

11230 Light Road, Lipan, Texas 76462
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Lipan, TX 76462

\$1,475,000
68.670± Acres
Hood County



11230 Light Road, Lipan, Texas 76462
Lipan, TX / Hood County

SUMMARY

Address

11230 Light Road,

City, State Zip

Lipan, TX 76462

County

Hood County

Type

Residential Property, Single Family, Recreational Land, Ranches

Latitude / Longitude

32.535454 / -98.054574

Dwelling Square Feet

1461

Bedrooms / Bathrooms

3 / 2

Acreage

68.670

Price

\$1,475,000

Property Website

<https://www.mockranches.com/property/11230-light-road-lipan-texas-76462-hood-texas/92435/>



PROPERTY DESCRIPTION

Rolling beauty in Lipan, where history, nature, and country living come together. At its heart is a picturesque 2-acre lake once known by residents as City Lake, a gathering spot where families fished, picnicked, and made memories years ago. Today, it still carries that same peaceful charm, joined by the scenic Kickapoo Creek that borders the property along the south side. The landscape is as diverse as it is beautiful, with sandy bottom land, mossy rock outcroppings, elevated views, and an approx. 4.5-acre coastal field that's ideal for grazing or hay production. An additional pond provides another water source for livestock or wildlife, which is plentiful here—deer, turkey, fox, and even a resident wild peacock make this property their home. The land is cross-fenced and well-suited for both horses and cattle. Improvements include a gated entrance, a 30x40 workshop with 16' lean-to, and a rustic horse barn with 3 stalls and a set of pens attached, making livestock handling simple and convenient. Near the lake, a small bunkhouse offers extra space for guests or a cozy retreat for weekends by the water, complete with a fire pit for gathering under the stars. The main home is a two-story, 3-bedroom, 2-bath residence—ideal as a weekend getaway or full-time living. With multiple building sites scattered across the property, you have the option to expand, build your dream ranch estate, or simply enjoy the quiet charm of what's already here. From its historic lake and flowing creek to the horse facilities, bunkhouse, and rolling terrain, this is more than a property—it's a place to slow down, appreciate the land, and create memories for generations to come.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

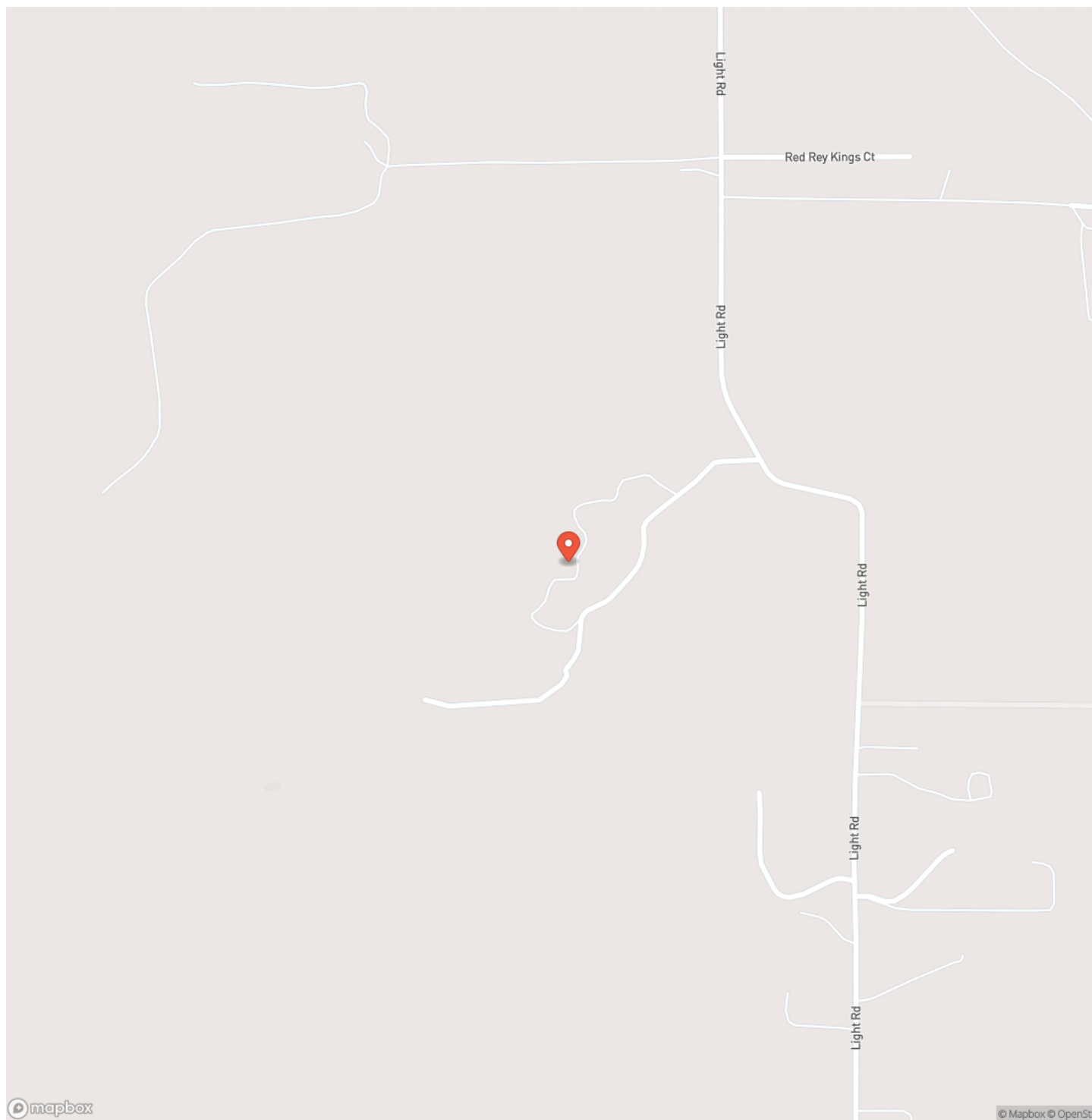
Buyer agents must make first contact and be present for all showings.

