

Deerhorn Ranch
TBD FM 576
Breckenridge, TX 76424

\$756,558
152.840± Acres
Stephens County



Deerhorn Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD FM 576

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

32.672507 / -98.938152

Taxes (Annually)

161

Acreage

152.840

Price

\$756,558

Property Website

<https://cfreland.com/detail/deerhorn-ranch-stephens-texas/84009/>



PROPERTY DESCRIPTION

Deerhorn Ranch is a 152-acre property located just a short drive south of Breckenridge, Texas. This ranch is a sportsman's paradise, offering year-round activities such as hunting, fishing, farming, or simply relaxing. Its convenient location right off the paved FM 576 road ensures easy access, regardless of the weather or mode of transportation. An old home site, centrally positioned along the road, presents an excellent opportunity to build a hunting camp or a permanent residence. For those who prefer a more secluded setting, a prime location on a hill provides a western view of the ranch and is only a short drive from the eastern gate.

Deerhorn Ranch is adorned with dense bull mesquite trees and scattered live oaks, creating a vibrant habitat with native grasses and browse, perfect for wildlife. This property features two strategically designed food plots with blinds and feeders at each end, each with its own pond, which helps keep deer close during hunting hours. These food plots also cater to avid dove hunters, featuring custom-built utility poles that consist of three poles extending through the center of the fields, with a cable strung across for the birds to land on. Rich in sunflowers, water, and ample roosting areas, these fields are an ideal spot for dove when they are in season. Deerhorn Ranch includes four ponds distributed throughout the property. One hidden pond behind the old home site serves as a serene waterhole for wildlife. A second pond, situated lower on the hill, is the oldest and offers excellent bass fishing opportunities. The largest pond, constructed two years ago and located just behind the front food plot, is stocked with baitfish and ready to be stocked with bass. On the far southern boundary, the second largest pond is explicitly designed for duck hunting; it features a dam with varying depths, while shallower areas are intended to attract waterfowl. Additionally, the back southeast corner of the ranch has an old scald that has been transformed to hold water, with a pipeline connecting the back pond to this area to provide shallow water that attracts ducks. Whether you are a deer hunter, bird hunter, fisherman, or simply seeking a peaceful place to enjoy nature, Deerhorn Ranch has something for everyone.

AGENT COMMENTS: Deerhorn Ranch is an excellent environment for raising kids or a perfect place to escape the hustle and bustle of city life. This property is small enough to manage efficiently, yet it offers plenty of activities to keep you engaged. The thoughtful design that went into creating this sportsman's paradise is evident as you travel the two miles of trails throughout the ranch. Overall, this is a great turnkey property with wonderful neighbors and countless memories waiting to be made for the next owner.

-- IMPROVEMENTS --

- Roads ~ Two tract dirt roads throughout the property; 2.75 miles of trails
- Improvements ~ 25ftX40ft equipment shed; utility poles with cables planted in food plots for doves to roost
- Fences ~ 1 pasture; fencing is in good condition
- Gate ~ 3 gates; one on the south side, one in the middle, and one on the west side; all pipe gates
- Electricity ~ Co-Op electricity along the FM 576
- Water ~ Stephens County Water on the north side of the road; water meter to be installed

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds; scald areas are dammed up to catch water; one draw running east to west
- Pond Size ~ Biggest 2.6 ac; 1.5 ac; .25 ac; and .10 ac; when full
- Fish ~Bass, perch, minnows, and catfish

- Water Wells ~ No known water wells in the area
- Tree Cover ~ Bull Mesquite, Live Oak, Ash Juniper
- Underbrush ~ Heavy underbrush; Prickly Pear, Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 30ft of elevation; 1,280ft at the highest point and 1,250ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Not currently grazed; capacity 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; low hunting pressure
- Blinds & Feeders ~ 2 blinds and 2 feeders may convey with an acceptable offer
- Land ~ Heavy wooded with just enough elevation for views to the west
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Food Plot ~ 2 food plots; front plot +/- 6 acre; back plot +/- 5 ac; Sendero style food plot; currently has sunflowers

-- MINERALS & WIND --

- Mineral Rights ~ No owned Oil & Gas minerals
- O&G Production ~ No active production; 1 gas well; company: Petex; lease: Sigleton; API # 4293413
- O&G Pipeline ~ 1 - 3.5in Natural Gas Pipeline; Taurus Gas Services
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

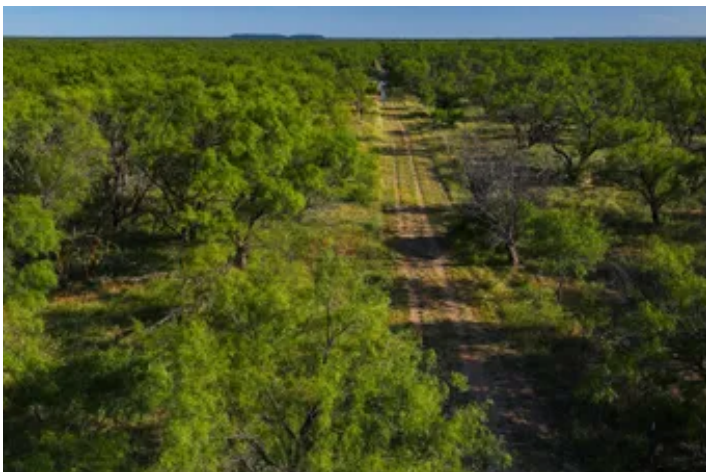
-- ACCESS & DISTANCES --

- Road Frontage ~ 1,123ft of FM 576 frontage
- Piped Entrance ~ 3 Pipe entrance
- Nearby Towns ~ 6 miles S of Breckenridge, 19 miles N of Cisco
- Major Cities ~ 95 miles W of Fort Worth, 49 miles E of Abilene, 188 miles E of Midland
- Airports ~ 5 miles SW of Stephens County Airport, 110 miles W of DFW

Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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