

RS# 37717 - Half Hoof Ranch - 642 ac - 1850 FM 1853,
Moran TX - Stephens and Eastland Counties
1850 FM 1853
Moran, TX 76464

\$3,100,000
642± Acres
Eastland County



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

**RS# 37717 - Half Hoof Ranch - 642 ac - 1850 FM 1853, Moran TX - Stephens and Eastland Counties
Moran, TX / Eastland County**

SUMMARY

Address

1850 FM 1853

City, State Zip

Moran, TX 76464

County

Eastland County

Type

Ranches, Recreational Land, Hunting Land, Single Family

Latitude / Longitude

32.512159 / -99.051947

Dwelling Square Feet

2500

Acreage

642

Price

\$3,100,000

Property Website

<https://moreoftexas.com/detail/rs-37717-half-hoof-ranch-642-ac-1850-fm-1853-moran-tx-stephens-and-eastland-counties-eastland-texas/37717/>



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

**RS# 37717 - Half Hoof Ranch - 642 ac - 1850 FM 1853, Moran TX - Stephens and Eastland Counties
Moran, TX / Eastland County**

PROPERTY DESCRIPTION

PRICE IMPROVEMENT! For more information regarding this listing please contact Matt McLemore at [940-781-8475](tel:940-781-8475) at the McLemore Realty Group office or call [844-944-7748](tel:844-944-7748) and dial 701.

The Half Hoof Ranch has 642 +/- acres in both Stephens and Eastland Counties at 1850 FM 1853, Moran TX 76464. Filled w/multiple options, including converting to a high fence ranch, with additional living quarters available, Half Hoof has it all. The gravel driveway winds it way to the homestead affording privacy and seclusion. A nice pipe fence leads to the home, shops, pens and guest house. The main home is brick with a metal roof, 3,000 sq ft, 2 bedrooms, 2 baths, a 70 ft long concrete porch on the front and a 37 ft concrete porch on the side, perfect for a spacious home, corporate retreat or hunting lodge. The great room includes the living room with a free-standing wood burning stove, dining room. and kitchen, encompassing approx. 1,215 sq ft! Just off the kitchen you will find a large office/library. The carport is 30'x47' with room for 4 vehicles. The efficiency guest house is approx. 550 sq ft. Both homes have HVAC and separate septic systems. The 3,600 sq ft shop (40'x90') has a concrete floor, a roll-up door, a sliding door, a walk-in door and 110v electric. The 1,200 sq ft shop (30'x40') also has a concrete floor, 110v electric, rollup doors and a walk-in door, and a 40'x40' outdoor stall area. The land offers varying terrain and panoramic views with around 100 ft of elevation changes. Hardwoods, plum thickets and mesquite envelope the property. Klein and native grasses are in good shape. Multiple ponds and watershed creeks supply water for livestock and wildlife. Wildlife is in abundance and Half Hoof has seen very limited hunting. New roads have been cut allowing greater access around the property.

LOCATION: 1850 FM 1853, Moran TX 76464 GPS: 32.512729, [-99.048342](tel:-99.048342)

WATER: multiple ponds, watershed creeks, co-op rural water, cisterns for reserve

UTILITIES: electricity, co-op water

WILDLIFE: whitetail deer, turkey, hogs, varmints, water fowl etc

VEGETATION: hardwoods, including large oaks, plum thickets, mesquite, klein and native grasses

TERRAIN: rolling with 100 ft of elevation changes

SOILS: clay loam

TAXES: AG Exempt

IMPROVEMENTS: home, guest home, outbuildings

Measurements are approximate

- LR/DR/Kitchen 27'x45'
- master 20'x21'
- bed 2 15'x27'
- office/library 15'x27'
- guest house 19'x29'

CURRENT USE: hunting, farm, ranch, recreational, residential

POTENTIAL USE: hunting, farm, ranch, recreational, residential

FENCING: exterior fencing is good to great, interior cross fencing is poor to fair

ACCESS: FM 1853

SHOWINGS: contact Matt McLemore at [940-781-8475](tel:940-781-8475) Listing agent must be present at all showings.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

