

Bunyan 276
6331 County Road 385
Dublin, TX 76446

\$2,995,000
275.7± Acres
Erath County



Bunyan 276
Dublin, TX / Erath County

SUMMARY

Address

6331 County Road 385 null

City, State Zip

Dublin, TX 76446

County

Erath County

Type

Farms

Latitude / Longitude

32.176848 / -98.327298

Bedrooms / Bathrooms

3 / 2

Acreage

275.7

Price

\$2,995,000

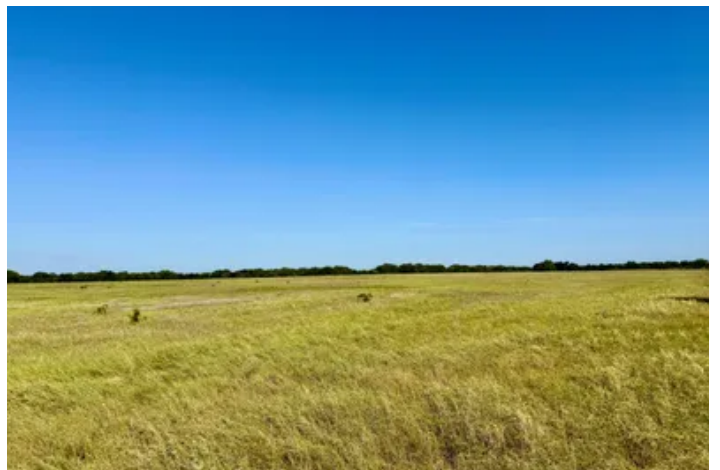
Property Website

<https://www.mockranches.com/property/bunyan-276/erath/texas/105649/>

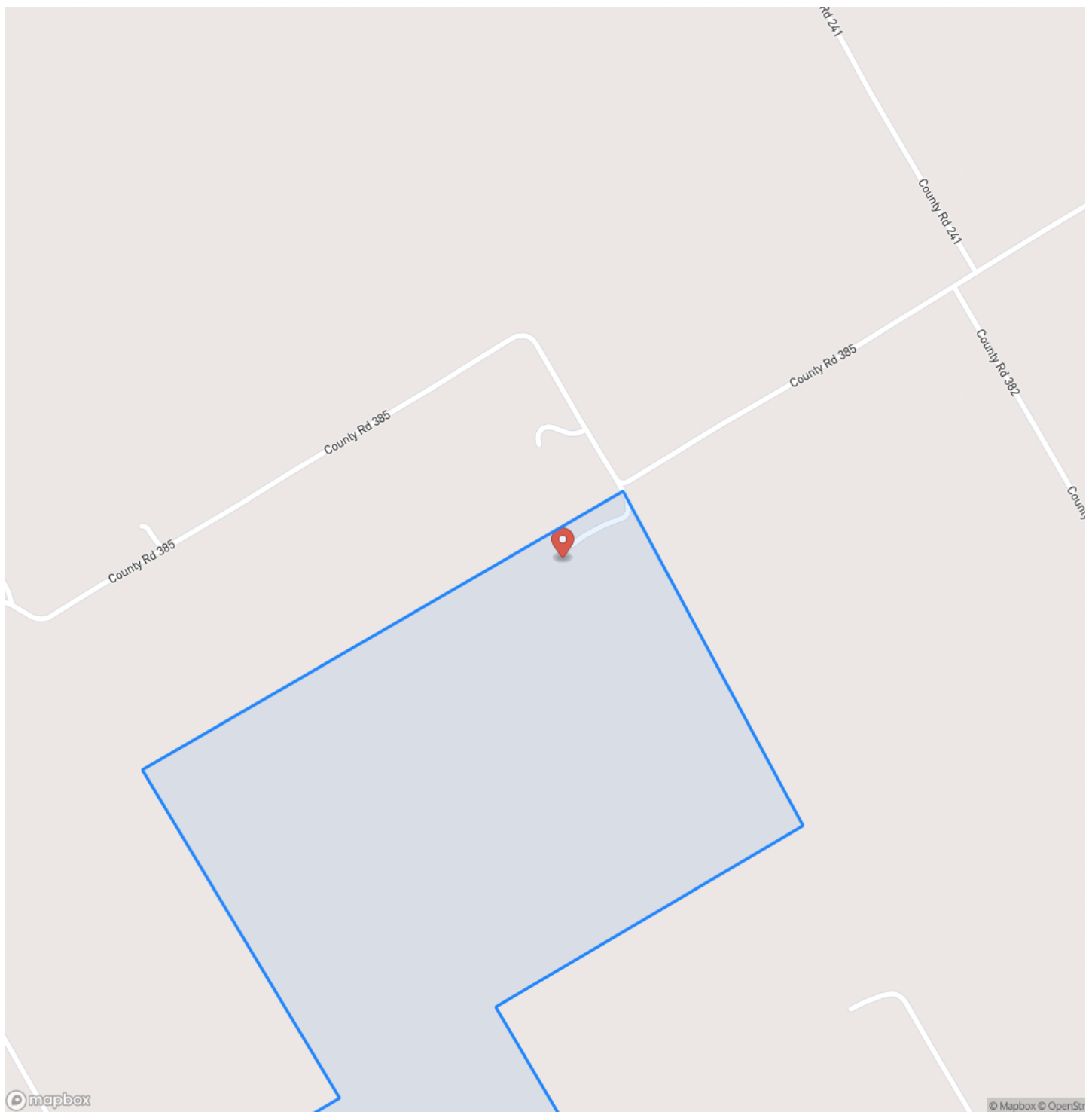


PROPERTY DESCRIPTION

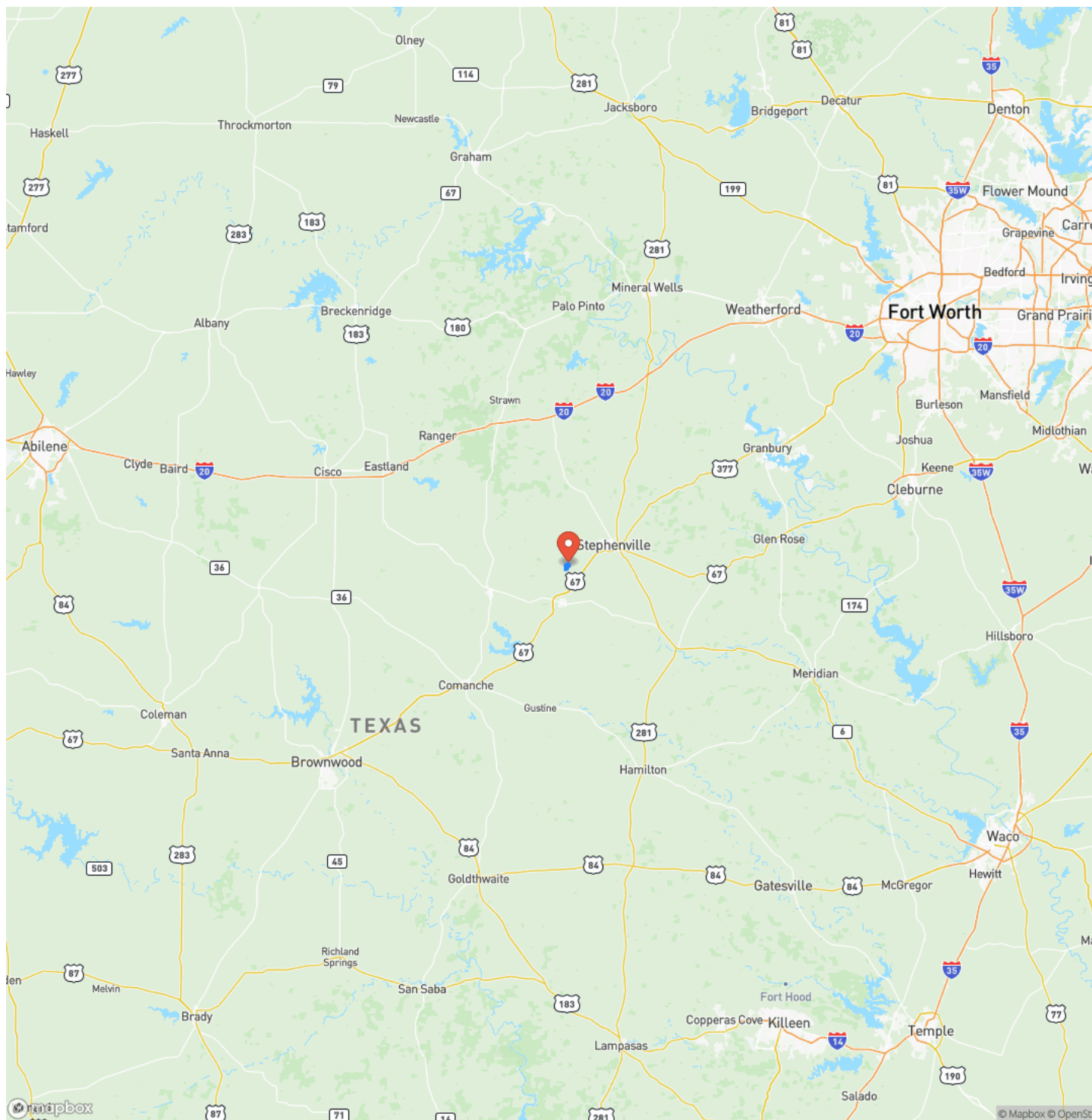
Just 10 minutes from Stephenville, this Bunyan/Green's Creek area farm is 276ac of sandy loam soils ready for a new operator to maximize production and profits. Anchoring the ranch is a 2023 Valley four tower center pivot watering a total of 51.5ac at a flow of 5.82gpm/ac. The center pivot is fed by two wells drilled in 2023 and powered by new 3 phase electricity brought in from the west side of the ranch. Currently there is approximately 105ac of coastal and/or kleingrass, 51.5ac of irrigated cropland, and 87ac of dry cropland. Bisecting the ranch is 32ac of wooded riparian area with a seasonal creek that fills three ponds along it's path for livestock water. The headquarters is located near the entrance in the NE corner and contains a 1980's ranch house that has had tenants in it until recently, shop, barn, equipment shed, and small working pens fed by a centrally located trap. The farm has access from CR 385 on the NE side, and CR 373 on the west side, offering quick access to Dublin, Stephenville, and Lingleville. Overall this is a highly productive stock farm with almost 100% productive, grazeable acres.



Locator Map



Locator Map



MORE INFO ONLINE:

<https://www.mockranches.com/>

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

Stephenville, TX 76401

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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