

Hubbard Lakeview Ranch
7895 US Highway 180
Breckenridge, TX 76424

\$1,850,000
339.920± Acres
Stephens County



Hubbard Lakeview Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

7895 US Highway 180

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.767106 / -99.037587

Taxes (Annually)

4172

Dwelling Square Feet

2356

Bedrooms / Bathrooms

5 / 2

Acreage

339.920

Price

\$1,850,000

Property Website

<https://cfrland.com/detail/hubbard-lakeview-ranch-stephens-texas/46439/>



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PROPERTY DESCRIPTION

~ Motivated Seller ~ Hubbard Lakeview Ranch is an exceptional property spanning over 339 acres in western Stephens County, Texas, offering great topography, hilltop views, and usable pasture land. This unique property is a haven for the passionate hunter and angler while providing close proximity to nearby town amenities. The property boasts four ponds for fishing, livestock, and wildlife while also providing a great stopping point for waterfowl. A deep draw runs through the heart of the land, serving as a natural game highway and offering the potential for a new and improved pond. Top-of-the-line deer blinds can be accessed through the planned road network that seamlessly traverses the rolling terrain of the ranch. This beautiful tract of land not only boasts every outdoor enthusiast's ideal amenities, but it is also conveniently located near the Peeler Point Boat Ramp, a well-known destination for crappie fishing and duck hunting in the creek. Additionally, the Paul Prater Landing Boat Ramp is literally seconds away, providing easy access to the lake for various activities, including fishing, skiing, or simply enjoying the serene surroundings.

As you enter the property through the custom front entrance gate, you will be welcomed by a stunning home with beautiful views of Hubbard Creek Lake. This spacious manufactured home features five bedrooms, two full baths, an open kitchen, and ample room for family and friends to gather. Tastefully decorated, the house is move-in ready and well-maintained, offering comfort and convenience. Multiple bays and a detached garage provide the necessary space to park vehicles, buggies, and boats, safeguarding them from the harsh elements of nature. The property's beauty, tranquility, and modern amenities make it an exceptional place to call home.

-- HOME --

- Home ~ 2,356 sqft manufactured home built in 2018
- Rooms ~ 5 bedrooms, 2 full baths
- Detached Garage ~ 20' X 30' with walk-through door and roll-up door; painted floor
- Heating, Venting, & Cooling ~ 2018 Revolv
- Parking ~ 8 bays to park vehicles, boats, etc.
- Water ~ Fort Griffin Special Utility District water meter
- Electricity ~ Comanche Co-Op

-- IMPROVEMENTS --

- Roads ~ Excellent road system
- Near By Boat Ramps ~ 1 mile east of Paul Prater Landing Boat Ramp; 2 miles west of Peeler Point Boat Ramp
- Fences ~ 1 pasture; cross-fenced with 5-strand barbed wire; house & 35 ac fenced to keep cattle out
- Gate ~ Custom gate at the entrance
- Pens ~ An old set of cattle pens that will work for a small operation

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds; size, 1.2 ac; .9 ac; .45 ac; .28 ac; and .09 ac (When Full)
- Water Wells ~ No water wells in this area
- Tree Cover ~ 100% heavily wooded, post oak, live oak, elm, mesquite, few cedar trees
- Underbrush ~ Moderat to heavy; Lotebush, Bumelia, Skunkbush, Ephedra, Cat Claw, Yucca, and Minimum Prickly Pear
- Native Grasses ~ Little Bluestem, Blue Grama, Sideoats Grama, Indiangrass
- Grazing ~ Not currently grazed, capacity 1 animal to 28 acres
- Food Plots ~ 2 food plots



-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, quail, hogs, varmint
- Hunting Pressure ~ Little to no hunting pressure; hunted by management-minded owner
- Blinds & Feeders ~ 3 deer blinds & 4 deer feeders
- Fishing ~ Largemouth Bass, perch, and catfish in the large pond
- Land ~ Wooded draws, diverse terrain with low & high points
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Pictures & Videos ~ Game footage & fishing pics coming soon

-- MINERALS & WIND --

- Mineral Rights ~ No owned minerals
- O&G Production ~ No production or lease
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No active wind farms in this area

-- ACCESS & DISTANCES --

- Road Frontage ~ FM 180 (paved)
- Piped Entrance ~ Custom electric gate
- Nearby Towns ~ 7 miles W of Breckenridge, 15 miles E of Albany
- Major Cities ~ 98 miles W of Fort Worth, 45 miles E of Abilene
- Airports ~ 9 mi SE of Breckenridge County Airport, 14 mi W of Albany Municipal Airport

AGENT COMMENTS: Hubbard Lakeview Ranch is the ultimate hunting property, meticulously designed to offer an unparalleled experience. Its prime location allows you to immerse yourself in the tranquility of nature or indulge in the luxurious lake life. With its unmatched features and exceptional amenities, this property is the ultimate year-round destination for thrill-seekers and relaxation enthusiasts alike! Due to tax purposes, the seller cannot close on this ranch until January 8, 2024. We apologize for any inconvenience.

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

Albany, TX 76430

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.

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