DISCLAIMER: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas. Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 37717 - Half Hoof Ranch - 642 ac - 1850 FM 1853, Moran TX - Stephens and Eastland Counties
Moran, TX / Eastland County

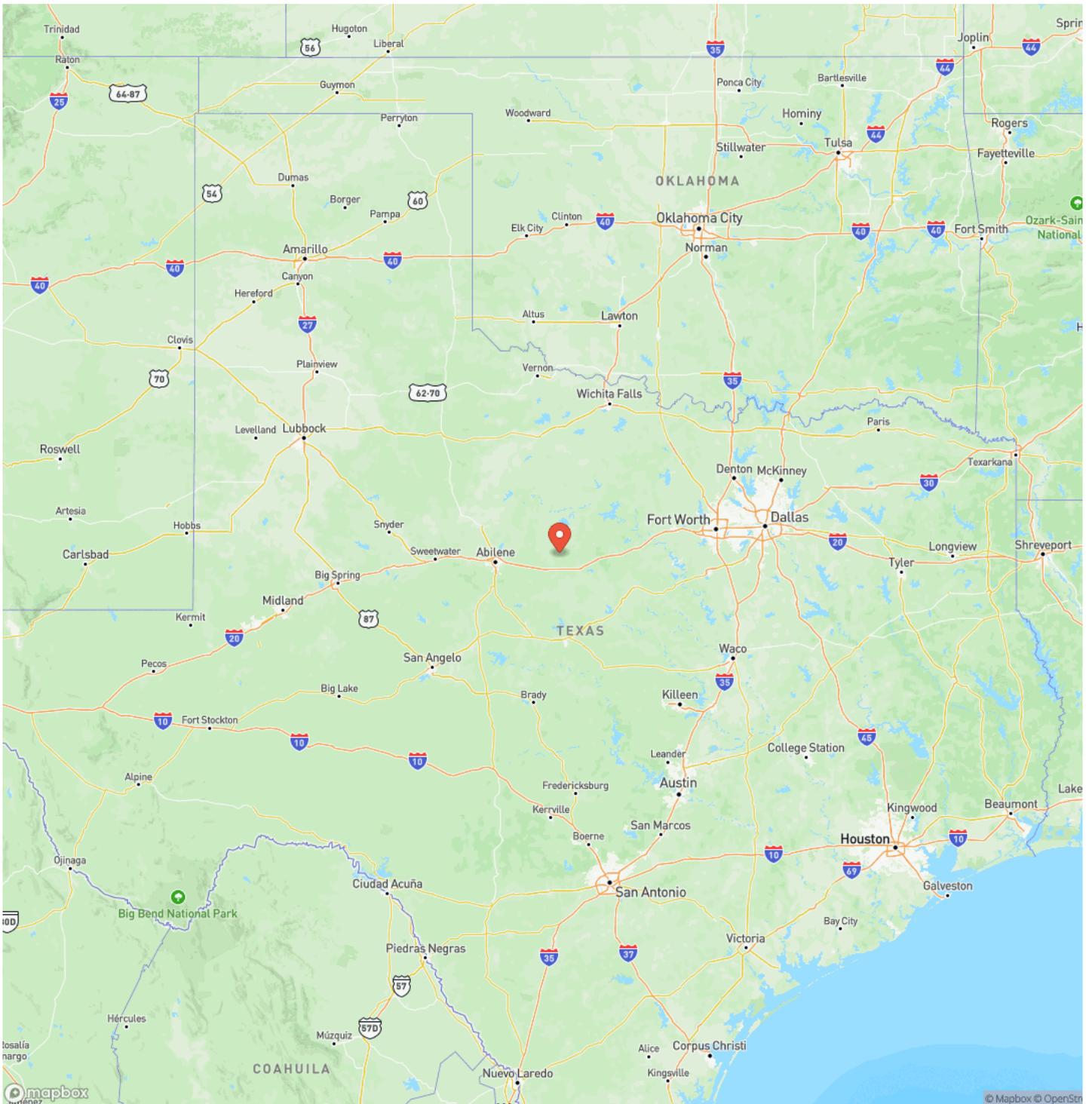


