

The DQ
TBD West Hell's Gate Drive
Strawn, TX 76475

\$1,349,000
73.7± Acres
Palo Pinto County



The DQ
Strawn, TX / Palo Pinto County

SUMMARY

Address

TBD West Hell's Gate Drive

City, State Zip

Strawn, TX 76475

County

Palo Pinto County

Type

Hunting Land, Farms, Ranches, Horse Property, Residential Property, Undeveloped Land, Recreational Land

Latitude / Longitude

32.827337 / -98.485294

HOA (Annually)

\$736

Dwelling Square Feet

500

Bedrooms / Bathrooms

1 / 1

Acreage

73.7

Price

\$1,349,000

Property Website

<https://cfrland.com/detail/the-dq/palo-pinto/texas/101577/>



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PROPERTY DESCRIPTION

Introducing The DQ, an exceptional 73+/- acre offering within the Sportsman's World community at Possum Kingdom Lake, where rural living meets premier lake access. This versatile ranch is completely fenced for cattle with established Klein grass. Two stocked ponds near the cabin provide fishing opportunities and sustainable water for livestock. The back pasture contains a wooded hillside that provides cover for local wildlife, including a large Auodad herd! A high fence along the western border creates a "game funnel" through the back valley. The DQ comes equipped with electricity and sewer running to a small cabin overlooking a valley. This area would make an outstanding build site in a serene setting.

Perfectly positioned near the PK Lake, The DQ offers both tranquility and convenience, making it an outstanding opportunity to build a luxury home or an income-producing investment with exceptional appreciation capabilities. Sportman's World residents enjoy exclusive access to upscale community amenities, including a swimming pool, tennis courts, a private boat ramp, and maintained roads with regular mowing and trash service. The DQ makes ranching and hunting easy with the convenience of Sportman's World's amenities.

AGENT COMMENTS: Ideally located just minutes from the famous Hell's Gate! The DQ delivers the perfect balance of peaceful seclusion and convenient access to premier amenities. Whether you envision a homestead or an income-producing investment, this versatile offering captures the true spirit of Texas lake-and-ranch living. **LaChelle Clark**

-- Cabin--

- Living Space ~ 500 sq ft; open-concept, 1 bathroom
- A/C & heat ~ window unit
- Porch~ 224 sq ft; wooden
- Carport ~ 360 sq ft; metal
- Electric ~ meter with electricity lines to cabin
- Sewer ~ no septic issues, sewer line ran to cabin

-- RANCHING & HUNTING IMPROVEMENTS --

- Fencing ~ 6-strand barbwire, good condition; high fence on west side
- Cross-fence ~ 6-strand barbed wire; E pasture 32 ac, W pasture 42.5 ac
- Working pens ~ southeast side; good condition
- Roads ~ ATV/UTV gravel road to cabin and water tanks

-- WATER, COVER & TERRAIN --

- Surface Water ~ 2 ponds; 1/2 ac, 3/4 ac; stocked-catfish & bass
- Water Meter ~ 1 Sportsman's World MUD; waterline ran to cabin
- Elevation ~ 100 ft; hillside to flat grass pastures; unspoiled views
- Tree Cover ~ mostly open; heavy wooded hill; cedar, mesquite, liveoak
- Underbrush ~ mostly open; heavy underbrush on hillside
- Pasture Land ~ established Klein grass, native grasses

-- HUNTING & RECREATION --

- Feeder~ one feeder
- Native Wildlife ~ whitetail deer, turkey, variety of ducks, hogs, varmints
- Exotic Wildlife ~ local auodad herd; See Pics
- Habitat ~ native and improved grasses; wooded hillside, wooded neighbors

-- MINERALS, WIND & EASEMENTS --



- O&G Production ~ no active production or lease
- Mineral Rights ~ no minerals owned
- O&G Pipelines ~ none on property
- Wind Rights ~ 100% owned and convey; No wind farms in sight
- Water Easement ~ Sportsman's World water holding tanks & access for maintenance

-- **ACCESS & DISTANCES** --

- Road Frontage ~ 975 ft of Hells Gate Drive; paved
- Nearby Towns ~ 29 mi NE of Breckenridge; 38 mi SE of Graham, 30 mi W of Mineral Wells
- Major Cities ~ 64 mi NW of Weatherford; 80 mi W of Fort Worth
- Airport ~ 2 mi E of Sportsman's World, 104 mi W of DFW (International)

