

The Lazy Oak
121 FM 3201
Breckenridge, TX 76424

\$723,616
16± Acres
Stephens County



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Breckenridge, TX / Stephens County

SUMMARY

Address

121 FM 3201

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Recreational Land, Residential Property, Single Family, Ranches

Latitude / Longitude

32.76688 / -99.025834

Taxes (Annually)

4278

Dwelling Square Feet

2705

Bedrooms / Bathrooms

4 / 2.5

Acreage

16

Price

\$723,616

Property Website

<https://cfrland.com/detail/the-lazy-oak-stephens-texas/88750/>



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PROPERTY DESCRIPTION

The Lazy Oak is a beautiful ranch-style home set on approximately 16 acres in western Stephens County, just 400 feet from the tranquil waters of Hubbard Creek Lake. This area offers the perfect combination of peace and beauty, making it an ideal location for full-time living, retirement, or a relaxing getaway. Within just three-quarters of a mile, you can launch a boat into Hubbard Creek Lake and enjoy nearly 15,000 acres of pristine water, perfect for skiing, fishing, kayaking, and more. If you prefer land-based activities, The Lazy Oak also features an exceptional wildlife habitat, with mature mesquite and oak trees surrounding two picturesque ponds, ideal for fishing and outdoor relaxation. Not only is Hubbard Creek Lake nearby, but this property also features two ponds, a seasonal wet weather draw, and both a West Central Texas Municipal Water District meter and a Stephens Regional Special Utility District water meter, providing an abundance of water.

This luxurious home is privately situated at the end of a circular driveway just off a paved road, offering both seclusion and easy access. Upon entry, you're greeted by an open-concept living room, anchored by a cozy wood-burning fireplace that creates a welcoming and comfortable atmosphere. The spacious kitchen is a true chef's delight, featuring elegant shaker-style cabinetry, sleek granite countertops, and a wrap-around breakfast bar. Perfect for entertaining, the kitchen includes an under-the-counter beverage fridge, custom wine and bottle storage, and a convenient half-bath for guests. Durable stained concrete flooring in these high-traffic areas offers both practicality and style. The main-level primary suite is a private retreat, featuring a spacious ensuite with a walk-in shower, his-and-her sinks, and a large soaking tub. Upstairs, you'll find three additional bedrooms: one with an attached bath and two that share a full bath in the hallway. One of these rooms is currently used as a movie/media room, adding flexibility to the space. This scenic, fully fenced backyard offers sweeping views of the property and the nearby pond, making it an ideal location for a future pool or outdoor entertainment area.

Nestled alongside the main residence is a metal building that, once a hub for entertainment, now presents limitless opportunities for additional storage, a workshop, or could even be converted into a guest space. This versatile structure is equipped with covered parking, electricity, and water. To the north, you'll discover a second building that serves as an office and provides generous storage space. Upon entering the gated main entrance, you'll encounter a spacious metal barn, perfect for boat storage or any purpose you envision! Please note that some updates to the fencing will be required along the boundary lines. The potential here is truly exciting! The seller is open to a conversation if a potential buyer wants just the home and five acres.

-- HOME --

- Built in 2013; 2,705 sqft
- Primary bedroom with a huge walk-in closet; spacious bathroom with a large tub and shower
- Two additional bedrooms upstairs with 2 full bathrooms
- Movie room upstairs
- Open concept, kitchen open to the great room
- Rocked fireplace; lots of natural sunlight
- Kitchen-island; wrap-around breakfast bar; shaker-style cabinets; granite countertops
- Central HVAC
- Carport for parking
- Electric meter by APG&E
- Stephens County SUD Water Meter
- Circle Drive; fenced yard

-- IMPROVEMENTS --



- Fencing ~ Barbed wire around the boundary; net wire around the back yard; some new fence will need to be built along the boundary
- Barn ~ 2,000 sqft; great storage for equipment
- Shop with carport ~ 1,296 sqft; shop is insulated and has water to it
- Office and storage ~ 384 sqft; office is insulated and offers a rustic finish; storage offers a roll-up door for easy access
- Roads ~ ATV/UTV dirt roads, gravel

-- WATER, COVER & TERRAIN --

- Surface Water ~ 2 ponds; stocked with bass and perch
- Pond Sizes ~ Measuring +/- .45 ac, .15 ac, (when full)
- Water Meter ~ Stephens County SUD Water Meter; WCTMWD raw water meter
- Elevation ~ 10 ft of elevation; flat
- Tree Cover ~ 100% wooded; Bull Mesquite; Live-Oak, Elm
- Underbrush ~ Heavy underbrush; Lotebush, Bumelia, Skunkbush, Cat Claw, Prickly Pear
- Native Grasses ~ Winter Rye, Indiangrass, Bluestem, Gramma
- Soil ~ Bluegrove loam, Bonti-Eray complex, Thurber clay loam

-- MINERALS & WIND --

- O&G Production ~ No active production
- Pipelines ~ No pipelines on the property
- Wind Rights ~ 100% wind rights convey; No wind farms in the area
- Mineral Rights ~ No owned mineral rights

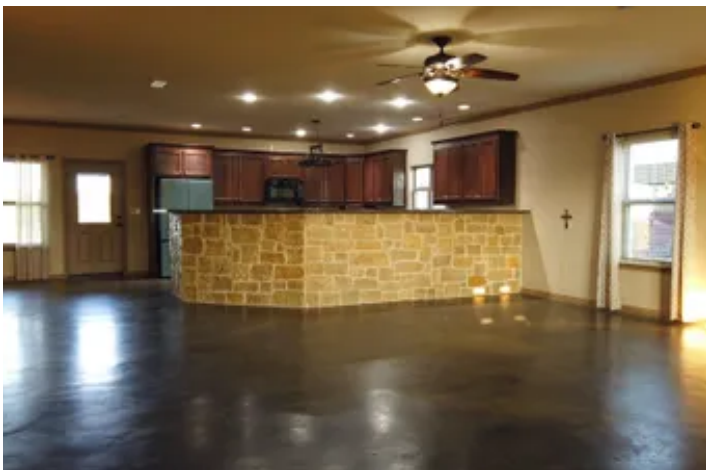
-- ACCESS & DISTANCES --

- Road Frontage ~ Gate on FM 3201 (810 ft of paved frontage)
- Nearby Towns ~ 7 mi W of Breckenridge; 15 mi E of Albany
- Major Cities ~ 46 mi NE of Abilene; 100 mi W of Fort Worth; 200 mi E of Midland
- Airport ~ 8 mi N of Stephens County Airport (Municipal), 115 mi W of DFW (International)

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

NOTES

This image shows a blank 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.

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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