Erath County 851 Ranch ... N. Paluxy River runs through it!
7523 CR163
Stephenville, TX 76401

$10,219,680
851.64± Acres
Erath County







SUMMARY

Address
7523 CR163

City, State Zip
Stephenville, TX 76401

County
Erath County

Type
Ranches, Hunting Land, Riverfront, Recreational Land

Latitude / Longitude
32.375828 / -98.214085

Dwelling Square Feet
1,482

Bedrooms / Bathrooms
3 / 2

Acreage
851.64

Price
$10,219,680

Property Website
ranchconnection.com







PROPERTY DESCRIPTION

Natural Beauty with the flowing North Paluxy River!

Ranch Connection offers a premier ranch opportunity located in **Morgan Mill, Erath County, Texas**. Situated less than an hour from Fort Worth, this exquisite 851.64-acre property captures the raw, natural beauty of the region, featuring hilly terrain and scenic vistas reminiscent of the Texas Hill Country.

The ranch offers exceptional privacy, surrounded by large neighboring landowners, while maintaining excellent accessibility with approximately 2.4 miles of paved CR 163 road frontage and about 1 mile of gravel road access on CR 161 on the South. The diverse landscape ranges from rugged hills to fertile pecan bottoms and coastal pastures, with the **North Paluxy River** traversing the ranch. Rough Creek and Straight Creek offer seasonal water. This environment creates a thriving habitat for whitetail deer, wild turkey, and dove. A wide variety of native birds includes the colorful Painted Bunting.

Property highlights include:

- Acreage: **851.640 acres** (A0031 Bingham M A; A0847 Williams E A; A1374 Goodman R P; A0103 J S Brown; A0617 Parclay James; A0843 C Winter).

- Improvements: A 1958 farmhouse (3-bed, 2-bath) which has been updated to include central air and heat, wood, vinyl and carpet flooring,storage shed, hay barn, and gathering pens.

- Water: Two water wells (one at the house and one in a coastal pasture south of the headquarters. There are ten stock tanks of various sizes as well as the North Paluxy River running through the ranch and Rough Creek, a seasonal creek. Straight Creek crosses the SE Corner near CR 161.

- No High Power Transmission Lines, Wind Turbines, or Solar Farms

- The is a natural gas collection at one bend of the property just off the CR 163 and a pipeline connection to area wells that runs close to the road.

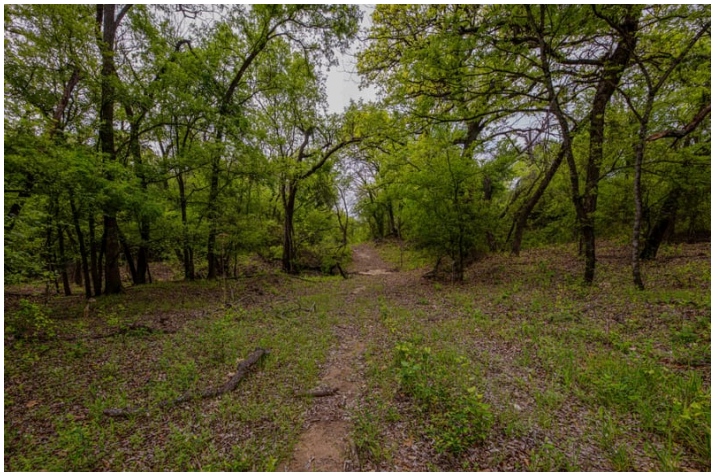
- No oil and gas lease

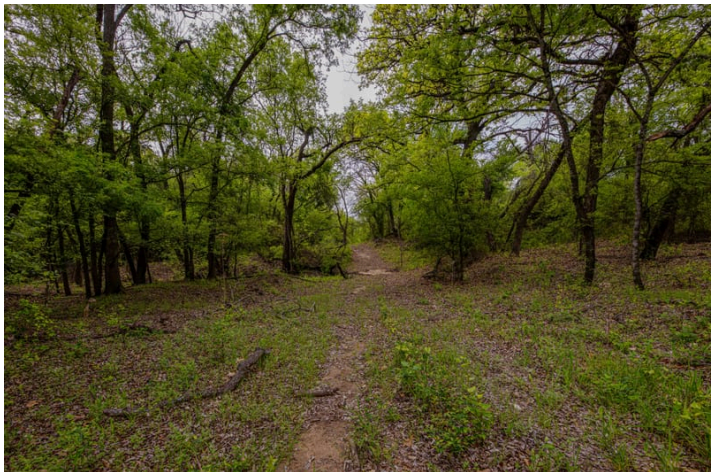
- Sellers own 1/2 undivided interest in the mineral estate.

Located just four miles west of Highway 281, this property is a recreational buyer's dream, offering endless opportunities in a highly sought-after location. The ranch is income producing with 2 years remaining of a 3-year grazing lease at $10/ac/year.

History: This ranch is the western portion of the 1700-acre 4C Ranch, which was owned by Lee Clay and his wife. They were the third owners of the ranch, purchasing in 1987. The western 851.64 acres is what is for sale. This has been a family legacy ranch offering cattle and hay production, hunting, recreational, horseback riding.








LISTING REPRESENTATIVE

For more information contact:



Representative
Cynthia Inman

Mobile
(817) 366-3850

Office
(817) 366-3850

Email
cynthia@ranchconnection.com

Address
5049 Edwards Ranch Rd

City / State / Zip
Fort Worth, TX 76109

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Ranch Connection LLC
5049 Edwards Ranch Rd, Fl 4
Fort Worth, TX 76109
(817) 366-3850
https://ranchconnection.com/