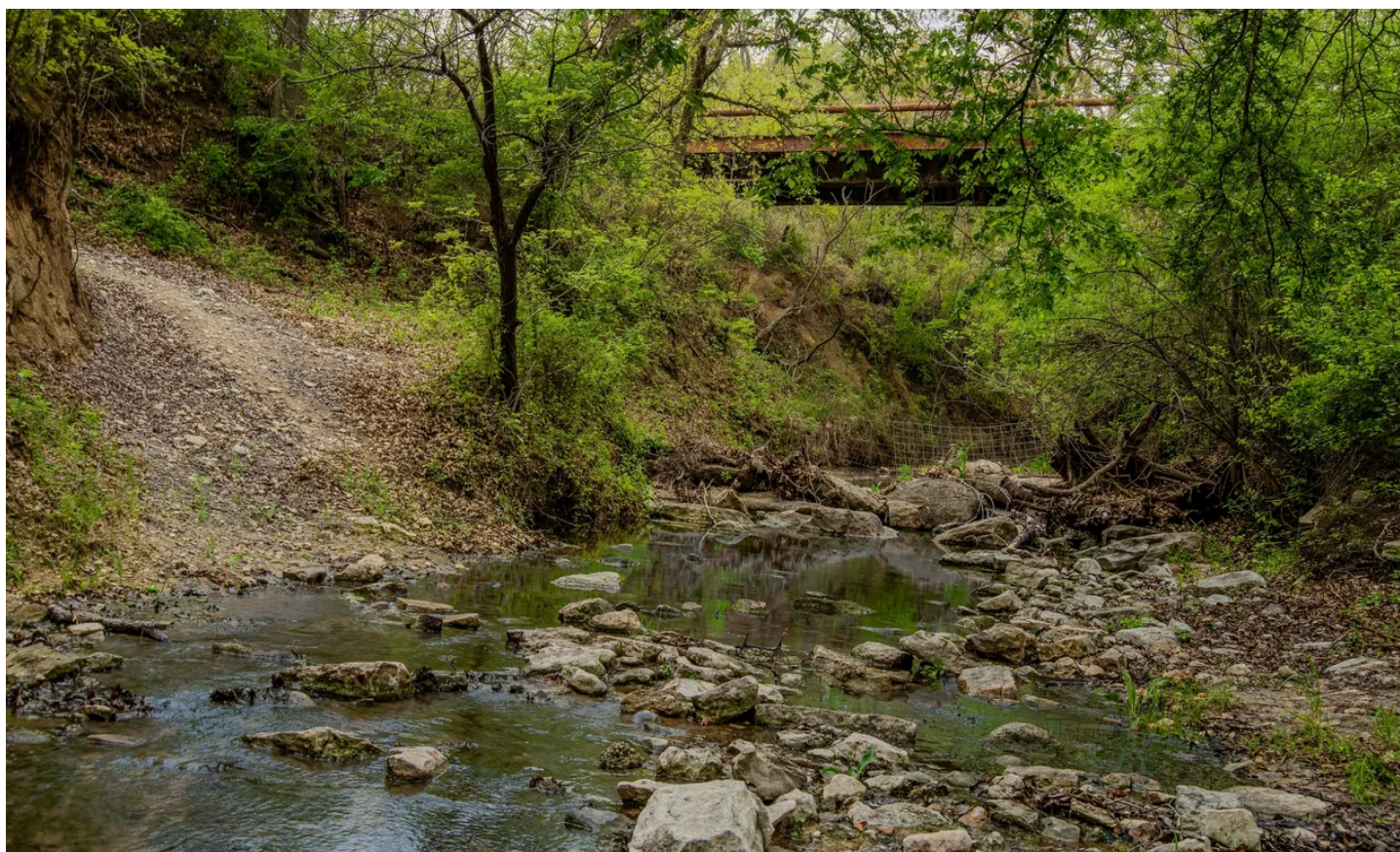


Erath County 851 Ranch ... N. Paluxy River runs through it!
7523 CR163
Stephenville, TX 76401

\$10,219,680
851.64± Acres
Erath County



Erath County 851 Ranch ... N. Paluxy River runs through it! Stephenville, TX / 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

<https://ranchconnection.com/property/erath-county-851-ranch-n-paluxy-river-runs-through-it-erath-texas/101248/>



Erath County 851 Ranch ... N. Paluxy River runs through it! Stephenville, TX / Erath County

PROPERTY DESCRIPTION

Income producing with a grazing lease!