**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

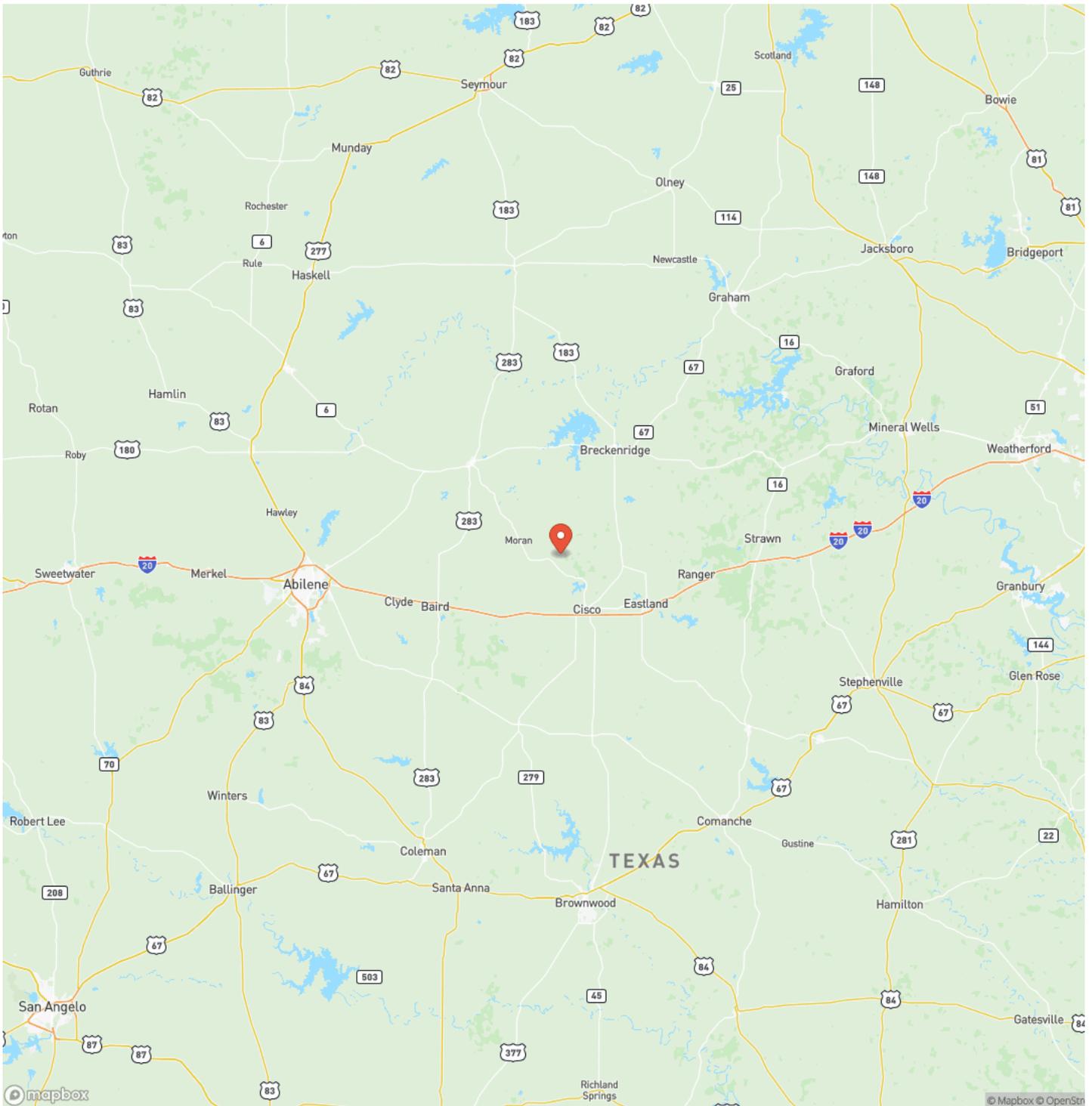
MoreofTexas.com

Locator Map



RS# 37717 - Half Hoof Ranch - 642 ac - 1850 FM 1853, Moran TX - Stephens and Eastland Counties
Moran, TX / Eastland County

