

Grand Lago Ranch Jr
2401 Hwy 679
Gorman, TX 76454

\$3,250,000
255.240± Acres
Comanche County



Grand Lago Ranch Jr
Gorman, TX / Comanche County

SUMMARY

Address

2401 Hwy 679

City, State Zip

Gorman, TX 76454

County

Comanche County

Type

Recreational Land, Hunting Land, Ranches

Latitude / Longitude

32.172104 / -98.675901

Bedrooms / Bathrooms

5 / 3

Acreage

255.240

Price

\$3,250,000

Property Website

<https://www.mockranches.com/property/grand-lago-ranch-jr-comanche-texas/92872/>



MORE INFO ONLINE:

Mockranches.com

PROPERTY DESCRIPTION

Overview

Grand Lago Jr Ranch is the perfect choice for a buyer searching for a quality recreational ranch with some of the best fishing in central Texas. The focal point of the ranch is a 16.6ac lake professionally managed for over a decade by Texas Pro Lake Management. With the help of an engineering firm the storied lake was rebuilt in 2008. Planned structure, bottom up aeration, and annual fish surveys to determine harvest and stocking needs, all contribute to phenomenal bass fishing. Waterfowl hunting is also excellent in the shallows along the timber lined north end of the lake. For other wildlife pursuits the ranch spans 255.24ac with a combination of mixed brush, heavy in deer browse as well as over 40ac of tillable land for food plots. There are two other bodies of water on the ranch ranging from .25ac to 1ac contributing to excellent overall wildlife habitat. Access to the ranch is provided by paved FM Road 679. The straight boundary lines, size, and habitat diversity make the Grand Lago a great candidate for high fencing and intensive wildlife management as well.

Improvements

Lake

- ~16.6ac in size
- ~35'deep at the dam
- Professionally managed
- Topographical survey of lake bed
- Bottom up aeration
- Yearly survey to determine harvest and or stocking needs

Main Home

- Three bedroom, two bath, split bedroom design with open concept kitchen and living area.
- Upstairs loft area (currently has a pool table)
- Sun room on back of house
- Large covered patio with outdoor fireplace
- Swimming pool
- Positioned for back porch views of the lake.

Guest Barndominium

- Two bedroom, one bath
- Maintenance free-metal framed with r-panel roof and walls.

Land

- Mix of hardwoods and deer browse like elbow bush, sumac, and greenbriar, with mesquite in a few areas.
- Main lake drainage run north to south across the property creating undulating topography
- Other areas are relatively flat with approximately 150ac of good grazeable land for livestock

Summary

Not many properties check all the boxes like Grand Lago. The legacy of the ranch can be continued as is and create decades of memories. Additionally the features in place lay an excellent foundation for a buyer looking to create a premier highly improved recreational property in central Texas.

Also available with additional 220ac

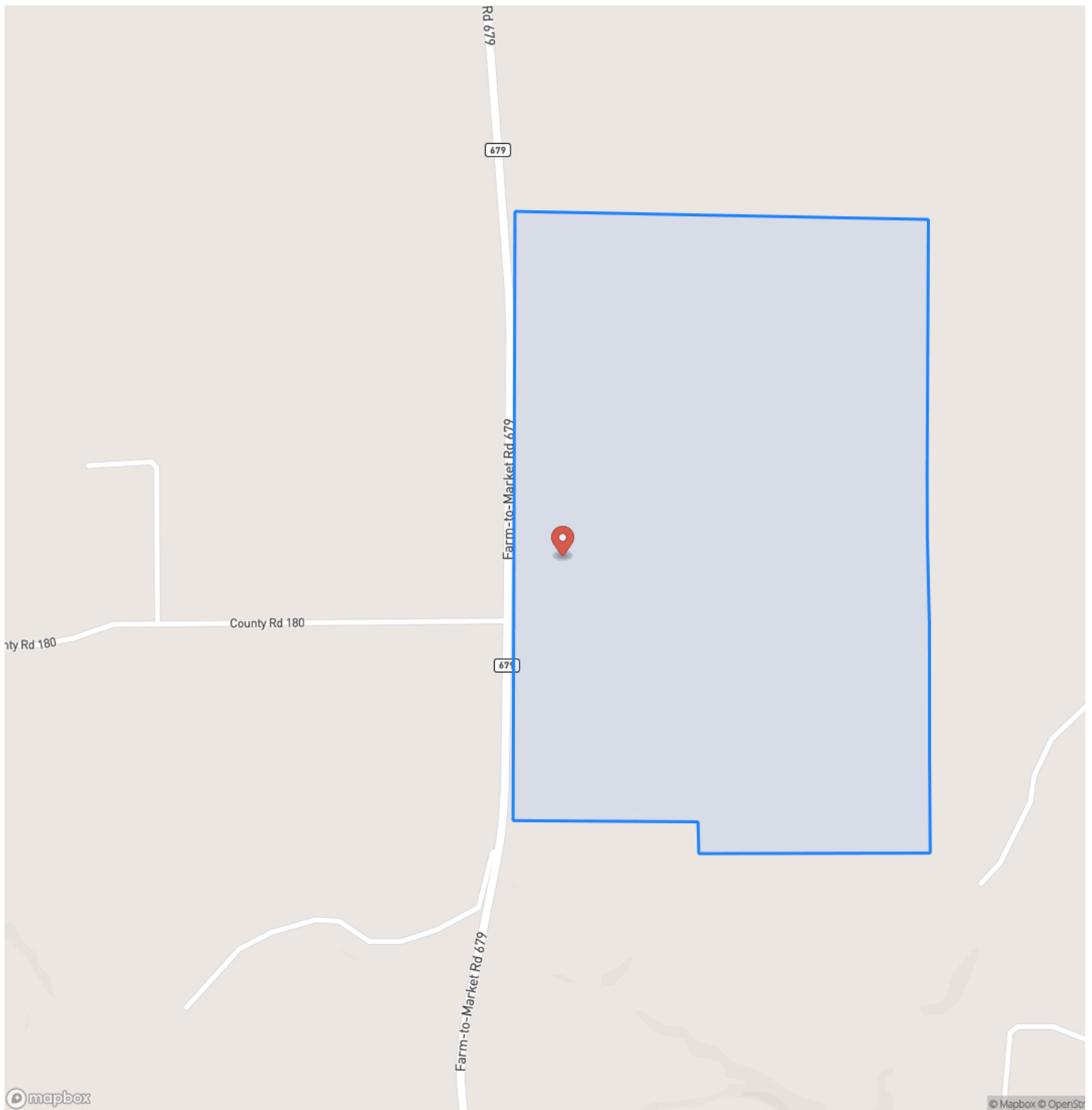
MORE INFO ONLINE:

