

**Coca Cola Hunting Ranch**  
Coca Cola Ranch Rd  
Jacksboro, TX 76458

**\$925,000**  
100± Acres  
Jack County



**Coca Cola Hunting Ranch**  
**Jacksboro, TX / Jack County**

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**SUMMARY**

**Address**

Coca Cola Ranch Rd

**City, State Zip**

Jacksboro, TX 76458

**County**

Jack County

**Type**

Undeveloped Land, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.2526 / -98.058

**Acreage**

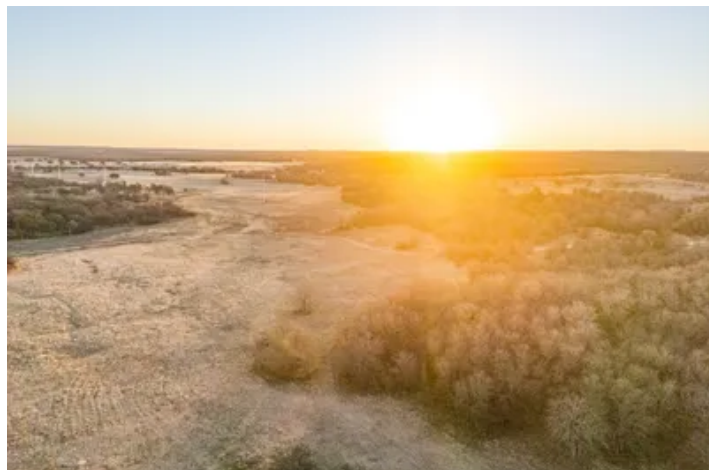
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**Price**

\$925,000

**Property Website**

<https://arrowheadlandcompany.com/property/coca-cola-hunting-ranch/jack/texas/97329/>



## Coca Cola Hunting Ranch Jacksboro, TX / Jack County

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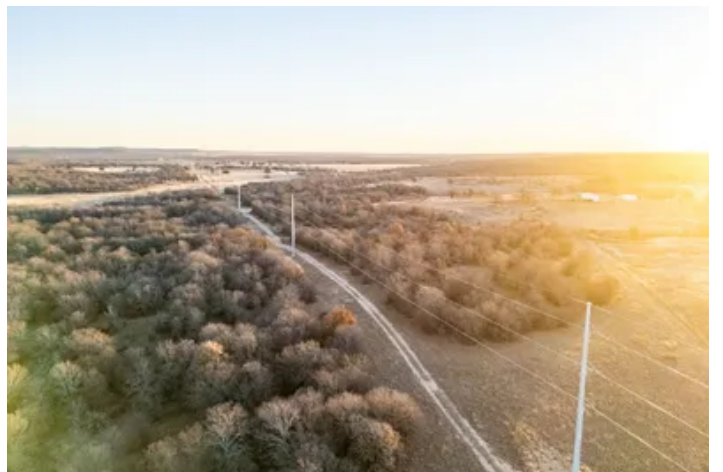
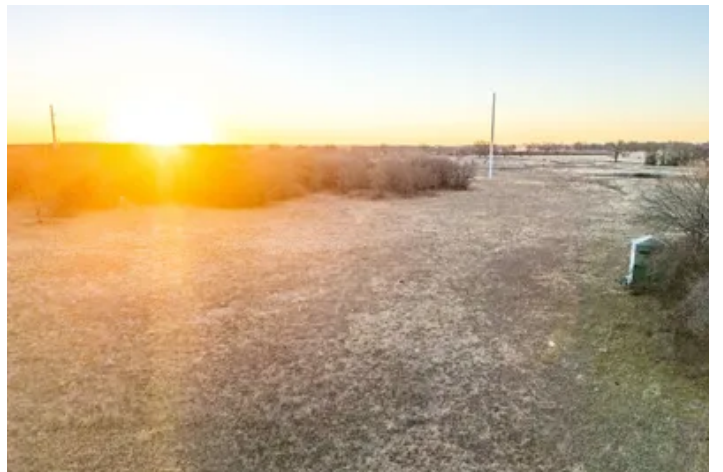
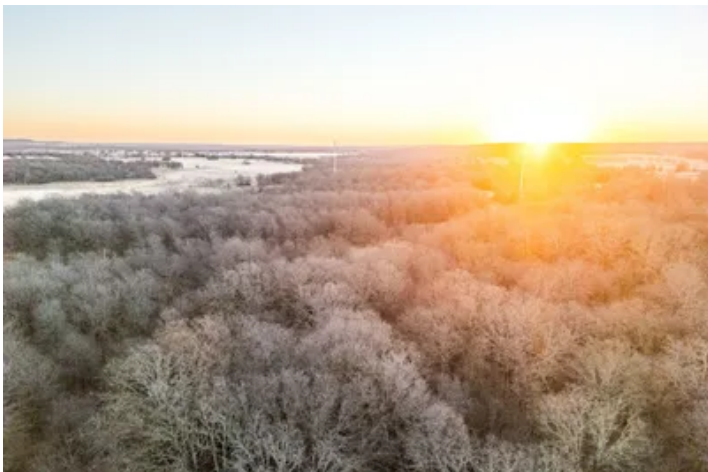
### **PROPERTY DESCRIPTION**

PRICE REDUCED! Take a look at this exceptional recreational property located in Jack County, Texas; Coca Cola Hunting Ranch, offering 100± acres with a proven track record of producing big whitetail deer and strong genetics! The property is easy to navigate with an established road running through the middle and a network of well-used trails throughout. A live-water creek flows along the west end of the ranch, lined with mature timber that provides dependable water, cover, and natural travel corridors. The land consists of two open pastures along with mature timber, creating excellent habitat diversity. With fencing already in place on three sides, this ranch could be lightly improved and utilized for cattle grazing while still maintaining its exceptional hunting and recreational appeal. Having electric along the road, the ranch provides you with the potential to build a home as well! This property is conveniently located just +/-15 minutes from Jacksboro, TX and Cundiff, TX, 1 hour and 15 +/- minutes from Fort Worth, 1 hour and 22 +/- minutes from Keller, and in close proximity to HWY 114 and 59. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

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.

Coca Cola Hunting Ranch  
Jacksboro, TX / Jack County

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## Locator Map

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## Locator Map

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## Satellite Map

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## **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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