

Kondracki Ranch
3350 FM Rd 1191 S
Bryson, TX 76427

\$1,987,654
162.050± Acres
Jack County



Kondracki Ranch
Bryson, TX / Jack County

SUMMARY

Address

3350 FM Rd 1191 S

City, State Zip

Bryson, TX 76427

County

Jack County

Type

Hunting Land, Horse Property, Single Family, Ranches,
Recreational Land, Residential Property, Business Opportunity

Latitude / Longitude

33.116038 / -98.388576

Dwelling Square Feet

2500

Bedrooms / Bathrooms

3 / 2

Acreage

162.050

Price

\$1,987,654

Property Website

<https://greatplainslandcompany.com/detail/kondracki-ranch-jack-texas/84055/>



PROPERTY DESCRIPTION

For Sale: 3-Bed, 2-Bath Ranch-Style Barndo Home on 162 Acres – Built in 2022

Location: Bryson, TX

Asking Price: \$1,987,654

**** 3 Bedrooms | 2 Bathrooms | Barndominium | 162 Acres | Built in 2022****

Welcome to your dream country escape! This stunning 3-bedroom, 2-bathroom ranch-style barndominium offers modern comfort and rustic charm, nestled on 162 acres of prime hunting and recreational land. Built in 2022 with a focus on quality and craftsmanship, this home features high-end finishes throughout, making it the perfect blend of style and durability.

Home Features:

- Open-Concept Living: Spacious, light-filled living area perfect for family gatherings or entertaining guests.
- Gourmet Kitchen: Custom knotty alder cabinets, granite countertops, and top-of-the-line appliances.
- High-End Details: Solid knotty alder doors, luxury fixtures, beams and premium flooring throughout.
- Primary Suite: Private retreat with en-suite bath, custom tile work, and large walk-in closet.
- Energy-Efficient: New construction with modern systems and energy-conscious design.
- 6 person Catalina hot tub conveys with the property.
- Ready for your patio improvement to have an outdoor sitting area and cooking area with fantastic view.

Land & Property Highlights:

- 162 Acres of Prime Land: A hunter's paradise with abundant wildlife, mature timber, and open clearings.
- Multiple Uses: Ideal for hunting, recreation, livestock, or future development.
- Private & Secluded: Enjoy peace and quiet, with ample space to roam or build additional structures.
- Trails & Access: Property features established trails for ATVs, horseback riding, or hiking.

Location Perks:

- The property is located 3 miles south of Bryson, TX along FM 1191 in Jack, County. The property is 16 miles east of Graham, 84 miles west of Ft Worth and 60 miles south of Wichita Falls.
- Easy access to major roads while still offering total privacy
- Possum Kingdon Lake, Lake Grahm and Lake Bridgeport are all minutes away from this property.

Accessibility:

Paved FM 1191 takes you to the entrance of the property. The property is bordered on the north, west and south sides by private property.

Forage:

Excellent grass, dense vegetation, acorns, pecans and shrubbery are found.

Water:

Natural fed ponds located on the eastern and western portions. Board Tree Creek traverses the property with spring and summer water. Annual rainfall of 32 inches is normal for the area.

Cover:

Dense areas include oak, juniper, pecan, mesquite and hardwoods. Terrain is varied from 1100-1200 feet of elevation.

Improvements:

5 strand barbed wire fencing is currently found surrounding the property with exception of the newly surveyed boundary along the southern border of the property. A southern fence is open for discussion unless buyers desire purchase of the south 42 acres and improvements.

Utilization:

This property is ideal for multi use, including residency, ranch and hunting. The location affords easy access for boating, fishing and recreational water activities.

Minerals:

Seller does not own mineral rights and does not convey mineral rights

Survey:

Survey is in hand and can be provided upon agreed contract.

Contact Today to Schedule a Private Tour!

Don't miss this rare opportunity to own a turnkey barndo home on exceptional acreage.

