

Eureka Ranch
TBD FM 1853
Breckenridge, TX 76464

\$2,915,894
638.75± Acres
Stephens County



Eureka Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD FM 1853

City, State Zip

Breckenridge, TX 76464

County

Stephens County

Type

Hunting Land, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

32.565812 / -99.056979

Taxes (Annually)

\$656

Acreage

638.75

Price

\$2,915,894

Property Website

<https://cfrland.com/detail/eureka-ranch/stephens/texas/99246/>



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PROPERTY DESCRIPTION

Eureka Ranch is an expansive 638+ acres located in the scenic southwest corner of Stephens County, Texas. This property embodies all the delightful features Mother Nature offers in this region, making it an inviting retreat year-round. A short stroll from the front gate reveals a well-established hunting camp, complete with water and electricity, offering a view of a large pond to the south. This site presents an excellent opportunity to create your very own home away from home or a serene escape with minimal effort. Adjacent to this camping area, you will find a great set of pipe cattle pens, designed to facilitate smooth cattle management. Eureka Ranch also boasts over five miles of meandering roads and trails that gracefully traverse hills, creeks, and draws, beckoning you to explore its rugged, stunning landscape. Water flourishes throughout this property, with ponds loaded with fish, deep draws that ensure excellent water flow, and Jacks Branch Creek coursing north to south, serving as a vital corridor for wildlife. Jack's Branch Creek meanders along the base of the elevation, enhancing the thrill of your adventures. Eureka Ranch is a lush expanse of bull mesquite trees, while the hilltops and creek banks are adorned with mature post and live oaks, perfect for any hunting enthusiast. Excitingly, along the northern boundary, arrowheads had been discovered at the higher elevations, enriching the diverse array of activities the ranch proudly offers for everyone to enjoy. Eureka Ranch truly stands out as the perfect oasis for hunters, nature lovers, investors, or anyone seeking a serene sanctuary to retire and graze a few cattle.

AGENT COMMENTS: Eureka Ranch is the perfect-sized property for building a cabin and establishing a few hunting stations without feeling cramped. With its elevation and road layout, this ranch feels larger than it actually is. There is minimal oil field activity in the northeastern corner and a single meter run along the far southern boundary, both of which are out of sight and not a concern. This tract of land is being carved out of a larger ranch, so a new fence will be needed along the northern boundary. A survey has already been completed.

-- IMPROVEMENTS --

- Roads ~ 1.5 mi of dirt roads and ATV trails through the property
- Cattle pens ~ 135 ft by 135 ft; good condition
- Fences ~ Boundary line fence in good condition; cross fence; north boundary line does not exist (+/- 5,185 ft or 1 mi)
- Electricity ~ Comanche Co-Op meter at deer camp
- Water Meter ~ Fort Griffin water meter at deer camp
- Water well~ Little to no groundwater in the area

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds; biggest is +/- 3 ac (when full)
- Creek ~ 7,954 ft (+/- 1.5 mi) of Jacks Branch Creek; deep draws throughout the property
- Tree Cover ~ Bull Mesquite, Live Oak, Post Oak, Elm, Juniper,
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 70 ft of elevation; 1,400 ft at the highest point and 1,330 ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Currently being grazed; willing to stay

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Leased to hunters; have been here for over 20 + years; willing to stay
- Blinds & Feeders ~ No blinds or feeders convey with the property

- Land ~ Heavy wooded; deep draw and creek, steep elevation
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ No cultivation
- Soil ~11 different soils; Bluegrove loam, Thruber clay loam, Bonti-Exray complex, and Truce fine sandy loam make up the majority of the ranch

-- MINERALS & WIND --

- Mineral Rights ~ Owner will reserve 100% of the owned mineral rights
- O&G Production ~ 1 well in the NE corner; 1 meter on the S boundary line; 3 underground pipelines
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Windmill farm 5 mi to the south; only noticeable on the high points of the ranch

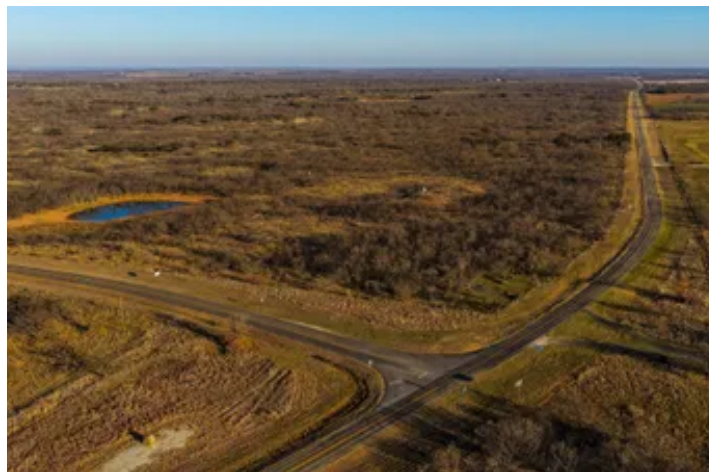
-- ACCESS & DISTANCES --

- Road Frontage ~ 1 mi of FM 1853 frontage; 1 mi of FM 2408 frontage
- Nearby Towns ~5.38 mi E of Moran, 12 mi NE of Cisco; 16 mi SE of Breckenridge
- Major Cities ~ 40 mi E of Abilene, 100 mi W of Fort Worth, 180 mi E of Midland
- Airports ~ 14 mi W of Stephens County Airport, 120 mi W of DFW

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



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Locator Map



Locator Map



Satellite Map



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