

Naylor Comanche Ranch
3457 cr 153
Blanket, TX 76432

\$4,450,000
368± Acres
Comanche County



Naylor Comanche Ranch
Blanket, TX / Comanche County

SUMMARY

Address

3457 cr 153

City, State Zip

Blanket, TX 76432

County

Comanche County

Type

Farms, Hunting Land, Ranches, Recreational Land, Business Opportunity

Latitude / Longitude

31.897858 / -98.604551

Acreage

368

Price

\$4,450,000

Property Website

<https://ttranchgroup.com/property/naylor-comanche-ranch-comanche-texas/87698/>



PROPERTY DESCRIPTION

The Naylor Comanche Ranch is a complete sportsman's package. The ranch includes 368 acres of property, a large main lodge, a hunter's cabin, approximately 260 exotic animals, hunting blinds, feeders, UTVs, tractors, trailers, and a full suite of ranch equipment. The land features two well-stocked fishing ponds and several smaller ponds. Originally purchased, developed, and built to entertain the owner's clients, the ranch has never been used for that purpose and remains in exceptional condition.

The Property

Naylor Comanche Ranch spans 368 acres located on County Road 153, approximately twelve miles west of the charming town of Comanche, Texas. The property is nicely shaped—primarily rectangular—with scenic elevation changes and a good mix of open native pasture, brush cover, and mature trees. Roads throughout the ranch are well-maintained and include concrete low-water crossings. The entire perimeter of the property is completely high-fenced for effective game management and security.

Location

The ranch is located in central Texas, just outside of Comanche, providing a quiet and private setting while still offering convenient access to major cities. The property is approximately two hours southwest of the Dallas-Fort Worth Metroplex, making it easily reachable for weekend retreats or business use. It's about one hour from Stephenville, known for its vibrant college-town atmosphere and equestrian community, and just under 90 minutes from Abilene. Austin and San Antonio are both within a 2.5 to 3-hour drive. Whether you're looking for a peaceful getaway or a central hub for entertaining clients or guests, the location of Naylor Comanche Ranch strikes the perfect balance between seclusion and accessibility.

The Main Lodge

Sitting high on the land with an outstanding view of the ranch, the beautifully constructed main lodge totals 9,128 square feet (per building plans), with 4,023 square feet of air-conditioned living space. The lodge features five large bedrooms, each with its own full bathroom, plus two additional half bathrooms. The great room boasts high ceilings and huge windows that bring in abundant natural light. The kitchen is outfitted with custom cabinetry, stainless steel appliances, and a large pantry. The finish-out throughout the lodge is high quality, with granite countertops, hardwood floors, and well-appointed fixtures. The yard around the lodge is fenced to keep animals out of the beautifully maintained landscaping. The lodge was built to be energy efficient and includes a fully equipped game processing facility with a walk-in freezer. All of the very nice furniture in the lodge is included in the sale.

Hunter's Cabin

The hunter's cabin, or guest house, is 1,200 square feet and includes a bathroom, a full kitchen, and air conditioning. It is currently set up to sleep six guests comfortably and offers privacy and convenience for visiting hunters or guests.

Wildlife and Exotic Game

Naylor Comanche Ranch offers excellent hunting for native species including white-tailed deer, Rio Grande turkeys, doves, and varmints. In addition, the ranch includes a significant population of exotic species. According to the owner's estimates, the exotic inventory includes over 100 fallow deer in all four color phases; sika deer with four bucks, does, and fawns; sixteen blackbuck antelope consisting of six bucks and nineteen does plus fawns; over fifty aoudad sheep; eighteen scimitar-horned oryx including six bulls and twelve cows plus calves; twenty-eight elk with eighteen bulls and ten cows plus calves; and nine wildebeest with four bulls and five cows plus calves. Six hunting blinds and six feeders will convey with the property.

The Town of Comanche

Comanche, Texas is a welcoming small town with historic charm, modern conveniences, and a friendly, tight-knit community. As the county seat of Comanche County, the town offers a quaint downtown square with local shops, antique stores, and restaurants. You'll find everything you need for day-to-day living, including a grocery store, hardware stores, medical facilities, schools, and dining options.

