

Wells Ranch
3100 CR 153
Blanket, TX 76432

\$1,627,083
184.19± Acres
Comanche County



Wells Ranch
Blanket, TX / Comanche County

SUMMARY

Address

3100 CR 153

City, State Zip

Blanket, TX 76432

County

Comanche County

Type

Recreational Land

Latitude / Longitude

31.899844 / -98.780089

Acreage

184.19

Price

\$1,627,083

Property Website

<https://www.mockranches.com/property/wells-ranch-comanche-texas/115361/>



PROPERTY DESCRIPTION

Hilltop Views | Wildlife Habitat | Recreational & Weekend Ranch

Located approximately 4.5 miles north of Blanket, this 184.19± acre property offers a rare combination of elevated views, productive land, and turnkey recreational infrastructure - all within easy reach of nearby towns.

The centerpiece of the ranch is a flat-top hill near the front of the property, rising quickly more than 100 feet above the pasture below and offering multiple prime building or camp sites. From the eastern and northern edges of the hilltop, the views open up and stretch for miles, while additional spots along the hill face west - giving future owners several options for a home site, cabin, or simply a place to watch the sunrise and sunset from the same property.

Below the hilltop, sandy soil supports a coastal field near the front of the ranch, ideal for hay production or grazing. The balance of the acreage is a healthy mix of post oak trees and native understory brush, creating strong food and cover for deer, turkey, and other wildlife - a solid setup for hunters or anyone looking to build a wildlife management plan. Multiple ponds scattered across the property provide reliable livestock water and further support a healthy wildlife habitat. The property is high fenced on two sides.

The ranch is already equipped for weekend use or a small operation: two water wells, multiple ponds, electricity run to multiple locations, four established RV sites with small supporting outbuildings, a small set of working pens, and a metal-framed shop for equipment and gear storage. Whether the plan is a family retreat, a hunting camp, or a working piece of land, the infrastructure is already in place to get started.

Property Highlights

- **184.19± acres** located ~4.5 miles north of Blanket, TX
- **Flat-top hill** near the front of the property, rising over 100' above the pasture below, with multiple potential home/camp sites
- **Long-range views** to the east and north from the hilltop, with additional west-facing view sites
- **Sandy soil coastal field** in the front of the property, suited to hay or grazing
- **Post oak and native brush** throughout the remainder of the ranch, offering excellent wildlife food and habitat
- **Two water wells**
- **Multiple ponds** providing livestock water and wildlife habitat support
- **Electricity** available at multiple locations across the property
- **Four RV sites** with small supporting outbuildings
- **Small set of working pens**
- **Metal-framed shop** for equipment storage

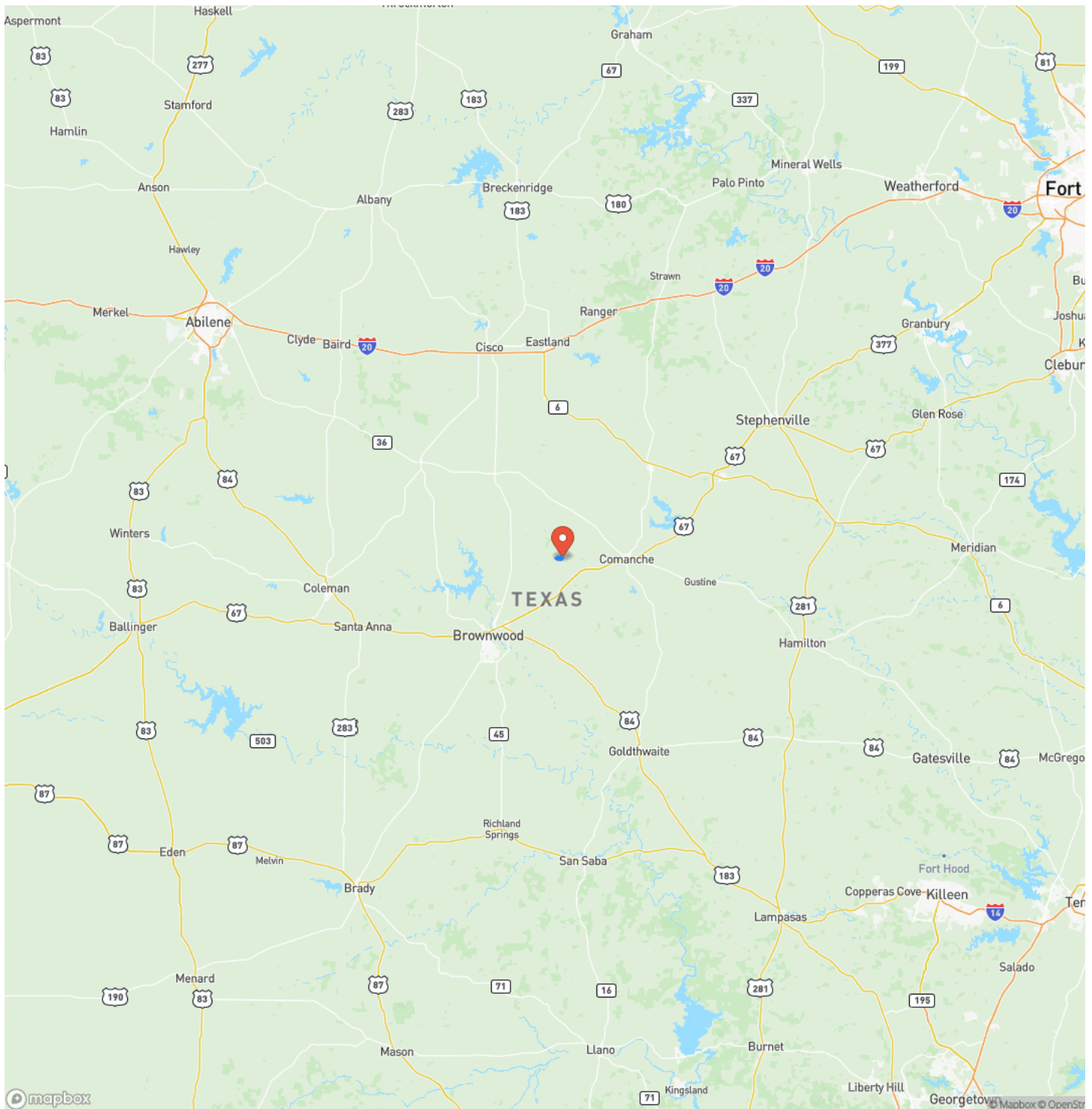
Wells Ranch
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Locator Map