-- **HOME OWNERS ASSOCIATION** --

- Sportsman's World Ranch Owners Association ~ contact agent for more info
- Sportsman's World Recreational Association ~ contact agent for more info

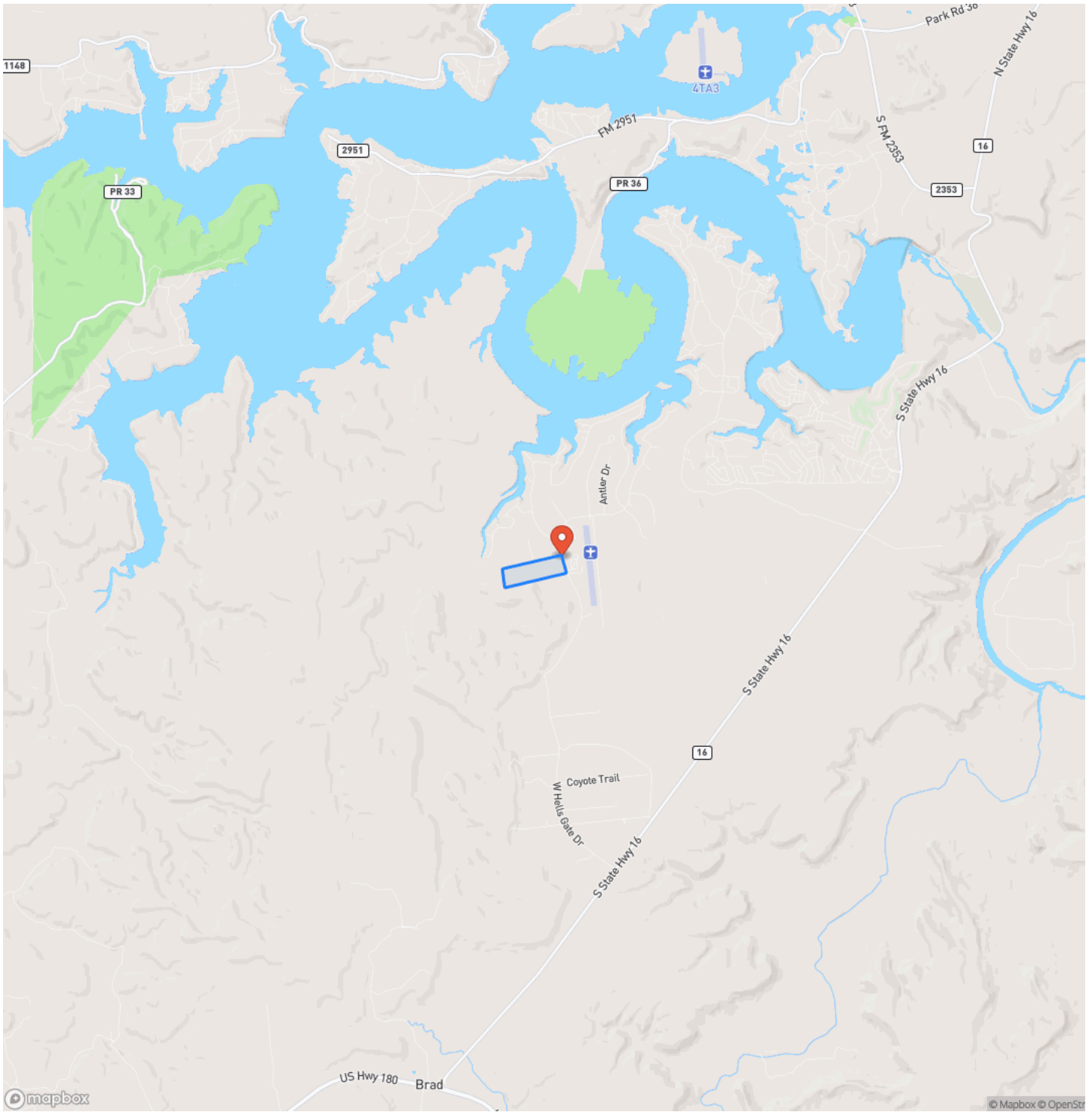
Listing Agent: LaChelle Clark [\(254\) 477-3500](tel:254-477-3500)