The town is also known for its vibrant cultural events, including festivals, farmers markets, and live music performances at the historic Comanche Theater. For those who enjoy outdoor activities beyond the ranch, nearby Proctor Lake offers excellent boating and fishing opportunities. With its blend of rural tranquility and small-town amenities, Comanche is an ideal home base for anyone looking to enjoy the land while staying connected to community life.

Minerals

The owner believes they own all mineral rights to the property. All owned mineral rights will convey with the sale. Buyer to verify.

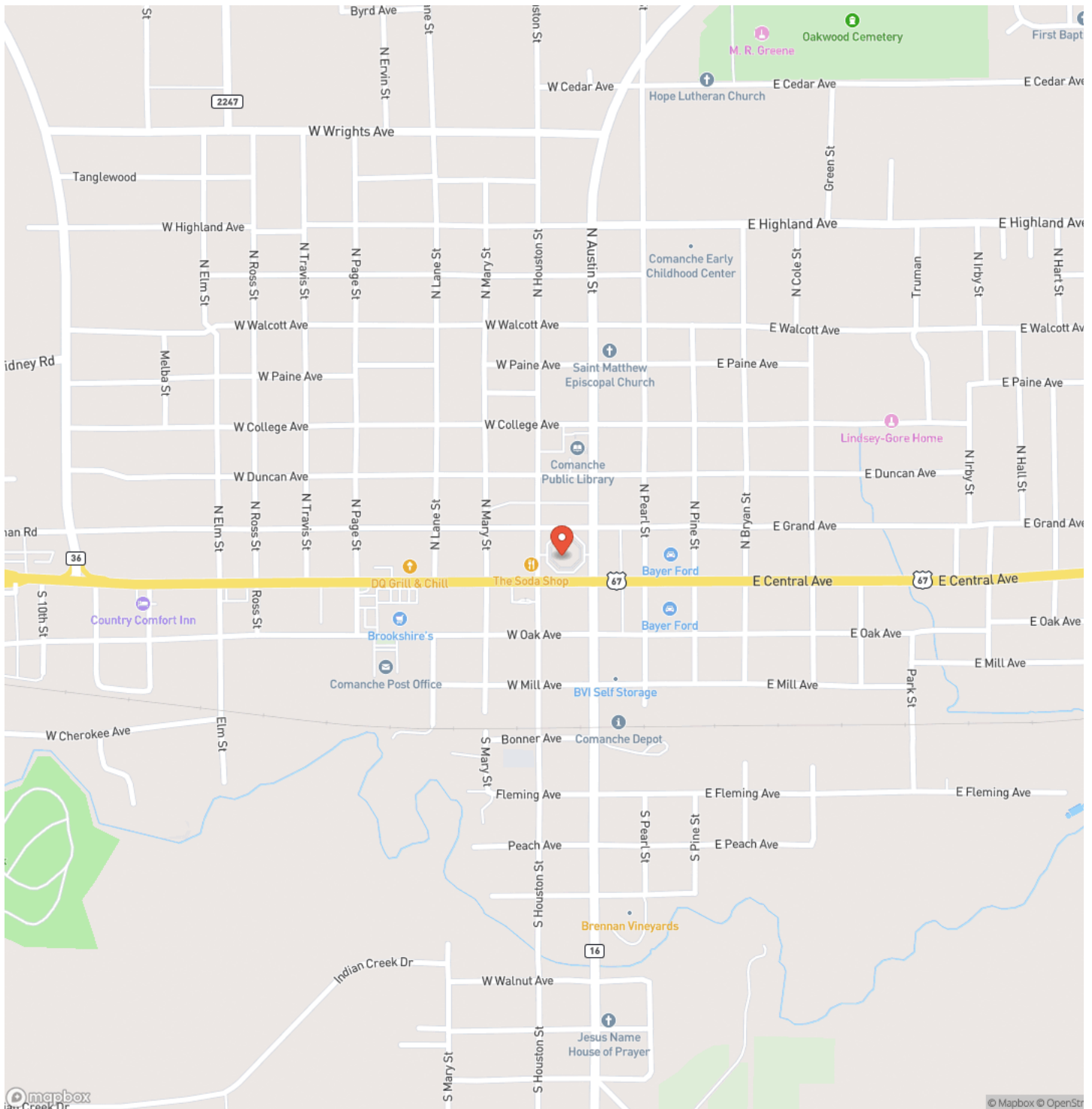
Equipment Included in Sale

Included with the sale is an extensive lineup of ranch equipment, including a Big Tex hay trailer, Case dozer, backhoe, Ford tractor, John Deere tractor, John Deere Gator (2-seat), dump truck, Paris flatbed trailer, and a John Deere riding mower.