Shane Biggers, Great Plains Land Co

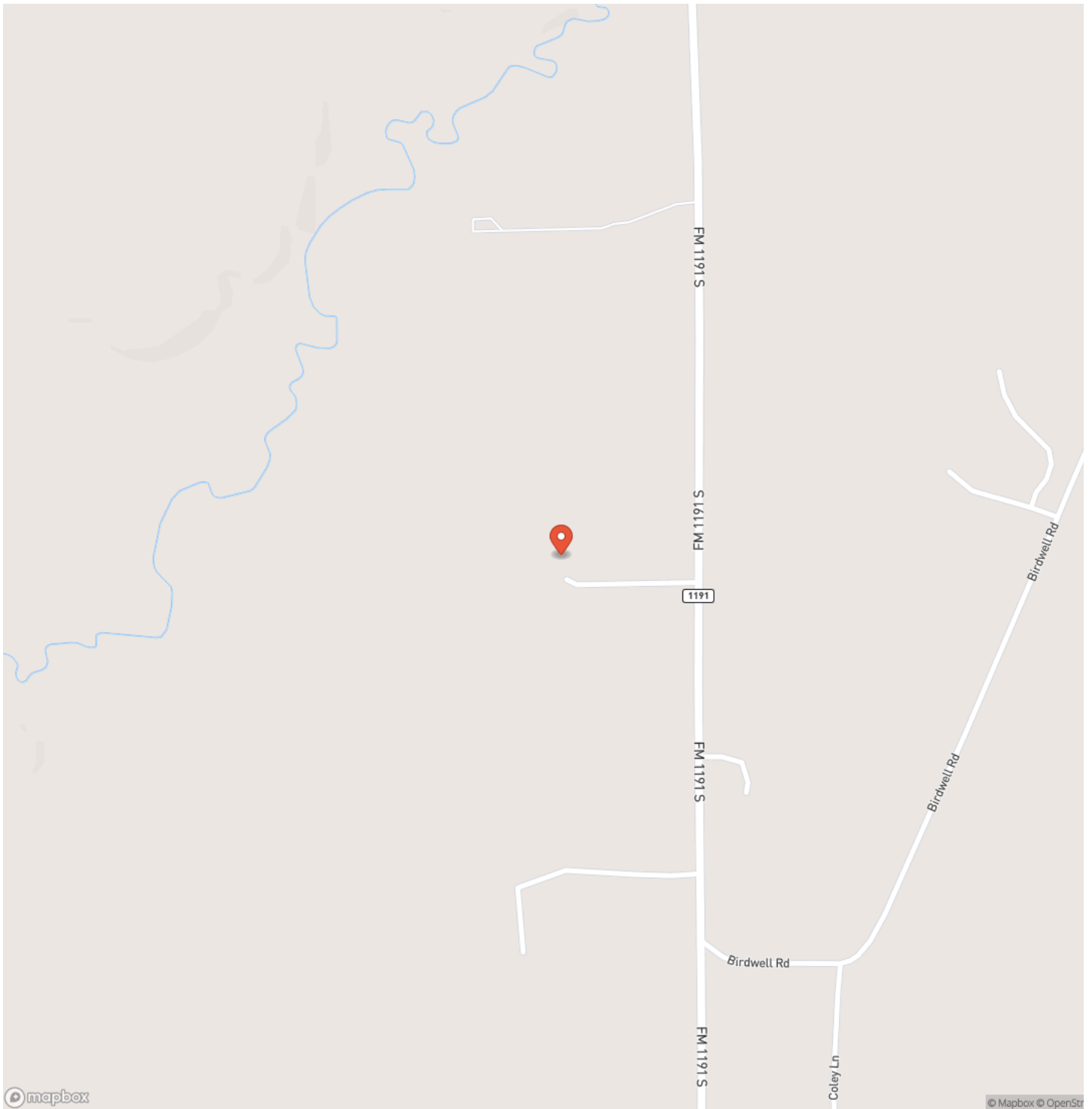
[806-584-3812](tel:806-584-3812) _shane@greatplains.land