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
- There 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 which is believed to be 70%.
- The ranch is located in the Middle Trinity Groundwater Conservation District.

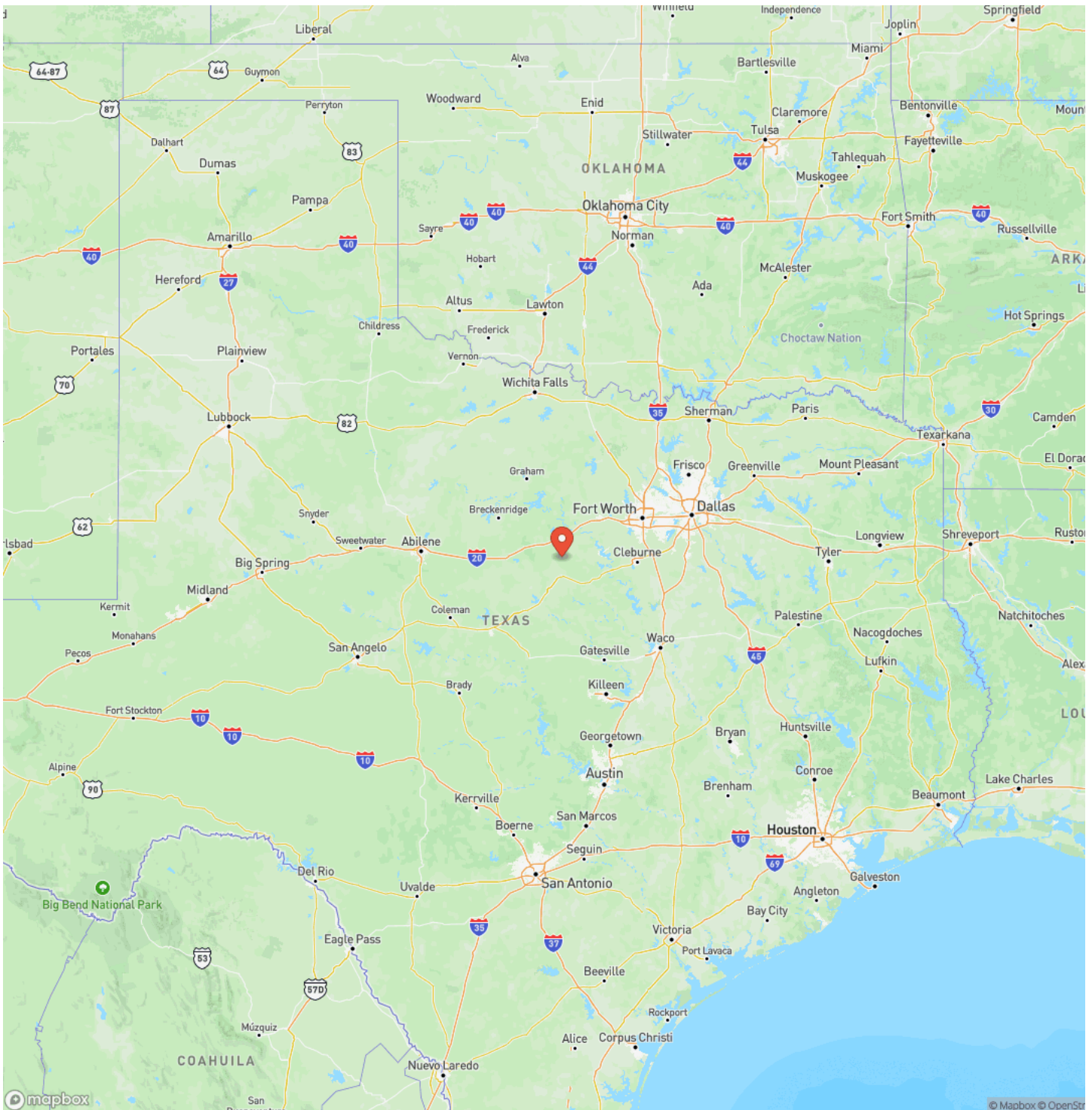
Located just four miles west of Highway 281, this property is a recreational buyer's dream, offering endless opportunities in a highly sought-after location. The ranch is income producing with 2.5 years remaining of a 3-year grazing lease at \$10/ac/year.

