

350 CR 194, Comanche, Texas 76442
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Comanche, TX 76442

\$6,906,250
1,105± Acres
Comanche County



350 CR 194, Comanche, Texas 76442
Comanche, TX / Comanche County

SUMMARY

Address

350 CR 194

City, State Zip

Comanche, TX 76442

County

Comanche County

Type

Farms, Lot, Ranches, Recreational Land, Hunting Land

Latitude / Longitude

32.106469 / -98.84849

Acreage

1,105

Price

\$6,906,250

Property Website

<https://www.mockranches.com/property/350-cr-194-comanche-texas-76442-comanche-texas/83241/>



PROPERTY DESCRIPTION

Welcome to the 4M Ranch. Located in central Texas, The Mock Ranches Team & Keller Williams Land are proud to represent the sale of this approximately 1,105ac property. Centrally located between Abilene, Fort Worth, and Austin, this legacy family ranch is ready to transition to new ownership. The ranch lies in the Western Cross Timbers region of Texas, and the property benefits from productive sandy and sandy loam soils with almost 500ac planted to bermudagrass. The ranch is mostly level but does offer a ridge line with utilities nearby and fantastic views to the south perfect for a new homestead. Access to the ranch is excellent with FM road along the south boundary and a quality county road leading to the cattle pens and barn.

Land:

+/- 1,105ac (per deed)

Approximately 960ac of sandy-sandy loam soil.

Large hardwoods, mostly post oak with some live oak.

Elevation change in the south-east pasture creates potential homesites with excellent southern views, close to utilities and existing facilities.

Improvements:

Working facilities with two traps, cut alley, sorting pens, crowding tub, covered chute area, scales, and adjustable load out ramp

50x100 Drive thru hay and equipment barn

25x72 equipment shed

14 stock tanks most of which are reliable through average dry years

Electric meters in two locations, electric line along the length of CR 194/374

Comanche County Water Supply line along FM 587 and along the length of CR 194. Storage Tank and pump station on CR 194.

Wildlife:

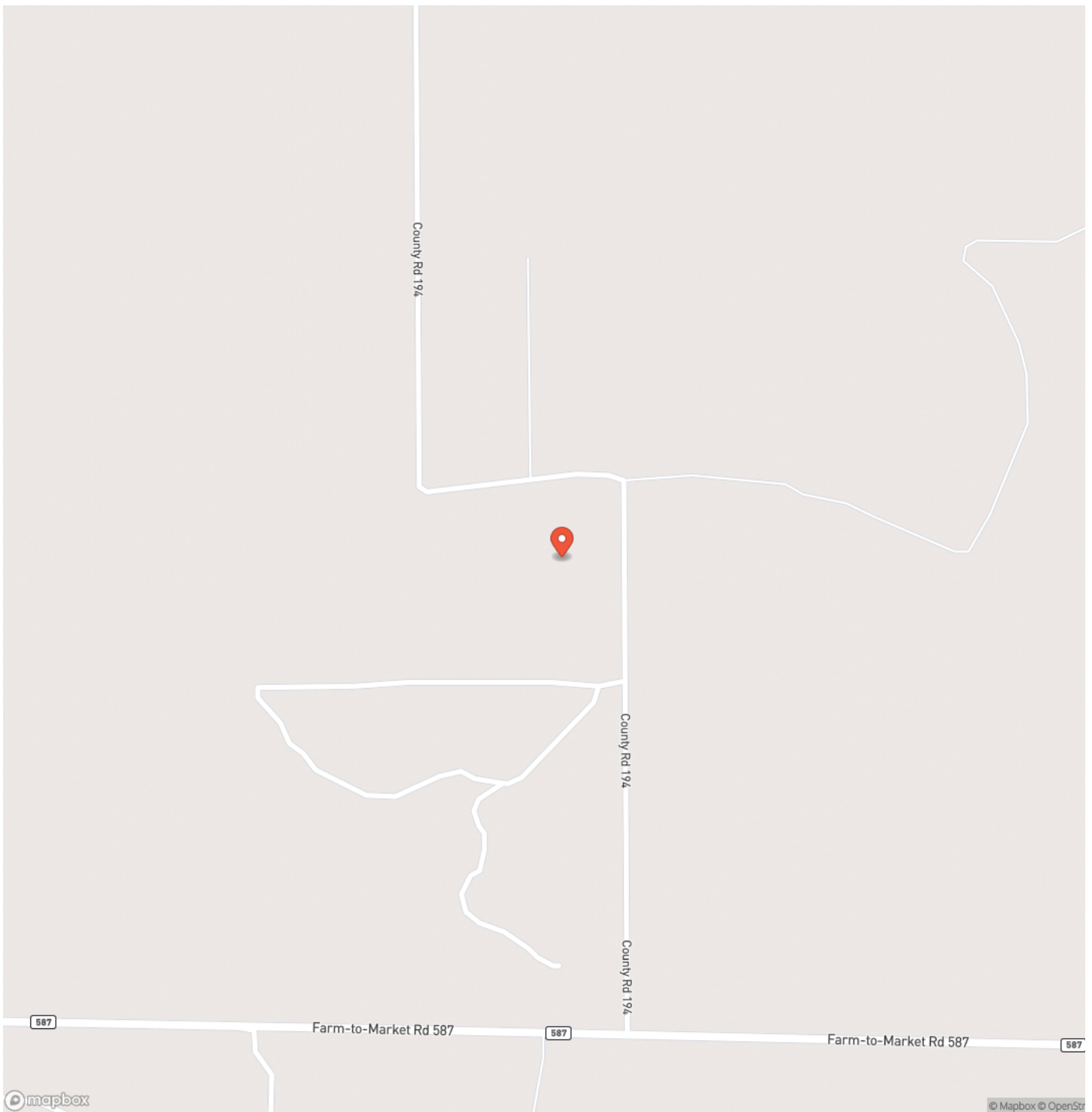
Well distributed water sources and a variation of habitat types create excellent hunting opportunities. This area of Comanche County is known for quality larger bodied deer. Quail, turkey, feral pigs, doves, and migratory waterfowl have also been observed on the ranch this fall.