Mockranches.com

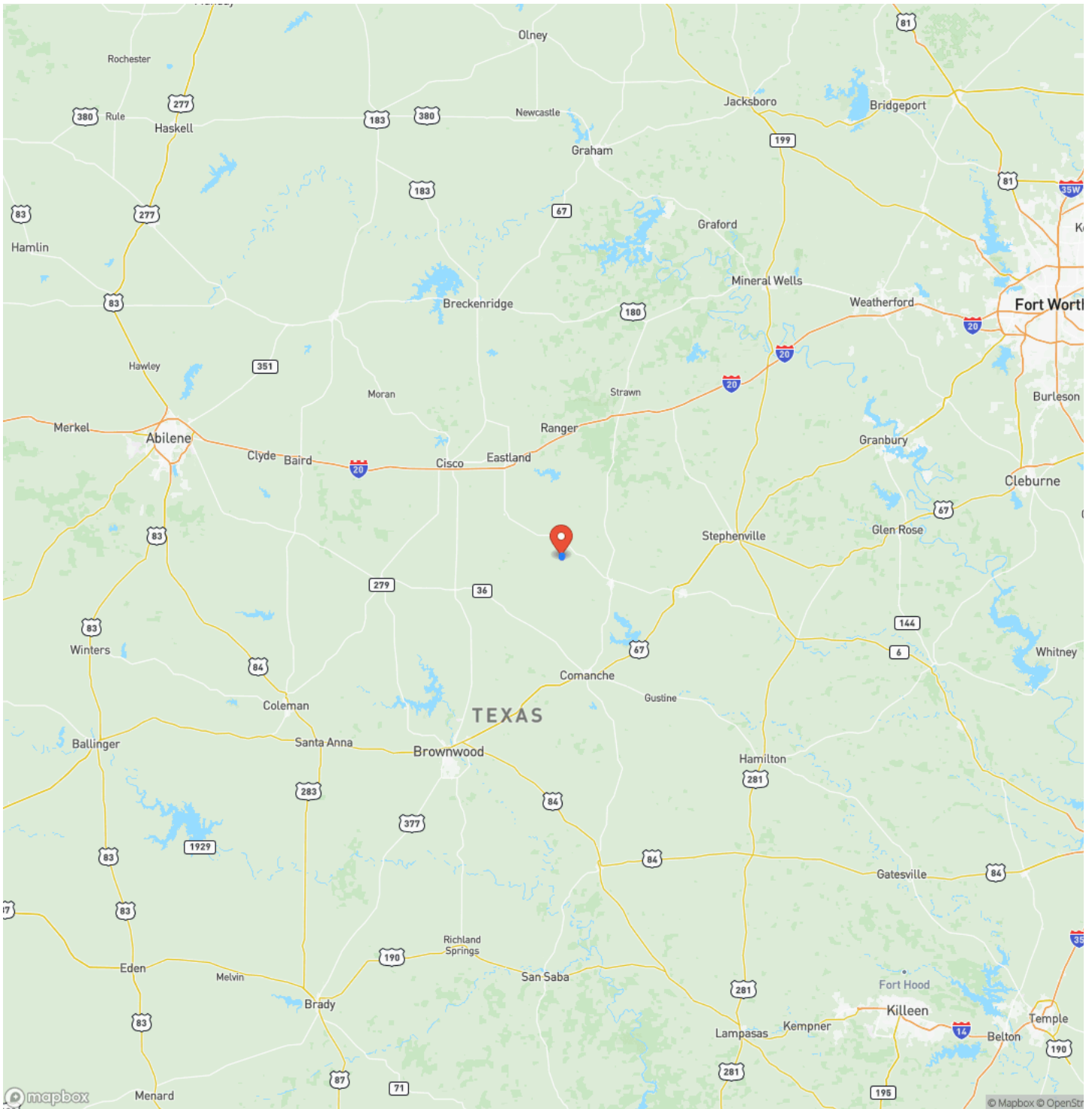
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Locator Map



