

Yellowfork Ranch
TBD CR 176
Breckenridge, TX 76424

\$1,850,000
586.630± Acres
Stephens County



Yellowfork Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD CR 176

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Undeveloped Land, Single Family, Business Opportunity

Latitude / Longitude

32.849002 / -98.873971

Taxes (Annually)

615

Dwelling Square Feet

1152

Bedrooms / Bathrooms

3 / 2

Acreage

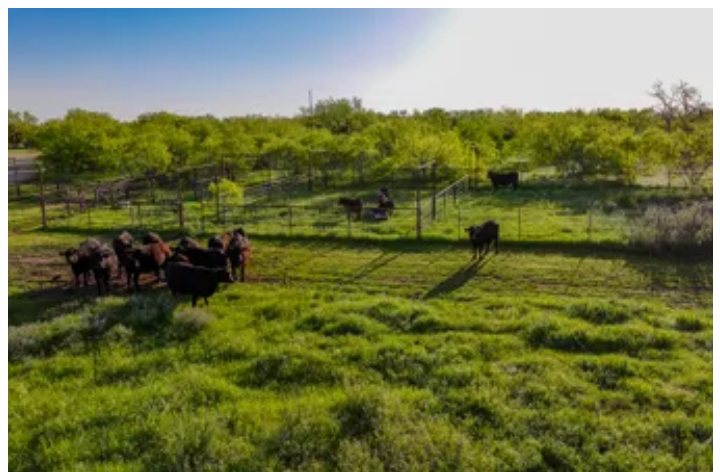
586.630

Price

\$1,850,000

Property Website

<https://cfrland.com/detail/yellowfork-ranch-stephens-texas/53686/>



PROPERTY DESCRIPTION

Yellowfork Ranch is a remarkable 586-acre turn-key ranch located just a few minutes from Breckenridge, TX, in beautiful Stephens County. With a perfect combination of food, water, cover, and rolling topography, this ranch is ideal for cattle and wildlife. The owner has taken great care in developing food plots equipped with several feeders that are easily accessible from the diverse trail system present on the property. A larger food plot was intentionally seeded with sunflowers and is now regularly rotated with wheat, creating an outstanding hunting ground for dove. Yellowfork Ranch is primarily covered in native warm-season grasses and lightly grazed forbs, ensuring optimal conditions for both livestock and hunting game. This ranch has successfully implemented measures to ensure a year-round presence of deer by providing adequate feeding and bedding locations. Despite the recent drought conditions in some areas of the county, most of the ponds on this ranch have retained enough water to support the cattle while also attracting waterfowl. Three of the eight ponds are home to a diverse and thriving population of various fish species, including largemouth bass, catfish, and sun perch, providing endless fun and entertainment throughout the year. Spring turkey hunting has been consistently successful in recent years thanks to the property's proximity to major creeks.

At the end of a gravel road, you'll find a modern mobile home with a cozy setting. This fully furnished home is an ideal turn-key property for anyone looking for a comfortable option with electricity, a new septic system, and a water delivery service in place. The home consists of three bedrooms, two spacious bathrooms, an open-concept living room, and a modern kitchen area. It is perched high enough to view the west pond and neighboring hillsides. You can view a feeder from the living room, which attracts many wildlife species. This 50-acre area is fenced to protect the home, RV/camper sites, and equipment from cattle.

Yellowfork Ranch boasts excellent cattle management by the property owner. With over five miles of well-maintained barbed wire fencing surrounding the entire boundary, the property is secure and free from any risk of cattle escape. There are four fenced pastures, three of which are for rotating cattle, and the fourth is fenced off to ensure the safety of the living quarters.

AGENT COMMENTS: Yellowfork Ranch is a true haven for outdoor enthusiasts with strategically placed food plots, well-maintained trails, and dense woods that provide mature whitetails the security they need. Encircled by other well-managed cattle ranches, it is conveniently located and accessible in all weather conditions thanks to the oil company that maintains its roads. Leasing your property to a trusted oil company has numerous benefits, and the owner of Yellowfork Ranch is confident that they own 30% of the royalties, which they will convey with an attractive offer. It's worth noting that in the past, the pumper would make his rounds during mid-day, so rest assured that his presence wouldn't disrupt your hunting activities. Yellowfork Ranch is a turn-key ranch with no cleanup or TLC needed, making it the perfect choice for anyone looking for a hassle-free hunting experience.

