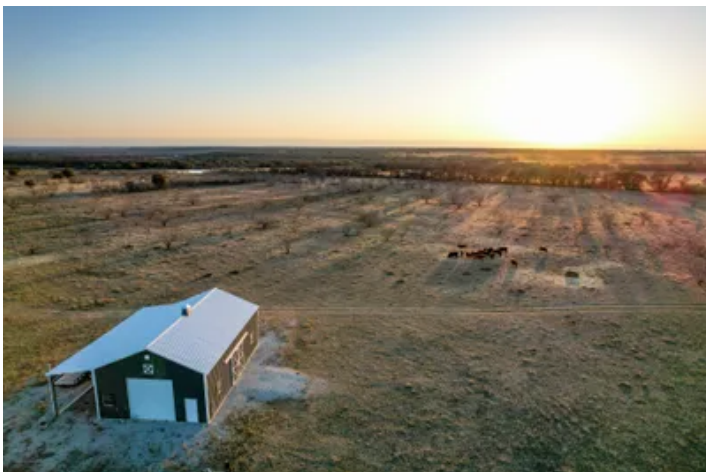
Turkey Trail Ranch

Gorman, TX / Eastland County

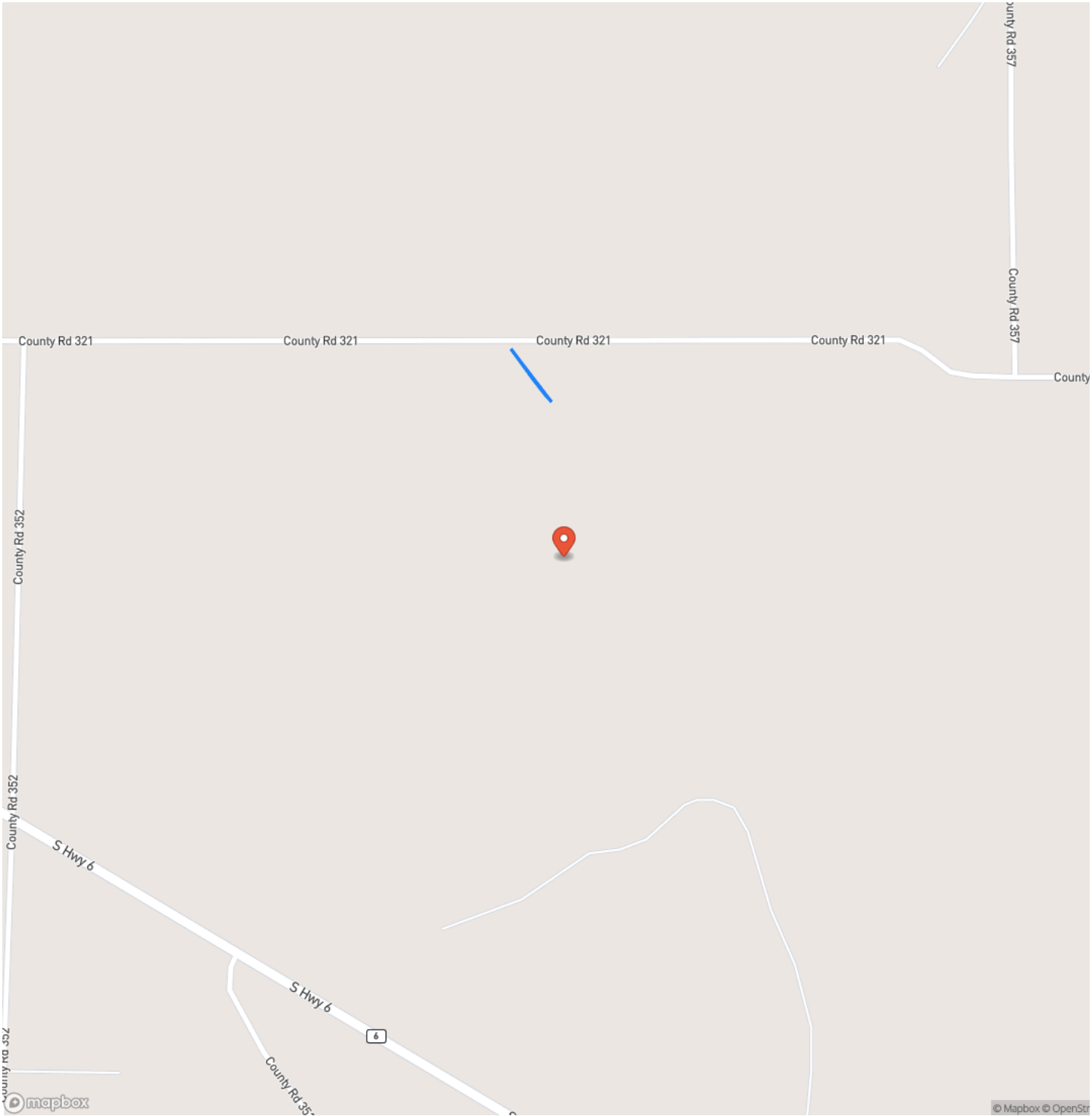
PROPERTY DESCRIPTION

PRICE REDUCED!! Turkey Trail Ranch offers prime acreage with an exceptional opportunity for both outdoor recreation and ranching. From its thriving wildlife population to its versatile infrastructure, this property is designed to be enjoyed year-round—especially if you decide to plant roots and build your dream home! Turkey Trail Ranch is a haven for hunters, boasting an impressive mix of whitetail deer, dove, and a massive population of wild turkeys. The ranch features strategically placed hunting blinds and feeders, with additional locations perfect for setting up your own hunting spots, ensuring success during hunting season. The property is also equipped with several ponds, providing not only excellent fishing potential but also opportunities for waterfowl hunting. These ponds serve as a great water source for both wildlife and livestock, ensuring a sustainable and thriving environment. The land is well-suited for running cattle, giving