

Crystal Falls
755 AD Road
Eliasville, TX 76481

\$2,490,000
500 +/- acres
Stephens County



Crystal Falls

Eliasville, TX / Stephens County

SUMMARY

Address

755 AD Road

City, State Zip

Eliasville, TX 76481

County

Stephens County

Type

Recreational Land, Hunting Land, Ranches

Latitude / Longitude

32.9576305 / -98.8312588

Dwelling Square Feet

7000

Bedrooms / Bathrooms

10 / 7

Acreage

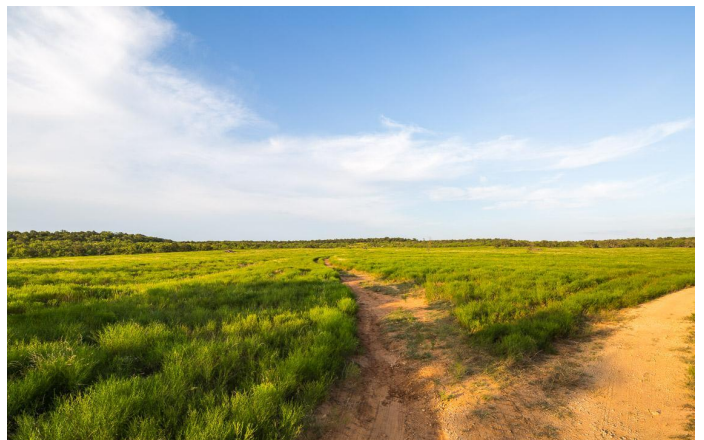
500

Price

\$2,490,000

Property Website

<https://ttranchgroup.com/property/crystal-falls-stephens-texas/11288/>



PROPERTY DESCRIPTION

Crystal Falls Ranch is approximately 500 acres located in Stephens County, Texas. The property sits along the bank of the Clear Fork of the Brazos River with over one mile of river frontage. Overlooking the river and surrounding hill side is the custom-built hunting lodge with 10 bedrooms and 7 bathrooms.

Improvements

MAIN LODGE

The custom-built lodge was constructed overlooking the Clear Fork of the Brazos River to take in the amazing views of the Texas country side. The lodge is approximately 7,000 square feet, 2 stories with 10 bedrooms, 7 bathrooms, including 2 master suites, game room and large great room with an open kitchen, dining, and living area. The glass walls overlooking the covered patio with a built-in grill really brings the outdoors in and highlights the view of the ranch. Furniture, fixtures, and home furnishings are included with the sale. Current owner had a COOP water line ran to both houses. The owner has recently finished an exterior renovation to the lodge installing a new metal roof, adding brick to the exterior, expanding the parking area, and extending the back patio. Along with the renovations to the lodge the owner also dug a new pond in front of the lodge.

RANCH MANAGERS HOME

The original ranch headquarters house is an older ranch style with 5 bedrooms that is in good shape. While renovating the lodge work was also done on the managers house to bring it up to date. Located near the managers house are some of the livestock facilities including barns, and equipment storage sheds.

Water

The ranch has approximately 1 mile of frontage along the Clear Fork of the Brazos River. Along with the river there is also several small ponds that are located throughout the property. Complementing all the natural water on the ranch is a COOP water line that runs through the property and services both houses. The water line could be tapped into if additional water was needed for livestock or wildlife.

Wildlife

The wildlife and hunting along the river is outstanding and there are a large number of whitetails, hogs, and turkeys that can be seen on a regular basis. Additional hunting equipment includes a wildlife processing barn equipped with walk in cooler. Purchased last year were 8 brand new enclosed deer blinds and new feeders. All stands and deer feeders are included with the sale. Throughout the property are areas that have been cleared of brush for food plots. The owner is in the beginning stages of installing a high fence around the perimeter.

Location

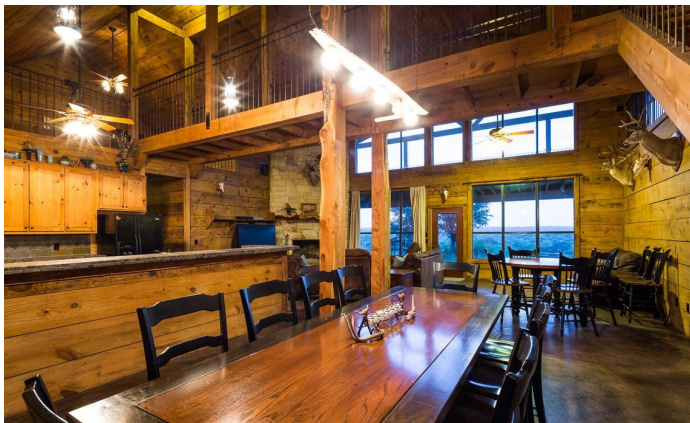
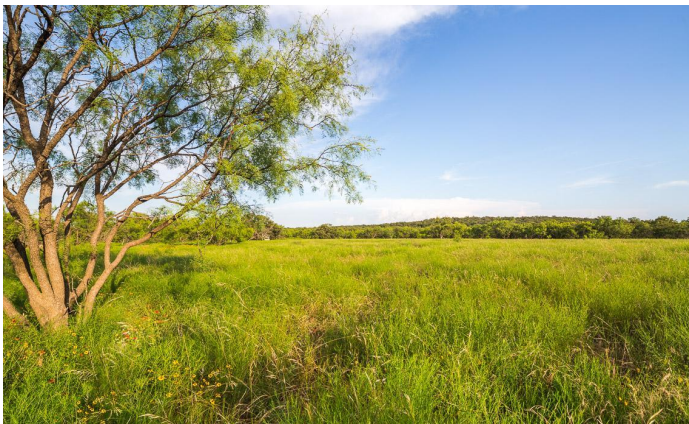
The ranch is located 4 miles west of Eliasville, TX on CR 1974 then 1 mile south on AD road.



Distance to the ranch from Fort Worth is 100 miles with an estimated travel time of 2 hours. The easiest way to the ranch is to travel west on I 20 from Fort Worth, merge on Hwy 180 through Weatherford and Mineral Wells, once past Mineral Wells merge north on Hwy 337 toward Graford, stay on Hwy 337 and merge onto Hwy 16 to Graham, turn south on Hwy 67, and west on FM 701 (turns into FM 1974) to Eliasville.



Crystal Falls
Eliasville, TX / Stephens County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 659-1554

Office

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Email

info@ttranchgroup.com

Address

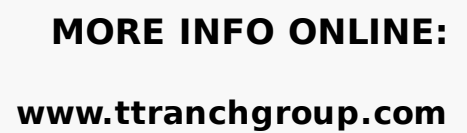
3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX, 75219

NOTES

This image shows a blank 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

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