

**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](http://MoreofTexas.com)**

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**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/>



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**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.



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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.



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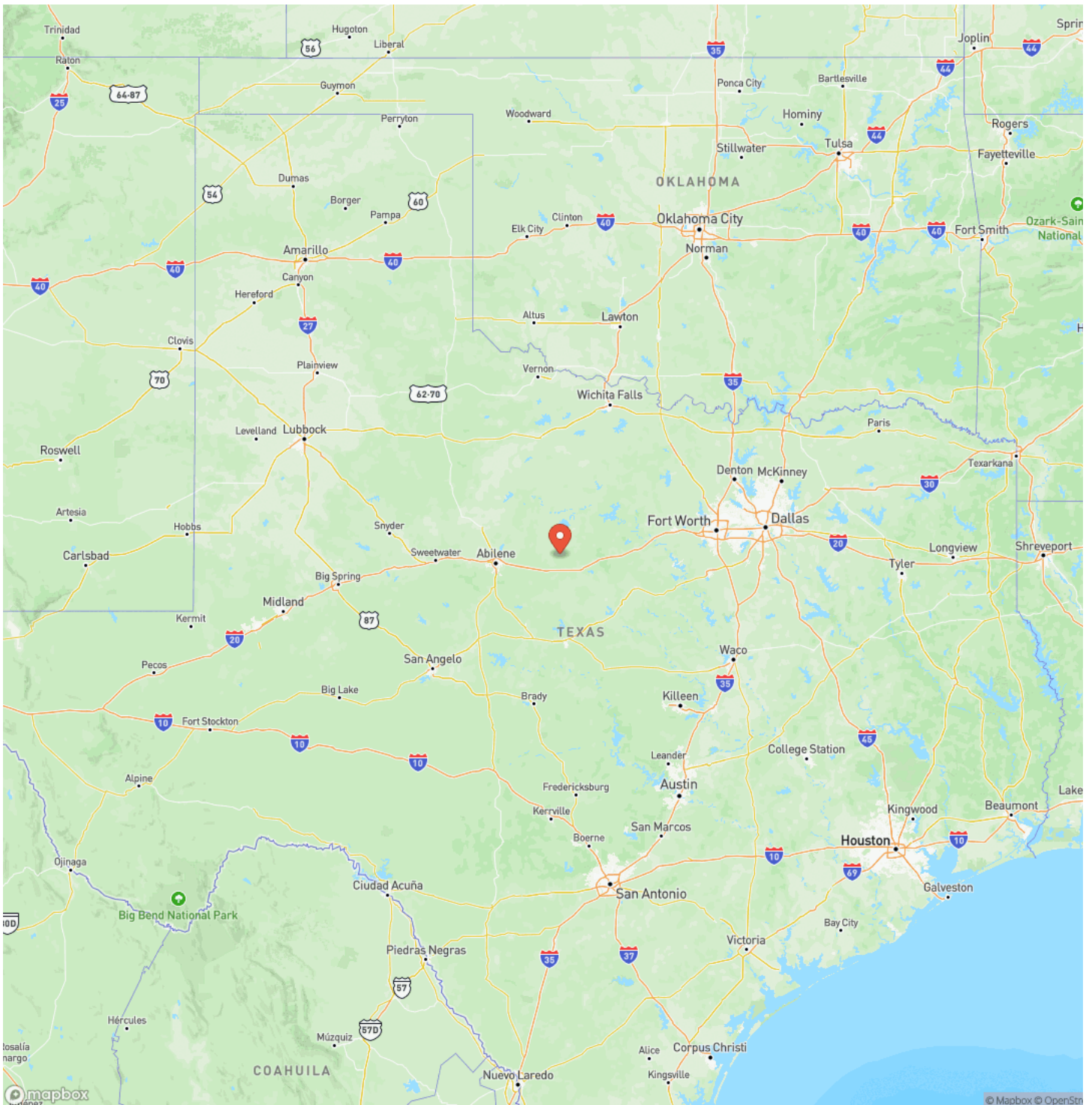
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## Locator Map