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.

**Erath County 851 Ranch ... N. Paluxy River runs through it!
Stephenville, TX / Erath County**



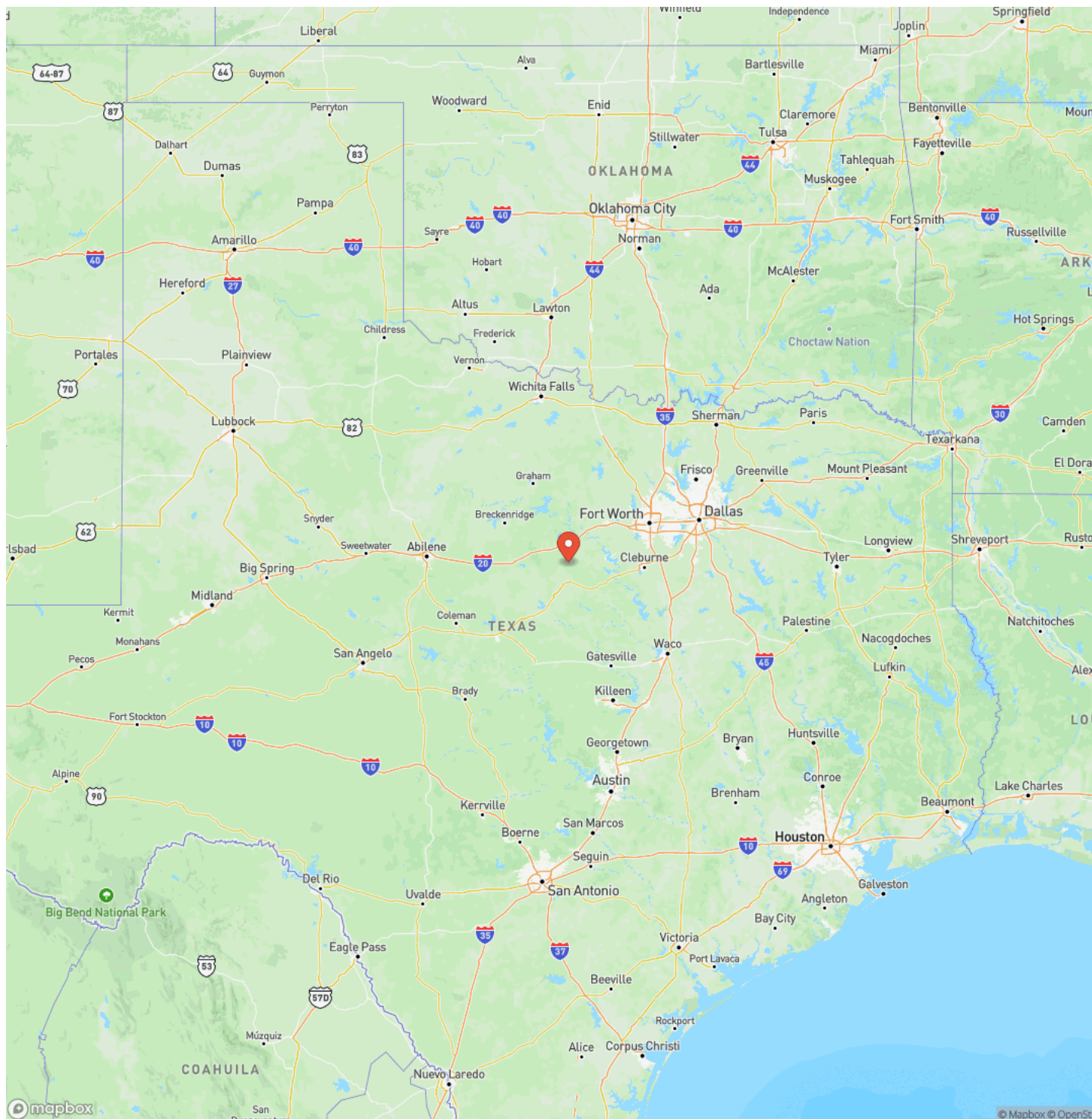
Locator Map



MORE INFO ONLINE:

