

Buck Rub Ranch
South of CR 181
Caddo, TX 76429

\$754,098
317.515 +/- acres
Stephens County



Buck Rub Ranch
Caddo, TX / Stephens County

SUMMARY

Address

South of CR 181

City, State Zip

Caddo, TX 76429

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.76971827334587 / -98.67951336751038

Taxes (Annually)

308

Acreage

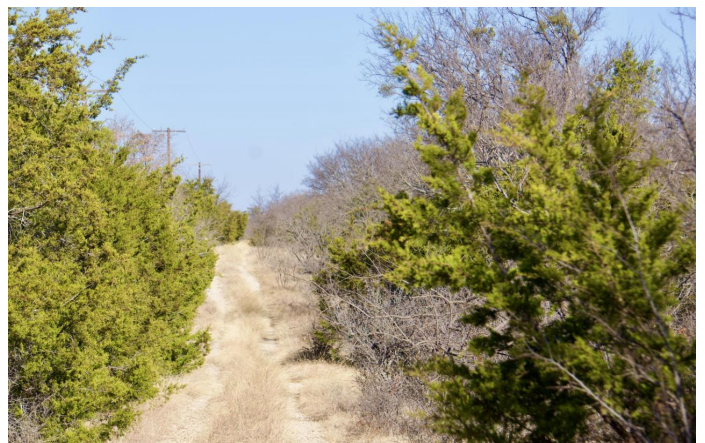
317.515

Price

\$754,098

Property Website

<https://cfrland.com/detail/buck-rub-ranch-stephens-texas/11575/>



PROPERTY DESCRIPTION

Buck Rub Ranch... The name speaks for itself. While riding through this ranch, one can't help but notice all the activity the rut brings to this particular area. This portion of Stephens County has decades of proven white-tail numbers with good size. The rolling terrain is a mix of dense cedar with large, live-oak clusters and lightly covered pasture land with ample native grass. This acreage has not been grazed or hunted in several years, and the thick, tall grasses and forbs are plentiful. The ideal cover and scattered ponds provide the needed resources animals seek-out to thrive. Buck Rub Ranch is only minutes away from Possum Kingdom Lake State Park making it a great opportunity to hunt wild game in the seasons and sneak out to the lake in the warm summer months.

- COVER -

- *Tree Cover*- Heavy to moderate; post oak, live oak, red oak, mesquite, juniper/cedar
- *Under Brush*- Skunkbush sumac, algerita, elbow bush, lotebush, prickly pear, turkey pear
- *Native Grasses*- Not Currently leased for grazing
- *Cultivation*- No cultivation

- WILDLIFE -

- Excellent White-Tail Deer & Rio Grande Turkey
- White-Winged & Mourning Dove, duck, quail, and wild pig
- Lots of potential for food plots
- Has not been hunted for several years

- WATER FEATURES -

- Three tanks/pond- Biggest located in the northwest corner
- Draws create substantial surface water potential
- Stephens County Rural water along CR 181
- Oncor electricity

- IMPROVEMENTS -

- Mostly Fenced- Good condition
- East boundary needs a fence- This is a portion of what once was a larger family ranch
- Access- Gate on the south side of CR 181
- Caliche and grass interior roads- ATV roads

- MINERALS -

- No minerals to convey with sale of property
- Two wellheads with small compressors
- The pipeline through the property is Breck Operating Corp.; Natural gas
- The second pipeline through the property is Midcoast Gathering L.P.; Natural gas

- ACCESS -

- CR 181; +/- 2,600Ft of road frontage
- Fence and gate for entrance- Excellent condition
- Gate is 4,300 ft from paved FM 717 and 2.5 miles from paved Park Rd 33

- DISTANCES -

- 32 miles west of Mineral Wells
- 50 miles West of Weatherford
- 65 miles northeast of Abilene
- 80 miles west of Fort Worth
- 205 miles northeast of Midland

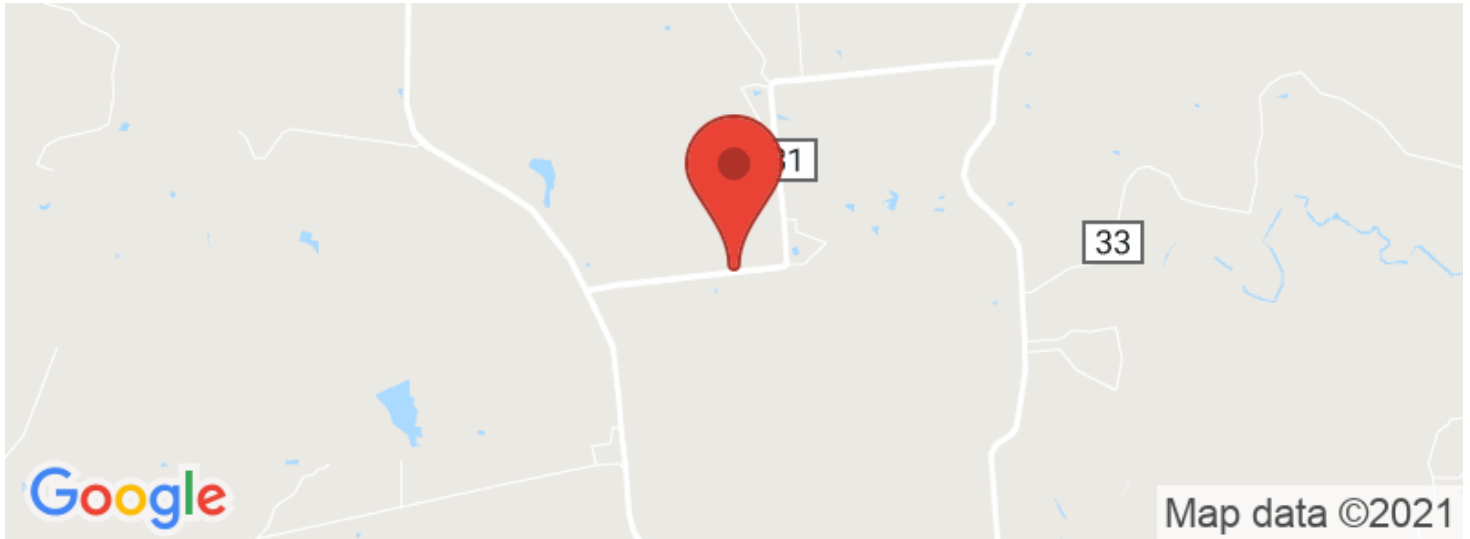
Listing Agent: Travis Patterson (254) 246-5266

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Buck Rub Ranch
Caddo, TX / Stephens County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfrland.com

Address

801 Elm Street

City / State / Zip

Graham, TX, 76450

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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