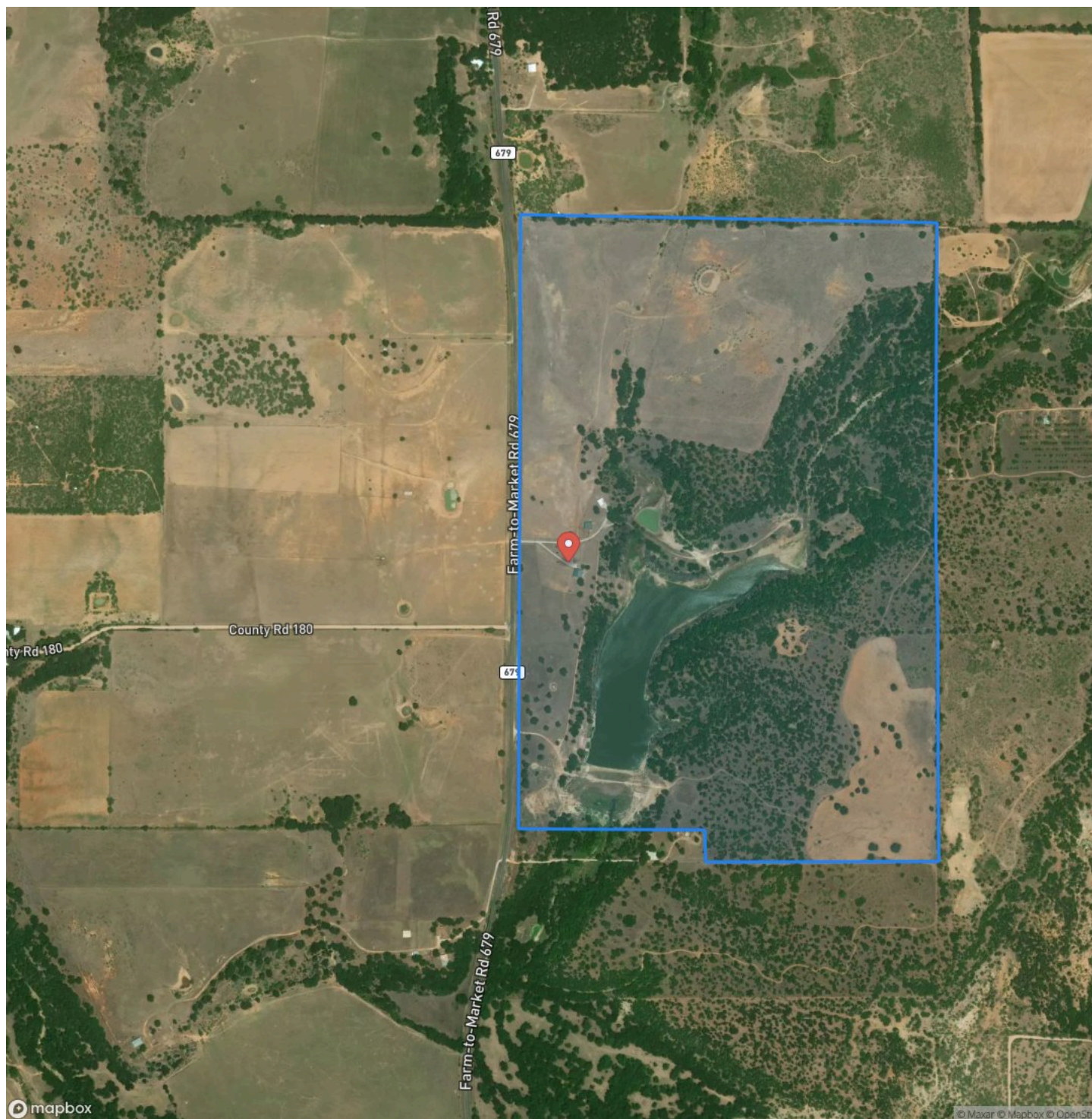
Locator Map



MORE INFO ONLINE:

Mockranches.com

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Deal

Mobile

(325) 356-6139

Email

Joshdeal@mockranches.com

Address

City / State / Zip

NOTES

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

This image shows a full page 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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