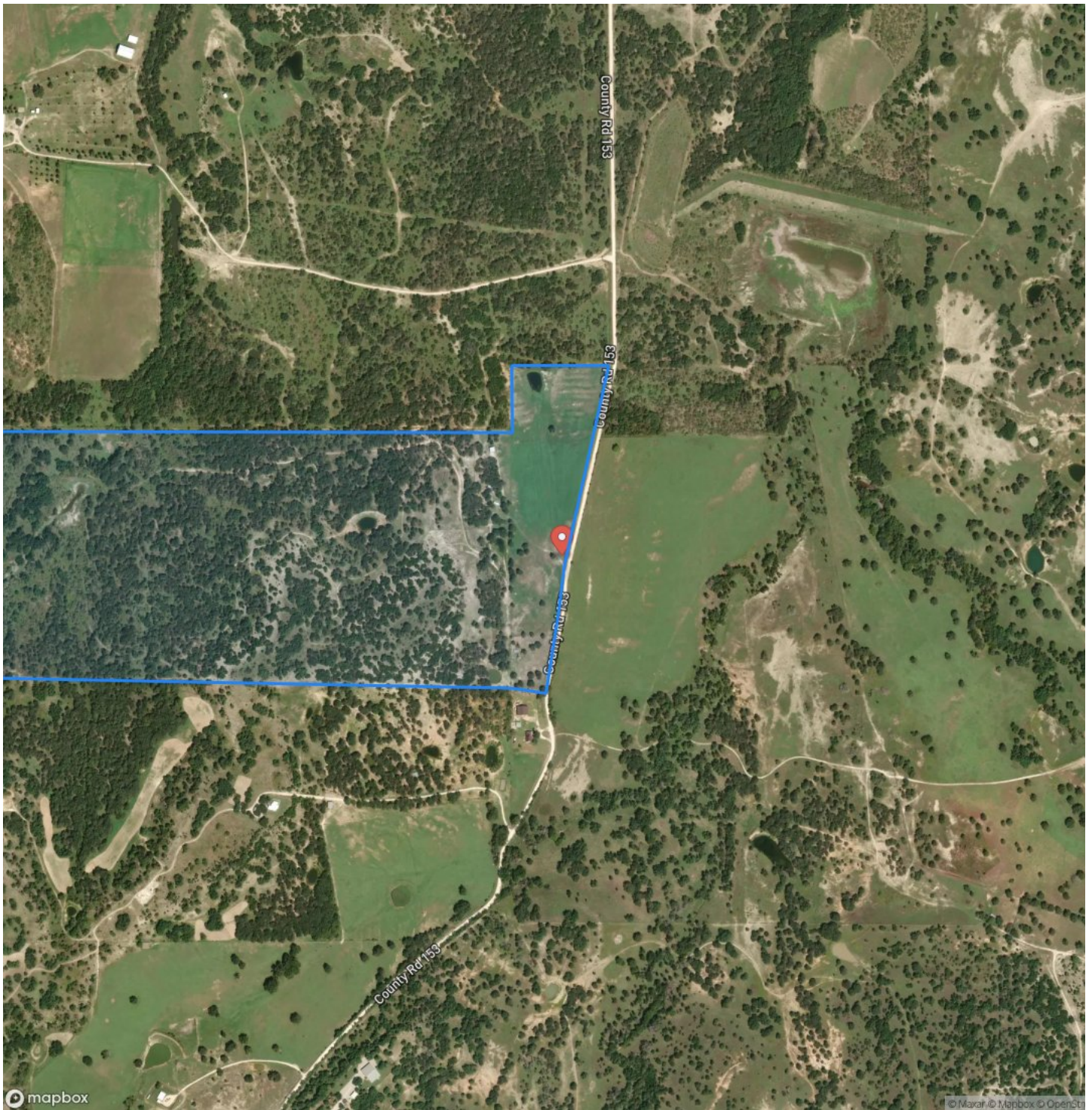
Locator Map



MORE INFO ONLINE:

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

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Deal

Mobile

(325) 330-8125

Email

Joshdeal@mockranches.com

Address

City / State / Zip

Stephenville, TX 76401

NOTES

This image shows a blank sheet 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.

This image shows a single 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.

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