-- HOME --

- Home Specs ~ 2020 Clayton Mobile Home; 1,152 sqft; 3 bed/2 bath
- Kitchen ~ Modern with sink on the island
- Living Area ~ Open concept kitchen & living room
- Front Porch ~ Views to the west overlooking a pond
- Furniture ~ All furniture will convey with the sale
- Heating, Venting, & Cooling ~ 2020 SmartComfort AC Unit
- Parking ~ Rock parking area big enough for campers
- Water ~ 2,500 Gallon storage tank; water hauled in at \$150 for 1,000 gallons
- Electricity ~ TXU
- Septic ~ Installed in 2022



-- RANCHING IMPROVEMENTS --

- Interior Roads ~ Excellent road system; oil field roads maintained by Delta Oil & Gas; feed roads throughout
- Boundary Fences ~ 5 Strands barbed wire; excellent condition; over 5 miles of boundary fence
- Interior Fences ~ Good to fair condition; 4 pasture; cross-fenced w/ 5-strand barbed wire; house & 50 ac fenced to keep cattle out
- Entrance Gates ~ 2 Heavy-duty gates; one on the north boundary & one on the south boundary
- Cattle Pens ~ A functional set of cattle pens near the house
- Deer Blinds & Feeder ~ 3 Deer blinds & 5 deer feeders

-- WATER, COVER & TERRAIN --

- Surface Water ~ 8 Ponds at 2.4 ac, 2.2 ac, .80 ac, .75 ac, .35 ac, .18 ac, .12 ac, & .09 ac (when full)
- Creek ~ Roughly 3,375 ft of Yellow Branch Creek
- Elevation ~ 60' Rolling
- Tree Cover ~ 100% Heavily wooded; live oak, elm, mesquite
- Underbrush ~ Moderate to heavy; lotebush, bumelia, skunkbush, ephedra, cat claw, yucca, & prickly pear
- Native Grasses ~ Little bluestem, grammas, ryegrass; ideal seeds for wildlife
- Grazing ~ Currently grazed, capacity is 1 animal per 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, duck, turkey, dove, quail, hogs, varmint
- Food Plots ~ 3 Food Plots; 7ac, 1.5ac, & 1.3 ac; largest plot is rotated with sunflowers
- Hunting Pressure ~ Little to no hunting pressure; hunted by management-minded owner
- Blinds & Feeders ~ 4 Deer blinds & 4 deer feeders
- Fishing ~ Largemouth bass, perch, and catfish
- Habitat ~ Wooded draws, diverse terrain with low & high points
- Pictures & Videos ~ game footage & fishing pics coming soon

-- MINERALS & WIND --

- Mineral Rights ~ The owner believes in owning 30% of minerals & is willing to convey a portion with an acceptable offer
- O&G Production ~ 6 Wells with Delta Oil & Gas LTD. O&G map available upon request
- Pipeline ~ 4.5" Natural gas line; Targa Midstream Services LLC; several poly-pipe lines
- Wind Rights ~ 100% Wind rights convey
- Wind Production ~ No active wind farms in this area

-- ACCESS & DISTANCES --



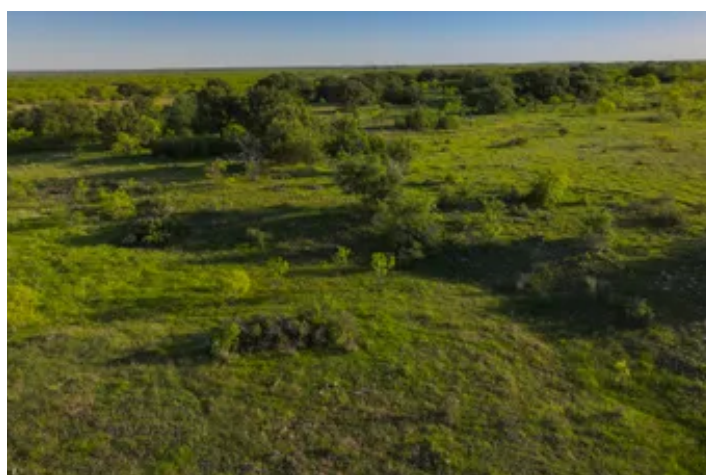
- Road Frontage ~ 1.6 miles of CR 176 road frontage
- Nearby Towns ~ 6 miles N of Breckenridge, 25 miles SW of Graham
- Major Cities ~ 90 miles W of Fort Worth, 57 miles E of Abilene
- Airports ~ property is 8 miles N of Breckenridge County Airport, 105 mi W of DFW

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

Albany, TX 76430

NOTES

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