Triple F Ranch TBD Cr 103 Caddo, TX 76429

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









**MORE INFO ONLINE:** 

# Triple F Ranch Caddo, TX / Stephens County

# **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



**MORE INFO ONLINE:** 

Listing Agent: Travis Patterson (254)246-5266

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# Triple F Ranch Caddo, TX / Stephens County







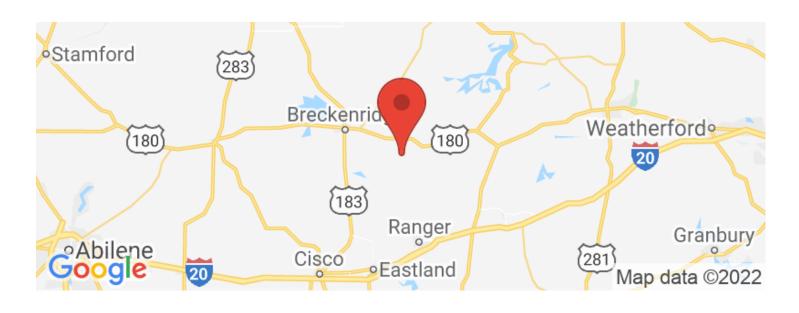






# **Locator Maps**







# **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

<b>NOTES</b>			



<u>NOTES</u>		



# **DISCLAIMERS**

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**MORE INFO ONLINE:** 

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