<https://ranchconnection.com/>

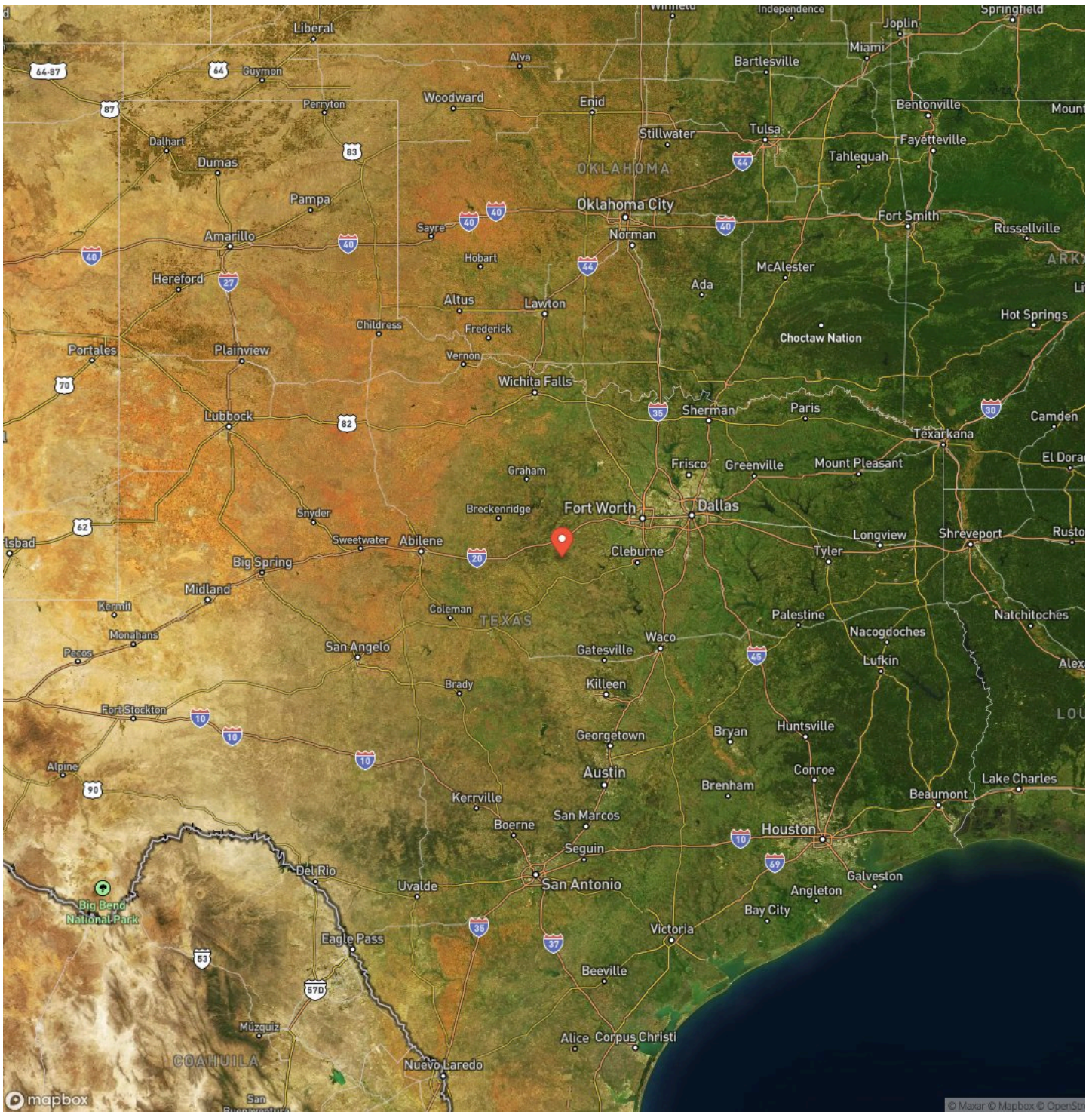
Locator Map



MORE INFO ONLINE:

<https://ranchconnection.com/>

Satellite Map



MORE INFO ONLINE:

<https://ranchconnection.com/>

Erath County 851 Ranch ... N. Paluxy River runs through it! Stephenville, TX / Erath County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Fort Worth, TX 76109

NOTES

[illegible]

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.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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
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