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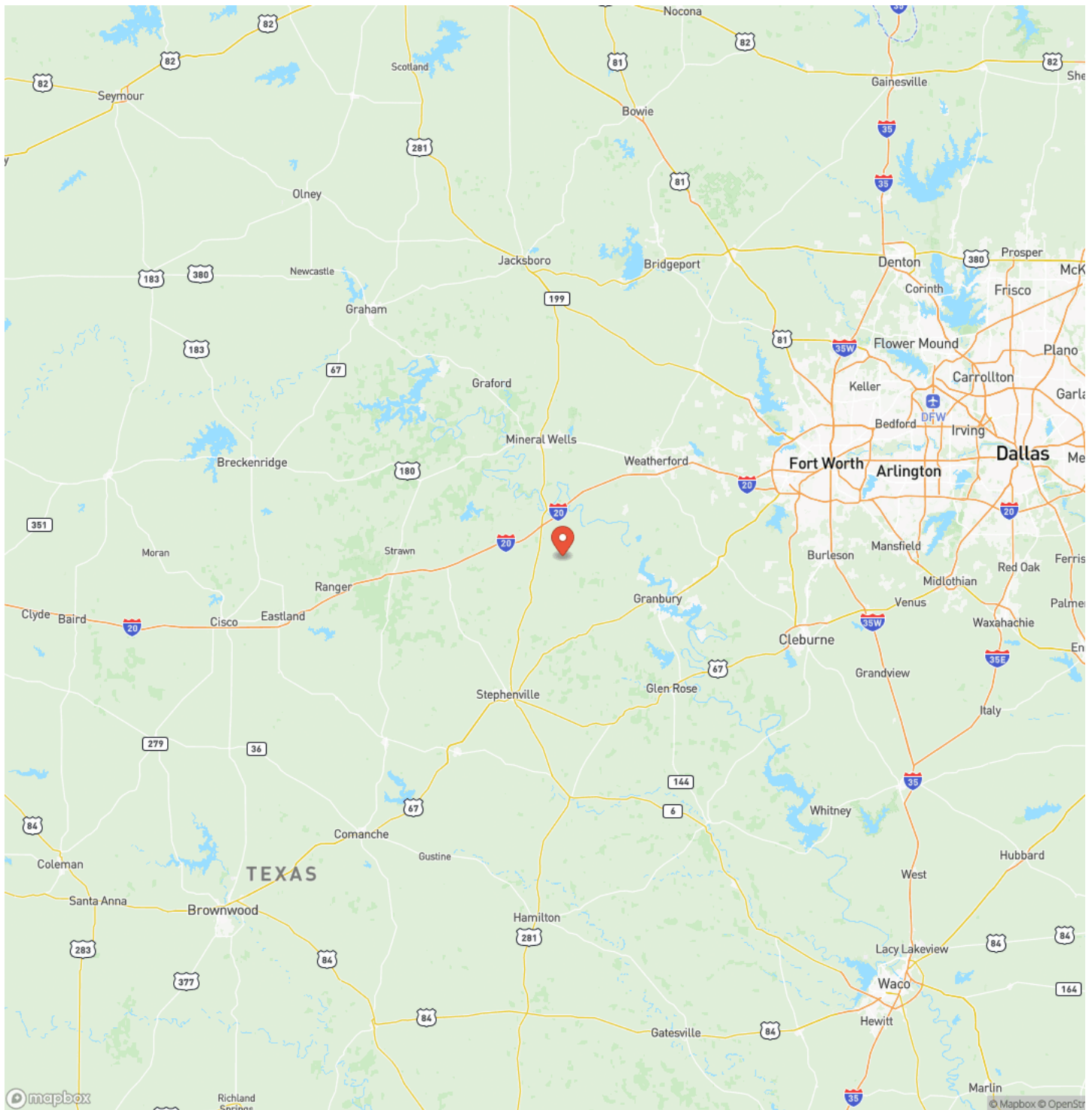
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Locator Map