Broker Comment:

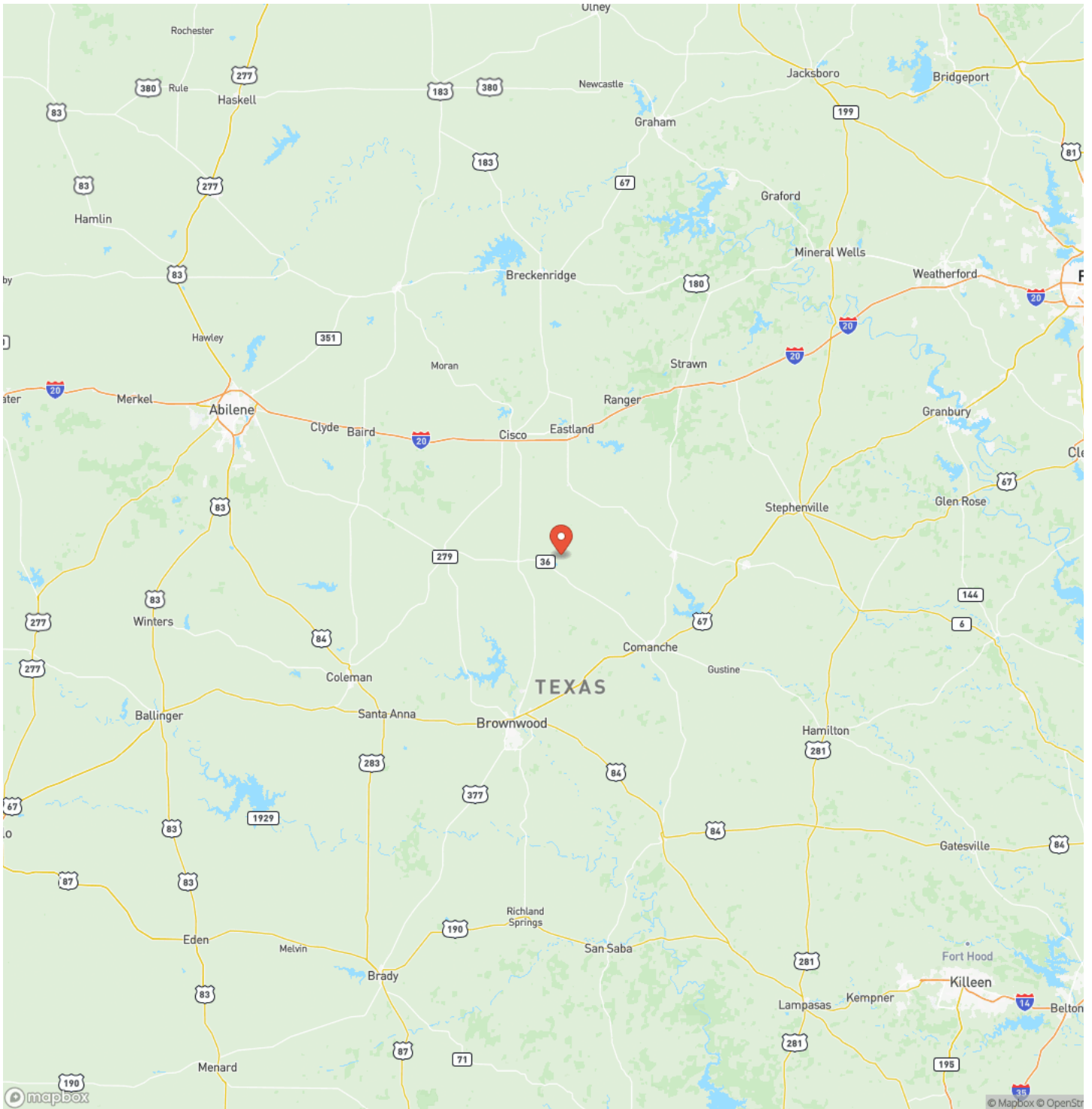
Large productive ranches in this part of Texas are hard to find. The ranch has great access, great diversity, and the opportunity to build a legacy family ranching operation.



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Deal

Mobile

(325) 356-6139

Email

Joshdeal@mockranches.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction

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