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 ***



MORE INFO ONLINE:

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- 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



MORE INFO ONLINE:

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MORE INFO ONLINE:

Trophy Trails Ranch Breckenridge, TX / Stephens County







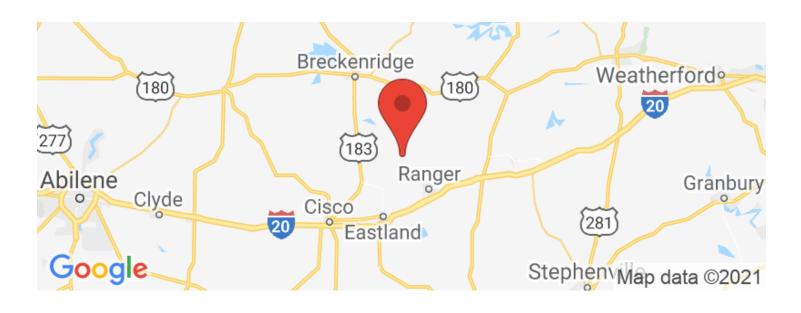






Locator Maps







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

NOTES			



<u>NOTES</u>		



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Page 11

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