you ample space to develop your own ranching operation. A standout feature of Turkey Trail Ranch is its impressive 30' x 50' barn, which is fully equipped and ready to be transformed into a barndominium should you desire a unique living space. The barn offers endless possibilities for customization, making it a perfect starting point for your dream home, a comfortable getaway, or equipment storage. Additionally, the property provides ample space for further development, giving you the freedom to design your ideal ranch. The tractor, box blade, and trailer are negotiable—refer to photos. Turkey Trail Ranch is located just 10 +/- minutes from Gorman and Carbon, 18 +/- minutes from Eastland, 1.5 +/- hours from Fort Worth, and 2 +/- hours from Wichita Falls. Take advantage of this amazing opportunity to make Turkey Trail Ranch yours! All showings are by appointment only. For more information or to schedule a private viewing, please contact Jimmy Padgett at [\(817\) 913-5323](tel:8179135323).

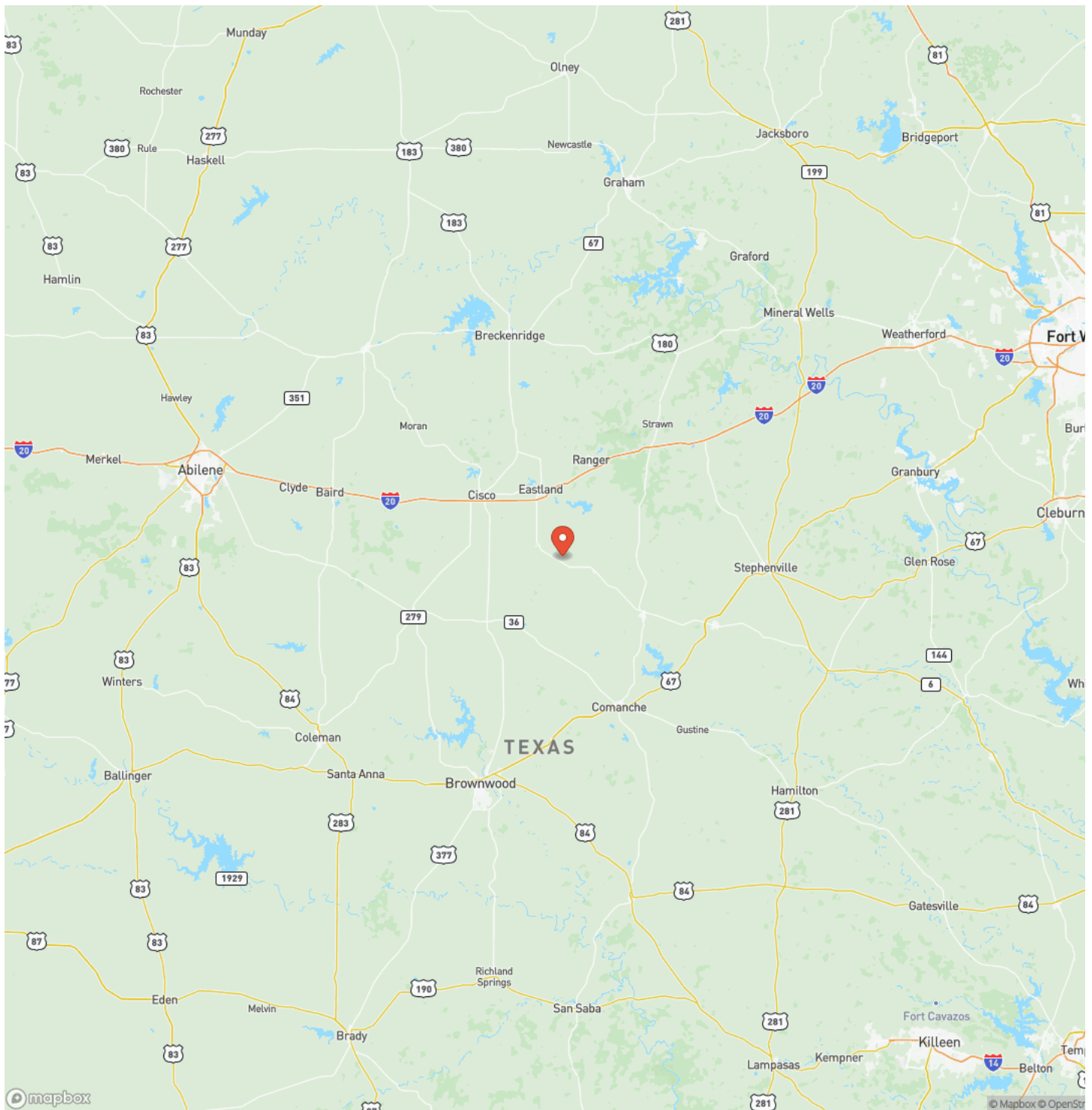
Turkey Trail Ranch
Gorman, TX / Eastland County



