

Trophy Trails Ranch
TBD County Road 120
Breckenridge, TX 76424

\$1,282,600
350 +/- acres
Stephens County



Trophy Trails Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD County Road 120

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.549446031627184 / -98.75902714084093

Dwelling Square Feet

1000

Bedrooms / Bathrooms

2 / 1

Acreage

350

Price

\$1,282,600



PROPERTY DESCRIPTION

??? Ranch

Broker's Comments --

***** Cabin *****

- -1,000 Sq Ft; 2 Bedroom / 1 Bath; Built-in 2008
- -Water supplied by a rain catch off the roof of the cabin
- - Solid Construction
- - Covered porch

***** RANCHING IMPROVEMENTS *****

- - 3 RV Hookups
- -Completely fenced-Good to fair; 5-strand barbed wire
- -Accessible land; Good to fair roads throughout
- - Interior ATV roads
- - 2 Electricity Meter

***** WATER FEATURES *****

- - 975 ft of East Fork Gunsoulus Creek
- - 3 ponds; Stocked with perch and bass six months ago
- - Potential for more ponds

***** TERRAIN *****

- - Rough and rugged recreational/hunting land
- - 80+/- ft of dramatic to heavily rolling elevation
- - 2 deep draws through the acreage
- - East Fork Gunsolus Creek on the Northeast boundary

***** COVER *****

- - *Tree Cover*--100% Wooded; Heavy to moderate; Post oak, live oak, mesquite, elm, cedar & hackberry
- - *Underbrush*--Heavy; lotebush, elbow bush, gum bumelia, winged elm, blue steam, some prickly pear
- - *Native Grasses*--Not Overgrazed; Not leased for grazing
- - *Cultivation*--3 Food Plots

*** WILDLIFE ***

- - Outstanding White-tail deer & Rio Grand Turkey
- - Duck, dove & quail
- - Hog, bobcats, & varmints
- - Current AG Exemption on Tax Roll

*** MINERALS ***

- - 1 gas well (Petex); 1 Disposal Well (Rhone Parks INC.)
- - No oilfield trash from past production
- - No owned minerals; surface estate only

*** WIND ***

- - No Visible Wind Turbines
- - No Known Wind Lease in Immediate Area
- - All Owned Wind Rights Convey

*** ACCESS ***

- - Gate on CR 120
- - 2 miles from FM 1852

*** DISTANCES ***

- 9 miles NE of Ranger (Grass Airport)
- 17 miles NE of Eastland (Paved Airport)
- 20 miles SE of Breckenridge (Paved Airport)
- 65 miles W of Weatherford
- 93 miles W of Fort Worth
- 229 miles E of Midland

Listing Broker: 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@cfrland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

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.

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