

# TITOPA FARM

**311 +/- Acres | Stephens County, TX**  
**Listed at \$2,450,000**

## Description:

Located just 5 miles north of Breckenridge, TX off Highway 67 on county road 179 is the perfect cattlemen's retreat or investment. The farm consists of 311.59 acres that has been designed to be a working cattle ranch while also keeping in mind the future potential for development or subdivision. The property has roughly 4,600+/- ft. of county road frontage and two water meters at each end of the property that would set the property up for subdivision if the buyer decided to divide the ranch.



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## Improvements:

The main improvements on the property are located on the western boarder of the property. They sit on top of a hill that overlooks the pastures. At the "headquarters" is a 3 bedroom, 3 bathroom, brick exterior manufactured home. The home's interior is recently repainted with new flooring installed throughout. This house would be a perfect managers house or weekend retreat. Also located at the headquarters are the main cattle facilities and equipment shed, covered cattle processing facilities including cattle scales (not currently certified), semi loading chute, horse barn with feed room and tack room, vet room, and an office. The cattle facilities have fenced lanes to all the pastures so one person is able to rotate the cattle between pastures and move them throughout the processing facilities.

Located on the eastern portion of the property is a newly constructed barn that has a storage room and covered pens. The build is ideal for cattle, but could make a good equestrian barn.

## Equipment:

The current owner is including with the sale of the property all owned equipment that is located on the property with an acceptable offer.





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## Water:

One of the main attributes to the property is that the owner has two water meters that service the property. One services the headquarters and the other services the new barn located on the eastern end of the property. Along with the water meters there are three stock tanks that are utilized for watering cattle.

## Pastures:

Several years ago, the owner worked with the NRSC to reseed the eastern half of the property with a native grass mixture to reestablish the pasture into good condition. The mixture that was used to reseed the pastures was a six-way native mix of Little Bluestem, Lovegrass, Switchgrass, Indiangrass, Sideoats Grama, and Big Bluestem.

## Cattle:

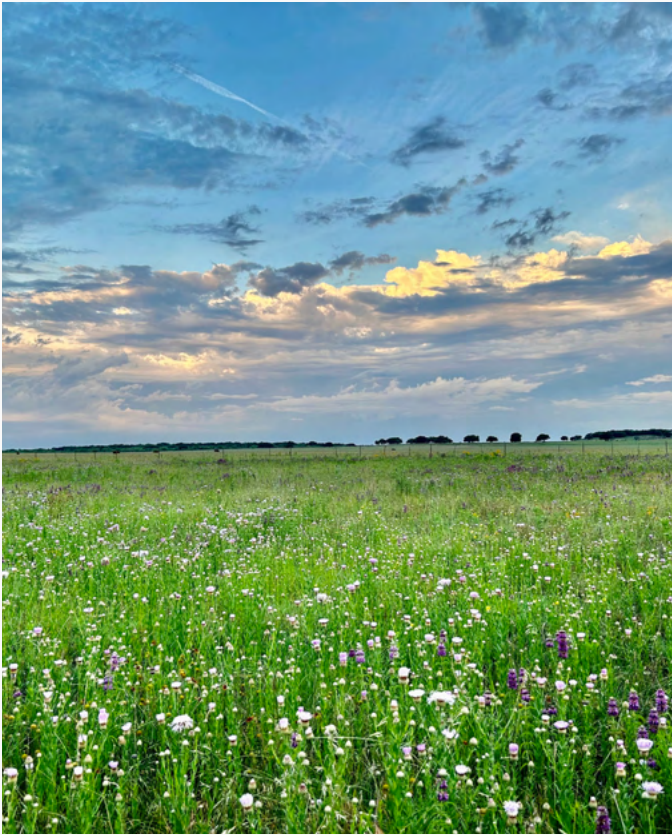
The current owner is including with the sale of the property all the cattle located on the ranch at the time of the sale with an acceptable offer. Currently there are about 40 Red Angus/Red Angus cross cows with calves and 2 bulls.



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TT RANCH  
GROUP



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