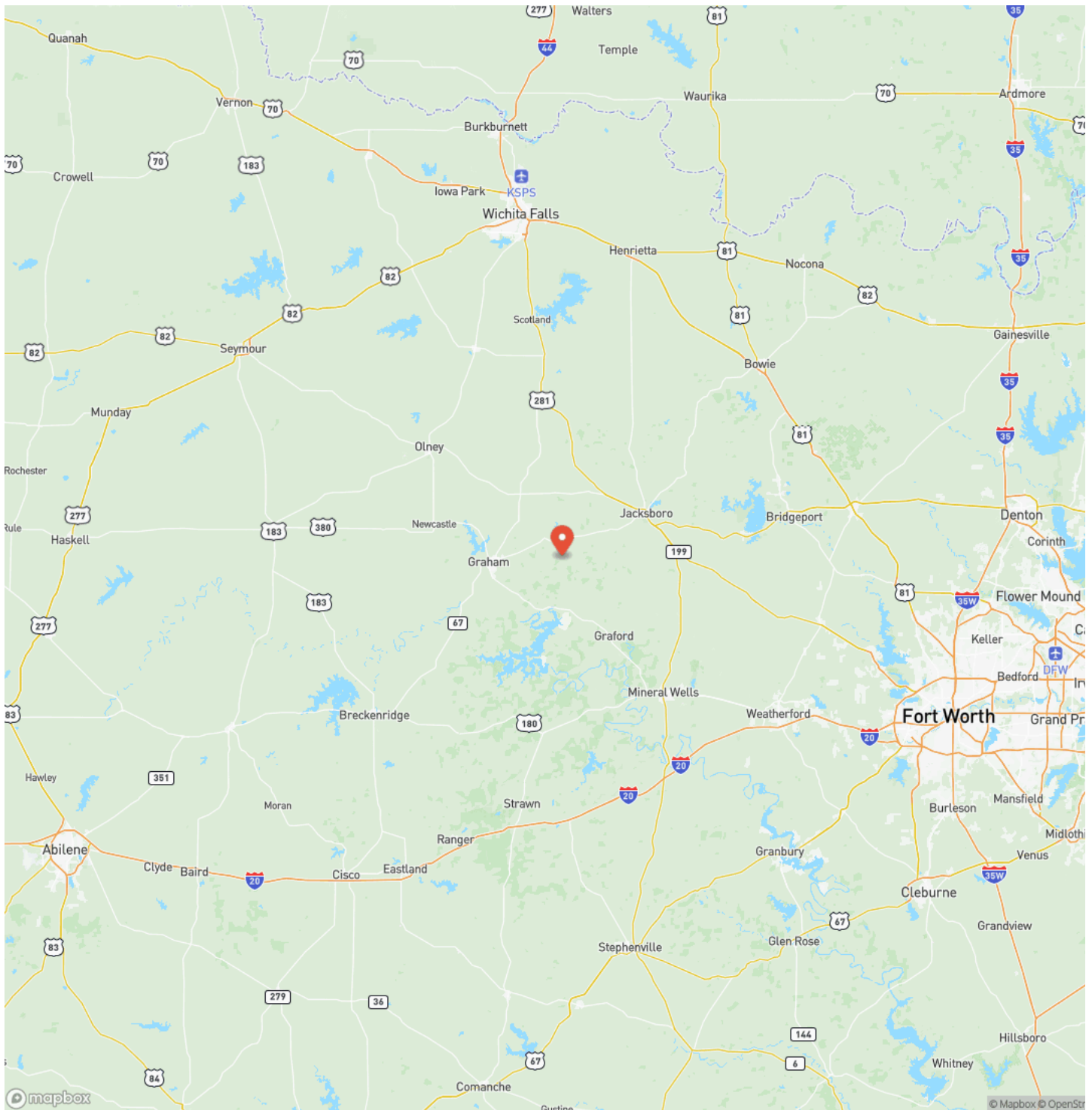
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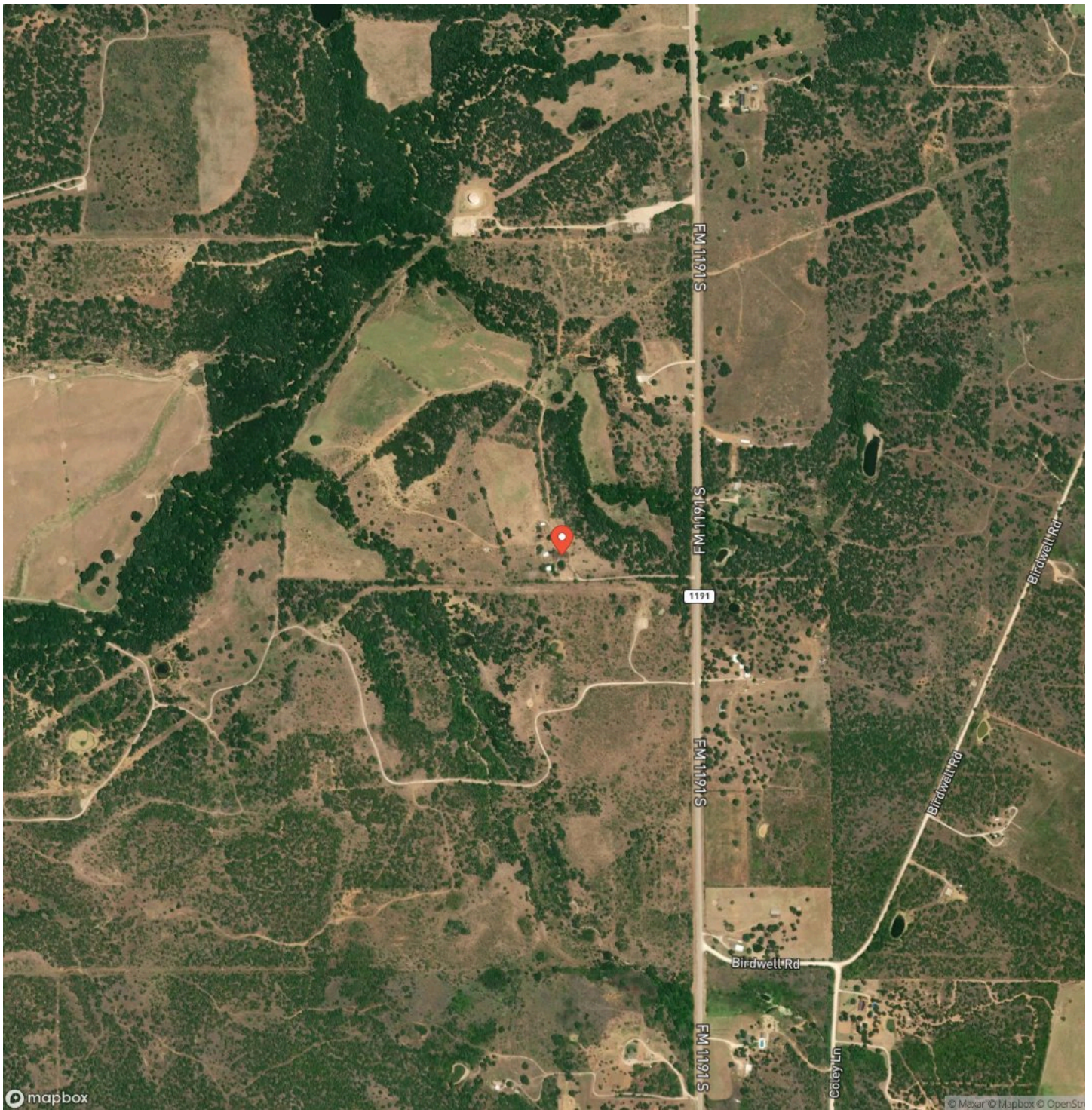
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Shane Biggers

Mobile

(806) 584-3812

Email

shane@greatplains.land

Address

2919 S Georgia St

City / State / Zip

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, typical of notebook or composition paper. The background is a solid off-white color, and there are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Borders on photos are for descriptive purposes and do not necessarily represent exact property boundaries as seen on survey.



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