Locator Map



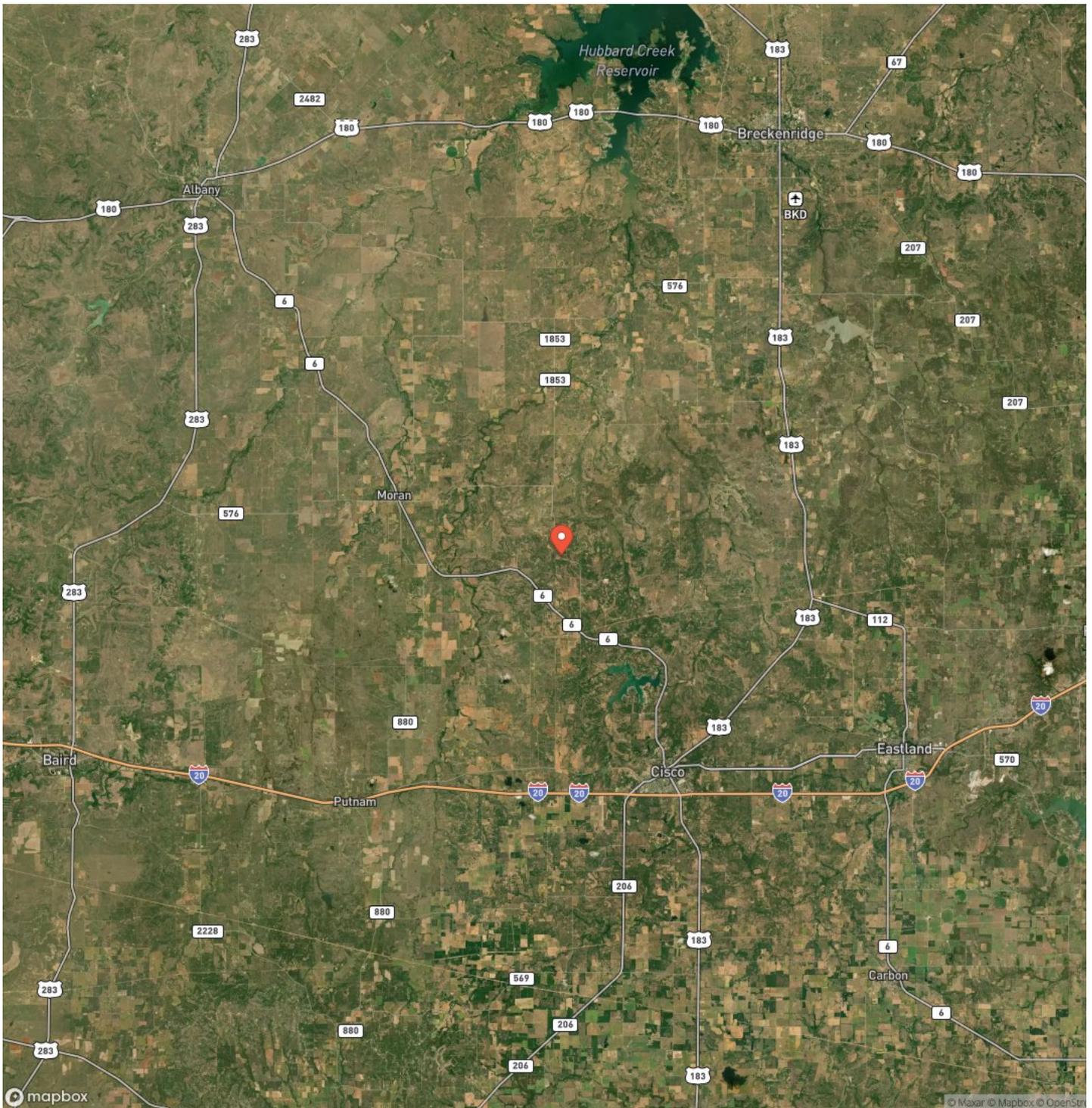
MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

RS# 37717 - Half Hoof Ranch - 642 ac - 1850 FM 1853, Moran TX - Stephens and Eastland Counties
Moran, TX / Eastland County

Satellite Map



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.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.



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

Mossy Oak Properties of Texas
4000 W University Dr
Denton, TX 76207
(833) 466-7389
MoreofTexas.com



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com