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Locator Map

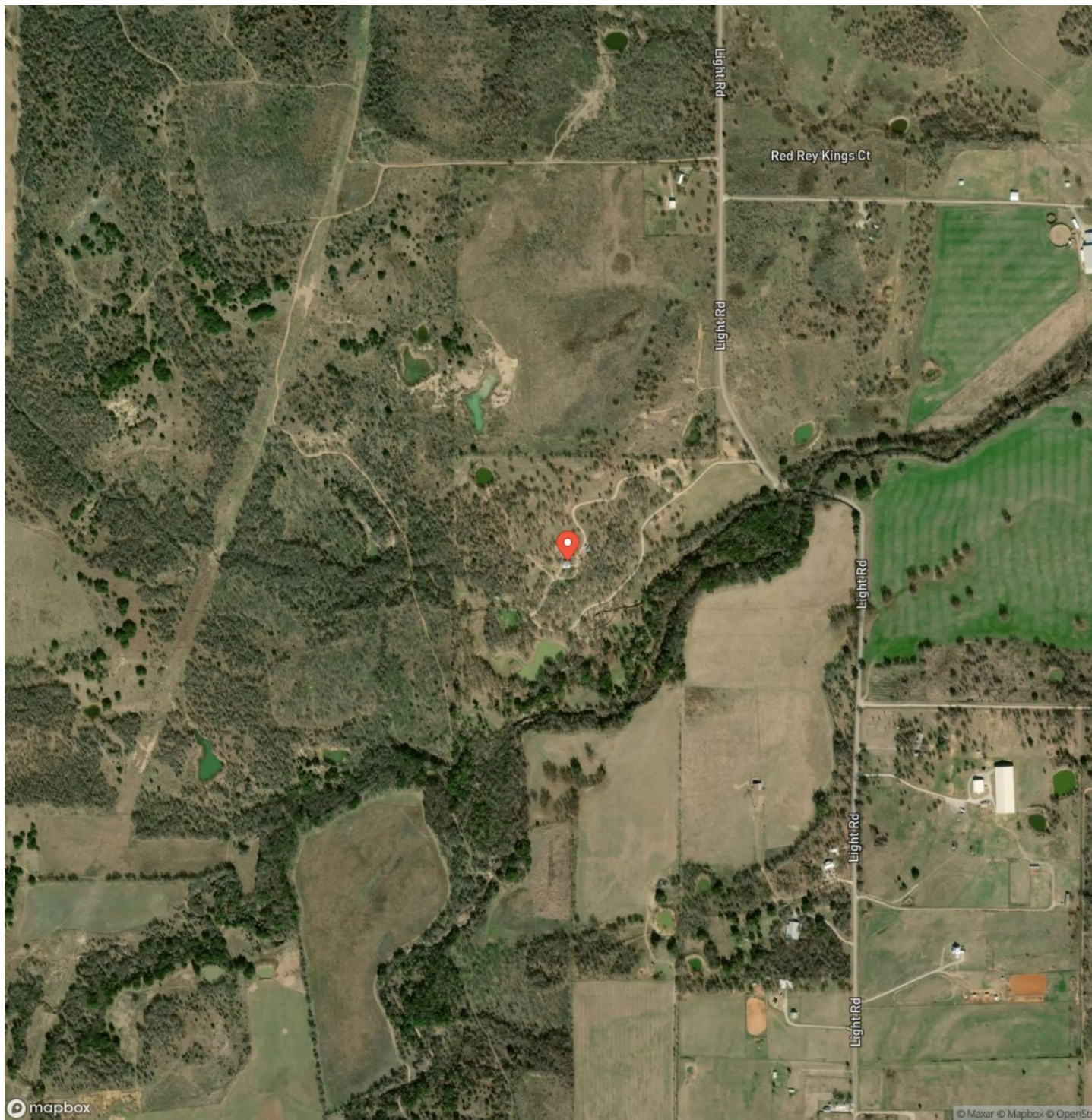


MORE INFO ONLINE:

Mockranches.com

11230 Light Road, Lipan, Texas 76462
Lipan, TX / Hood County

Satellite Map



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Lipan, TX / Hood County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lani Rust

Mobile

(817) 454-6676

Email

lanirust@mockranches.com

Address

439 S Graham St

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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