

Brower Ranch
TBD FM 576
Breckenridge, TX 76424

\$1,220,736
254.320± Acres
Stephens County



Brower Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD FM 576

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

32.662914 / -98.807154

Acreage

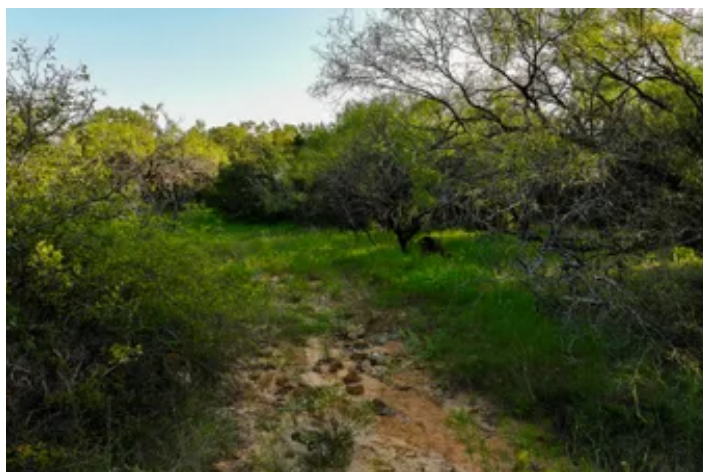
254.320

Price

\$1,220,736

Property Website

<https://cfrland.com/detail/brower-ranch-stephens-texas/61784/>



PROPERTY DESCRIPTION

Brower Ranch is a 254-acre recreational paradise nestled in the heart of Stephens County. It offers a remarkable blend of nature's natural beauty and excellent topography. At the entrance gate, this stunning topography elevates Brower Ranch's charm, showcasing 100 feet of elevation change and a picturesque park-like setting once used as a deer camp. This spot offers breathtaking views to the west, stretching for miles and showcasing the captivating landscape. This area has the potential to become an incredible location for building a future home or a delightful campsite.

While exploring the ranch, you'll discover over three miles of picturesque trails meandering through dense hardwoods, showcasing the changes in elevation and stunning rock formations. This creates a unique experience for all visitors. In the past, the family operated a small herd of cattle, but the primary enjoyment of the ranch was hunting. Over the years, the owners have been very selective in their harvest, showing a management-oriented approach. There are two main earth ponds on the property, with three older ponds that can be cleaned and restored. An opportunity exists to create another body of water off of the deep draw on the northern end of the ranch, which would enhance the natural environment. Several areas display the remnants of old food plots that can be revitalized with little effort. With access to water and electricity along FM 576, including a pending water meter application, the property offers endless possibilities for homesteading, camping, and hunting enthusiasts alike.

AGENT COMMENTS: Brower Ranch is only a short drive from the thriving town of [Breckenridge, Texas](#), which offers shopping, dining, and much more. This property is located near a public boat ramp at [Lake Daniels](#), providing excellent crappie and bass fishing opportunities. Nearby, you can also find [Mitchell Custom Guns & Bulletworks](#), a shop that offers all your gun needs and includes a shooting range. A well-maintained oil field road runs through the ranch, providing access in all weather conditions. This road leads to a set of tank batteries on the eastern boundary line and extends into the adjacent property. The sellers are willing to convey all mineral rights owned with an acceptable offer. Please note that the game pictures are from previous years, but we will display the current wildlife pictures soon.

-- IMPROVEMENTS --

- Roads ~ Main road maintained by oil company; side-by-side trails throughout the ranch
- Fences ~ 1 pasture; boundary lines are fully fenced; no cross-fencing
- Gate ~ Pipe gate at the entrance
- Food plots ~ 2 old food plots that can be brought back to life
- Water Meter ~ Seller has applied for a Stephens County Co-Op water meter
- Electricity ~ Oncor Electric line along FM 576

-- WATER, COVER & TERRAIN --

- Surface Water ~ 2 main ponds at .60 ac and .20 ac (when full) 4 other ponds that need TLC
- Water Wells ~ No known water wells in this area
- Tree Cover ~ Live Oak, Bull Mesquite, Elm, Post Oak, Cedar
- Underbrush ~ Thick underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 100 feet sharp elevation
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Not currently grazing, capacity 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Minimum hunting pressure; the current owner is a very selective hunter
- Blinds & Feeders ~ 1 blind; 1 feeder
- Fishing ~ Bass; Catfish
- Land ~ 1 draw; thick woods; awesome bedding areas to keep wildlife comfortable on the property
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife

-- MINERALS & WIND --

- Mineral Rights ~ Owned minerals will convey with an acceptable offer; the percentage owned is unknown
- O&G Production ~ 1 set of tank batteries; 1 injection well with Petex API # 42933431
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 940 feet of FM 576
- Piped Entrance ~ 20 foot pipe entrance; double gate
- Nearby Towns ~ 8 miles SE of Breckenridge, 18 miles N of Eastland
- Major Cities ~ 86 miles W of Fort Worth, 55 miles E of Abilene, 196 miles E of Midland
- Airports ~ 6 miles SE of Stephens County Airport, 103 miles W of DFW
- Legal Description ~ 254.32 acres out of BLK: 6 TRACT: NW/4 ABST: 1121 SURVEY: T&P SEC 10 & BLK: 5 TRACT: SE PT ABST: 2625 SURVEY: T&P SEC 58

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

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



Brower Ranch
Breckenridge, TX / Stephens County



Brower Ranch
Breckenridge, TX / Stephens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

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.

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
CFRLand.com