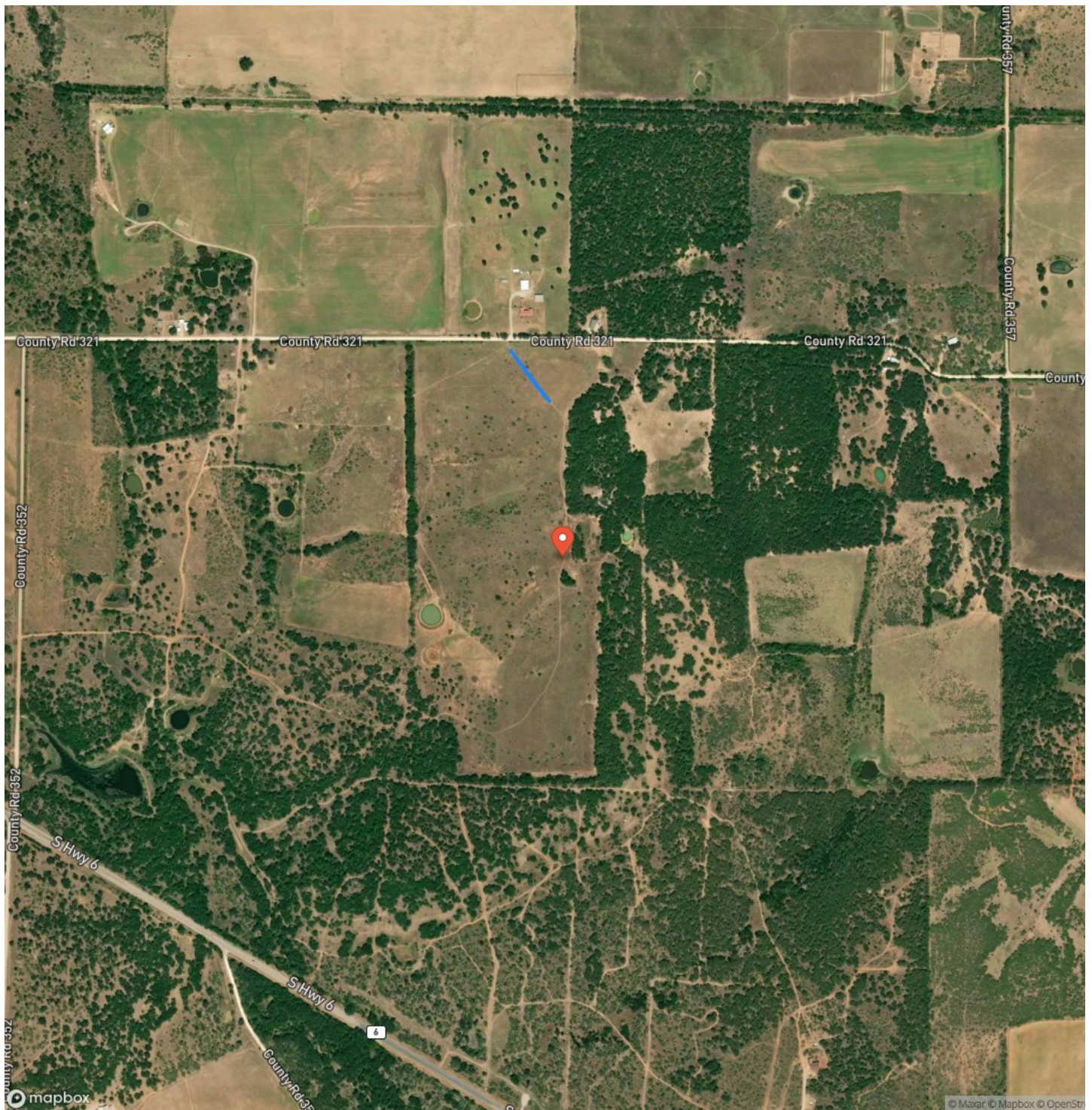
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jimmy Padgett

Mobile

(817) 913-5323

Email

jimmy.padgett@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

www.arrowheadlandcompany.com

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