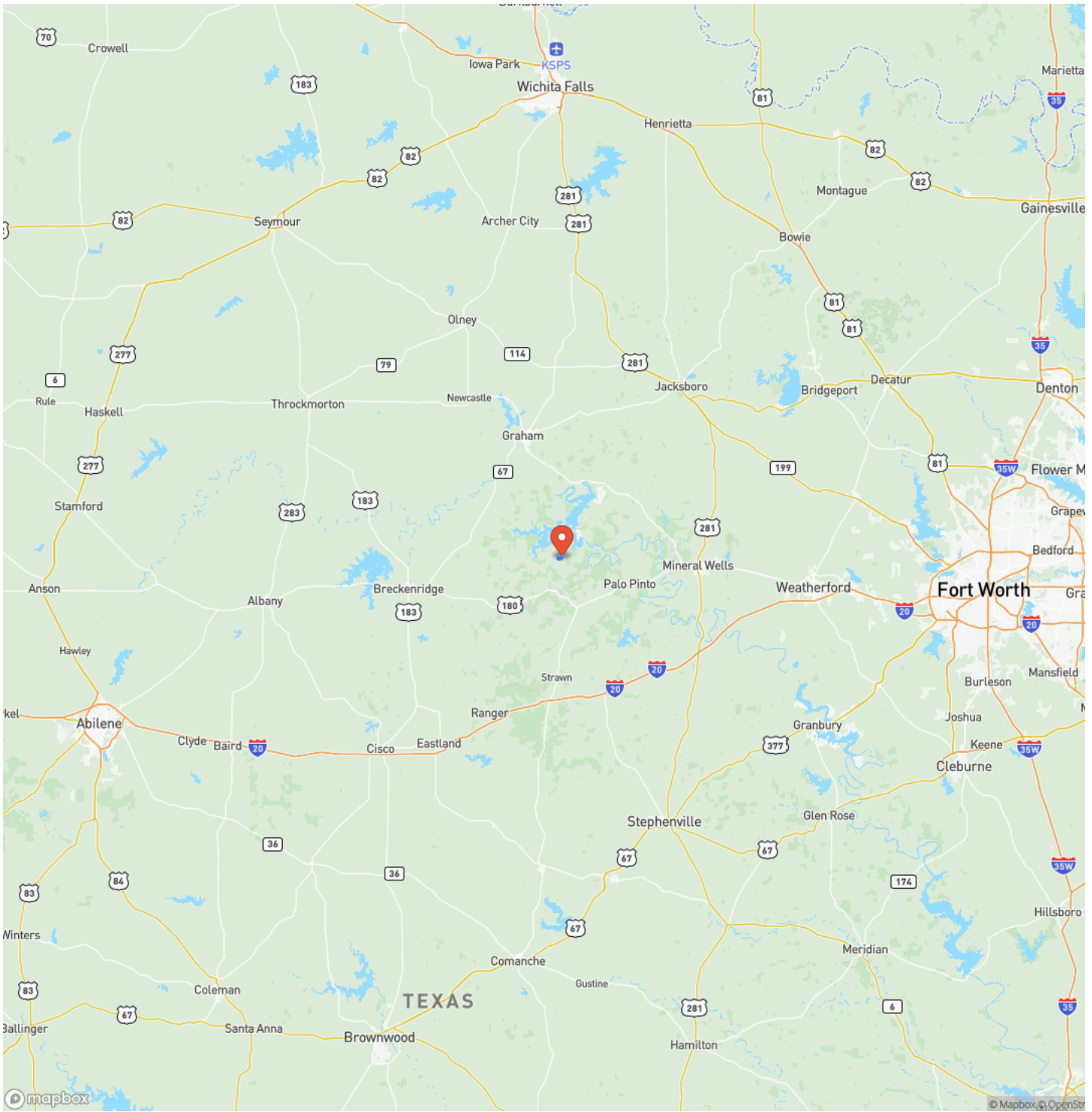
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Locator Map



Locator Map



Satellite Map



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