

**Triple F Ranch**  
TBD Cr 103  
Caddo, TX 76429

**\$398,970**  
90 +/- acres  
Stephens County





**Triple F Ranch**  
**Caddo, TX / Stephens County**

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**SUMMARY**

**Address**

TBD Cr 103

**City, State Zip**

Caddo, TX 76429

**County**

Stephens County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.685123 / -98.73205

**Acreage**

90

**Price**

\$398,970



## **PROPERTY DESCRIPTION**

Triple F Ranch is a beautiful property nestled

Agents Comments: Triple F Ranch is the perfect turnkey retreat for a "father/son hunting lease.

### **\*WATER FEATURES & TERRAIN\***

- - Ponds- 1 small wet weather pond
- - Owner has paid for the water meter; waiting on a new water line to be installed
- - 20+/- ft of sloping elevation
- - Mature live oak, Large post oak, and Mesquite cover

### **\*COVER & WILDLIFE\***

- - *Tree Cover*--Heavily wooded; Mesquite, Post Oak, Live Oak, Elm, cedar
- - *Underbrush*--Heavy; Lotebush, Bumelia, Skunkbush, Prickly Pear, Turkey Pear
- - *Native Grasses*--Thick; Not currently grazed
- - *Cultivation*--No cultivation; some small areas for food plots
- - *Wildlife*--Mourning & White-Wing Dove, White-Tail Deer, Rio-Grande Turkey, duck & hog

### **\*MINERALS & WIND\***

- - No production or oilfield traffic
- - No owned minerals
- - All owned wind rights convey

### **\*ACCESS & DISTANCES\***

- - Kincy and Furr Road; Gate on the east side of the property
- - 5.5 miles northeast of Megargel
- - 8 miles northwest of Olney
- - 14 miles southwest of Archer City
- - 34 miles southwest of Wichita Falls
- - 80 miles northwest of Weatherford

Listing Agent: Travis Patterson (254)246-5266

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## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Travis Patterson

**Mobile**

(254) 246-5266

**Email**

Travis@cfreland.com

**Address**

801 Elm Street

**City / State / Zip**

Graham, TX 76450

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**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.

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Campbell Farm & Ranch**  
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