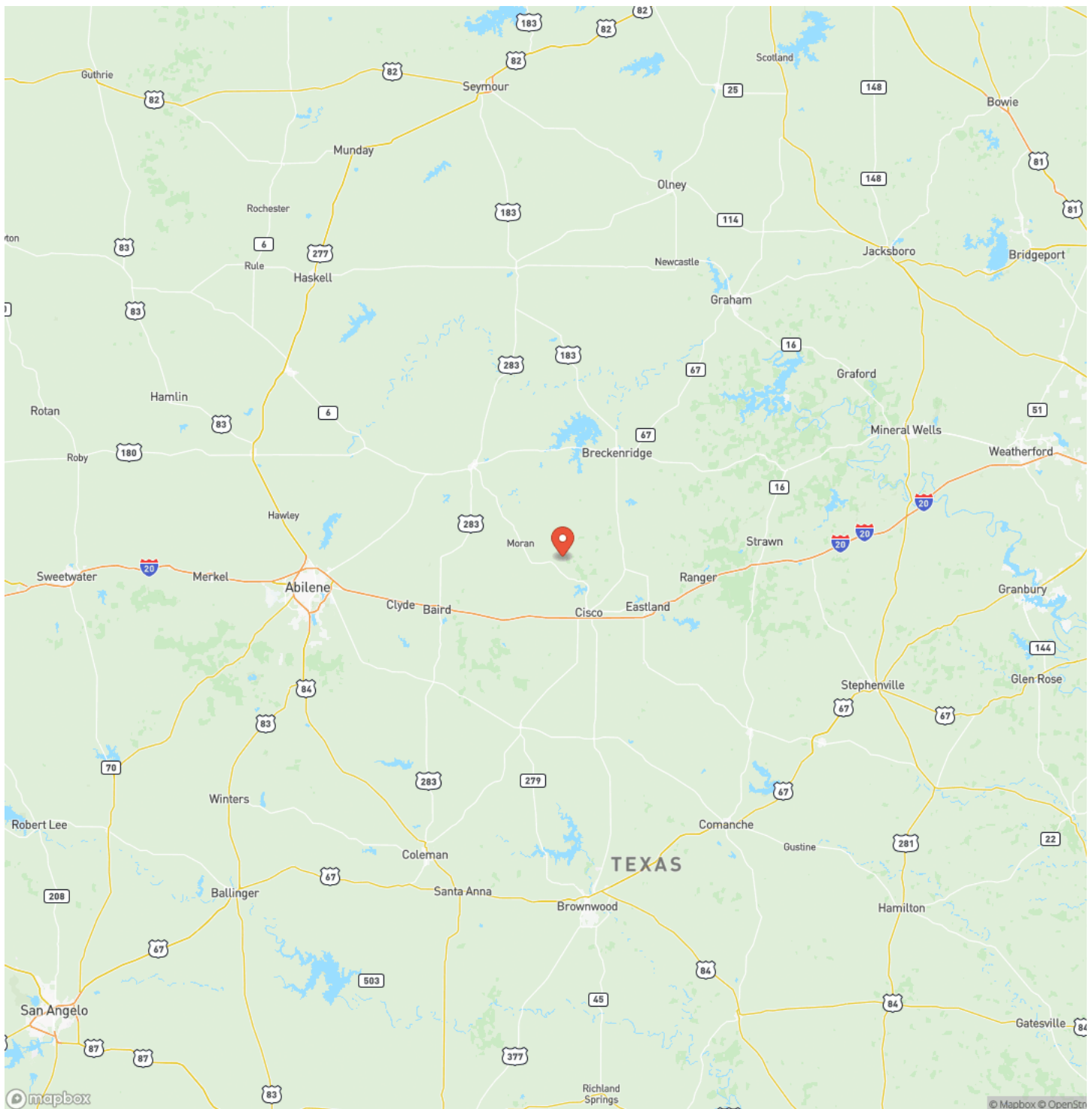
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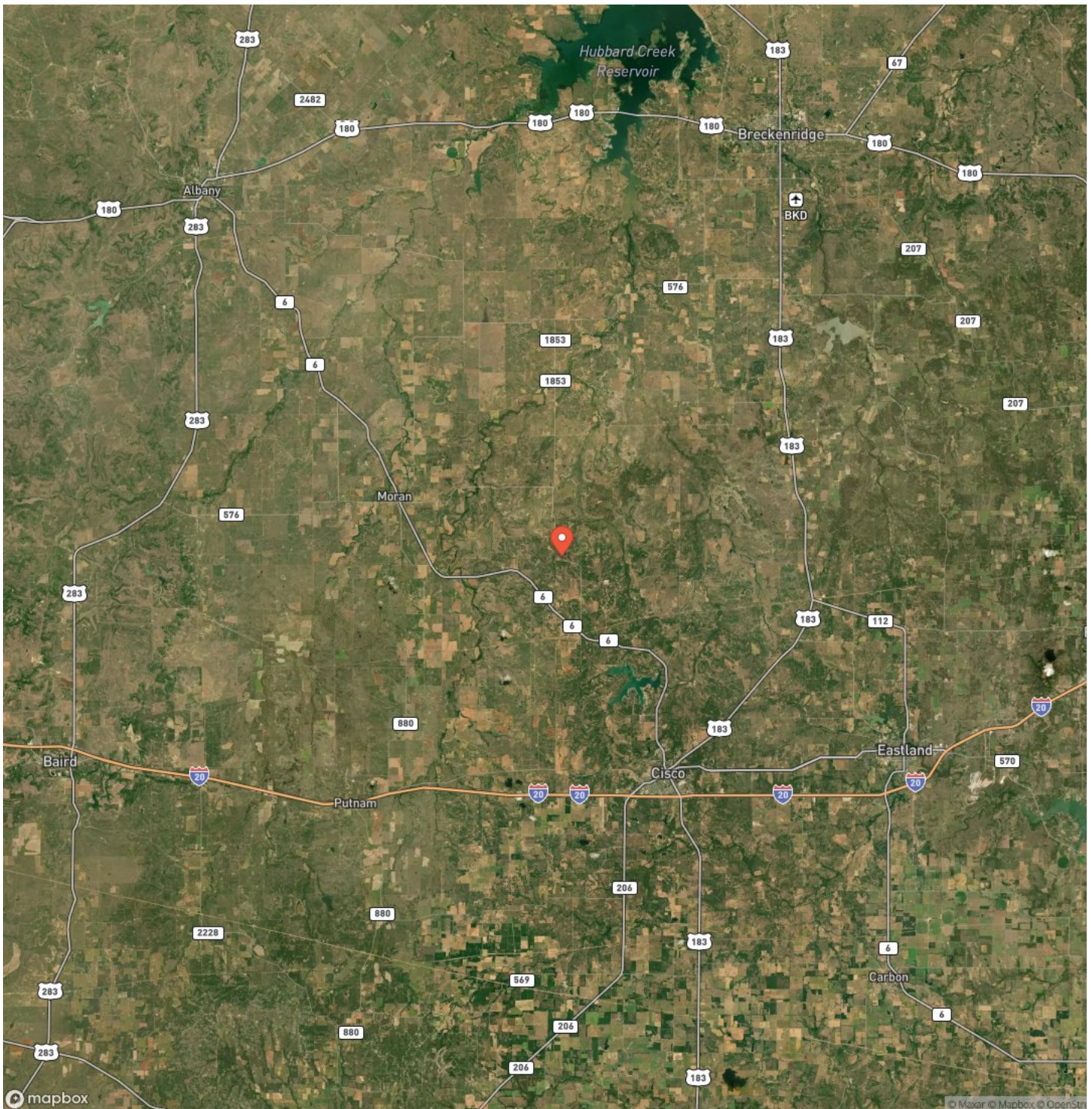
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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matt McLemore

## Mobile

(940) 781-8475

## Office

(940) 574-4888

## Email

mmclemore@mossyoakproperties.com

**Address**

111 S Center St

## City / State / Zip

Archer City, TX 76351

## NOTES

[illegible]

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

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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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**Mossy Oak Properties of Texas**

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Denton, TX 76207

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