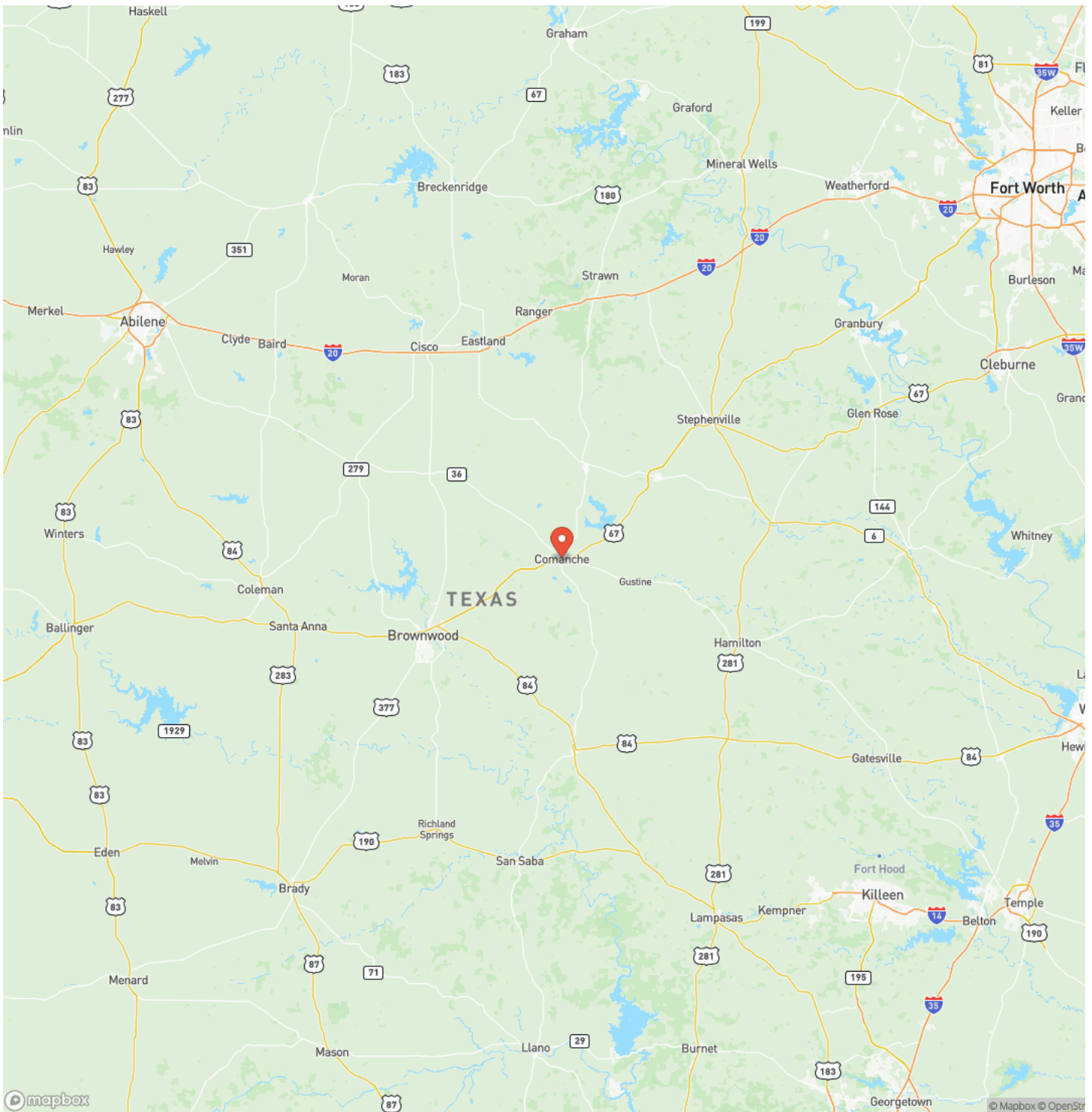
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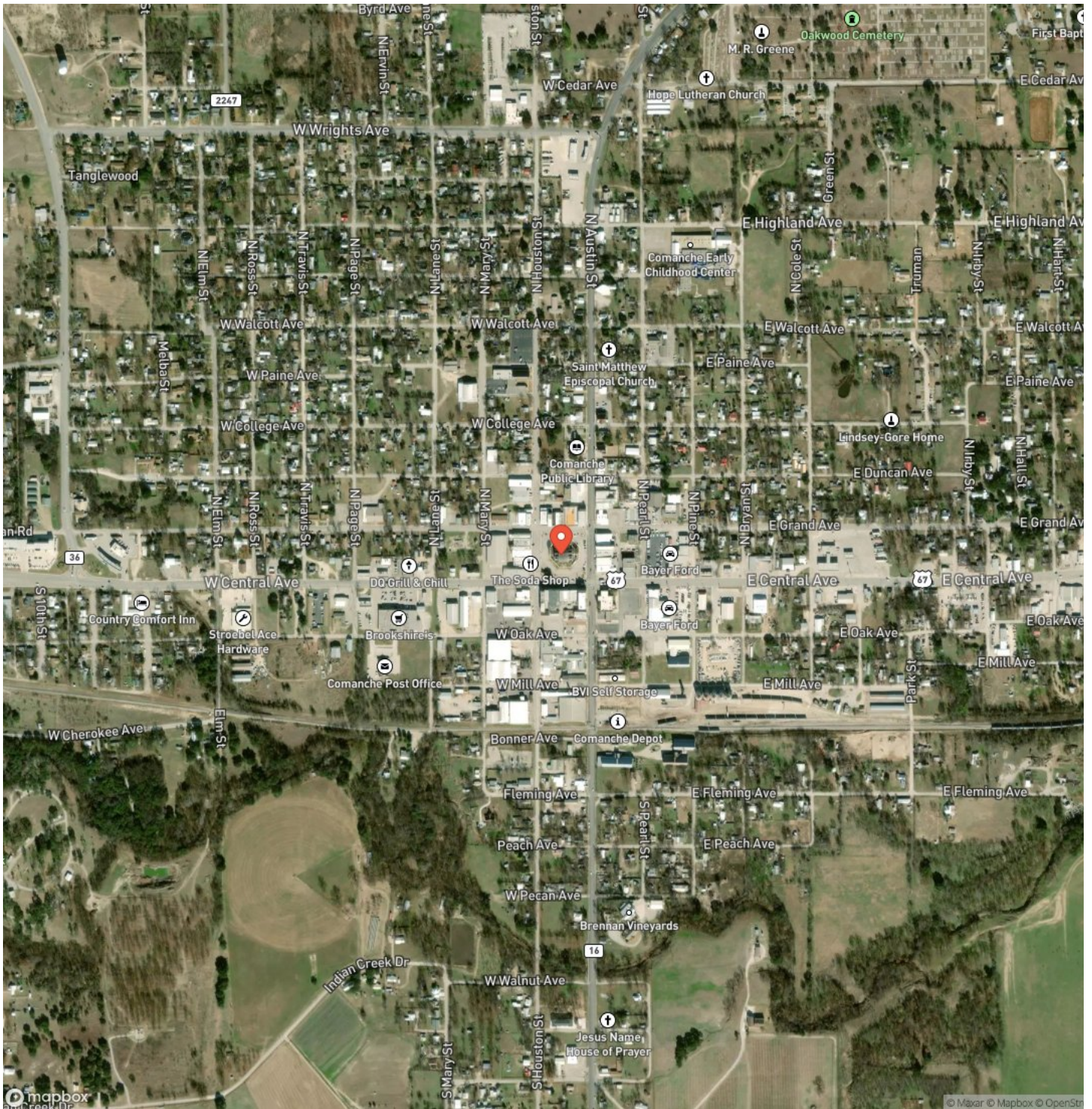
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES

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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

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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.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

