

**Rafter DV Ranch**  
13574 Cr. 152  
Breckenridge, TX 76470

**\$2,550,000**  
372.920± Acres  
Stephens County



**Rafter DV Ranch**  
**Breckenridge, TX / Stephens County**

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**SUMMARY**

**Address**

13574 Cr. 152

**City, State Zip**

Breckenridge, TX 76470

**County**

Stephens County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.564696 / -98.840164

**Taxes (Annually)**

1073

**Dwelling Square Feet**

1152

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

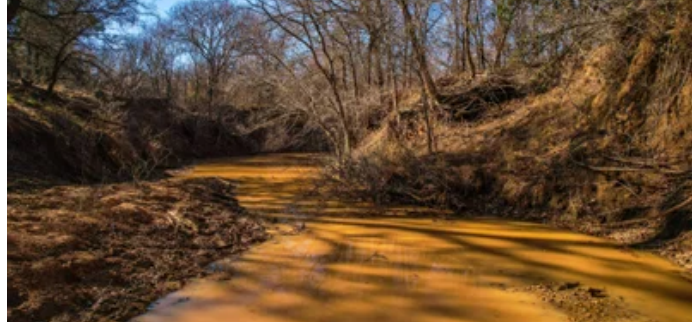
372.920

**Price**

\$2,550,000

**Property Website**

<https://cfrland.com/detail/rafter-dv-ranch-stephens-texas/35082/>





## **PROPERTY DESCRIPTION**

Rafter DV Ranch is a remote, high-fenced ranch tucked away in some of the most picturesque lands in Stephens County. With breathtaking views, loads of wildlife, and comfortable accommodations, this property has something to offer year around. Middle Fork Gunsolus Creek boasts over a mile of high-bank frontage, presenting minimal flooding in rainy months. Large hardwoods cover the creek's bottoms, providing a remote path for wildlife to travel. This waterway also provides prime habitat for turkeys to roost, offering some of the best spring turkey hunting in the area. Two fishing ponds provide off-season entertainment for all ages. The southern pasture has a third pond with water for wildlife and cattle. During the colder months, these ponds and the creek will hold several species of ducks. Several food plots are thoughtfully placed throughout the ranch to provide space for dominant bucks during the rut. Each elevated blind overlooks a food plot with an all-season feeder and easy access without disturbing wildlife. East of the creek is a highly productive Bermuda Grass field prepped yearly and lightly grazed after a cut. This secluded ranch is down a half-mile easement with no traffic noise and dark, peaceful nights full of stars.

Improvements include a two-bedroom owner's cabin featuring modern amenities and a rustic charm. Behind the owner's cabin are a multipurpose workshop/reloading shed, a laundry building with storage, and a custom chicken coop. Two additional guests can comfortably stay in the nearby detached bunkhouse containing a kitchenette and full bath. All the dwellings are built on a high elevation point, offering dramatic views to the east. A short distance away is a barn with stalls, an arena, and cattle working facilities.

*Agent's Comments* -- Taking special pride in the construction of this ranch, the owner strategically planned every improvement and every mature whitetail harvested. By doing so, over the years, the owner has enjoyed watching 200+ inch deer graze without the worry of losing these trophies to neighboring properties. Rafter DV Ranch is a diversified income-producing property offering deer hunting, top-notch turkey hunting, pig hunting, coastal hay, and cattle ranching. A hired foreman helps guide and sell hunts while also managing the deer herd and cattle operation. He is willing to support the new owner upon agreement.

### **-- HEADQUARTERS & BUNKHOUSE --**

- Cabin-- 1,152 sq ft, pier & beam foundation, metal roof, wood-framed, Cedar inside and out, covered porch with views to the east, potbelly stove
- 2 Bedrooms / 2 full baths; Master bed has a large walk-in closet and spacious en-suite bathroom
- Open concept, full kitchen open to living room, central heat and air
- The cabin can also be run off of propane and a generator for emergencies
- Bunkhouse--400 sq ft, pier & beam foundation, wood-framed, Cedar inside and out, covered porch, heated by propane
- Both cabin and bunkhouse are watered by a water well and powered by Comanche Co-Op Electricity

### **-- RANCHING & HUNTING IMPROVEMENTS --**

- 4 Pastures; cross fenced with 5-strand barbed wire for rotating cattle
- Arena; 100' x 250' with return alley and roping chute
- Working pens with squeeze shoot and calf lay-down table
- 4 Deer blinds, 4 deer feeders and 3 protein feeders
- ATV/UTV dirt roads
- Owner has grubbed small, thick mesquite while leaving mature bull mesquite

### **-- WATER & TERRAIN --**

- 3 Ponds--2 larger ponds have fish; bass, catfish and perch
- Pond sizes-- With dock .90 acre; Behind house .75 acre; In the bottom .37acre
- 100 ft of Steep elevation change
- 1.2 Miles of Middle Fork Gunsolus Creek; Several deep draws
- Large Live-Oak mottes, beautiful Red Oak along ridges, Post Oak and bull Mesquite patches

### **-- COVER & WILDLIFE --**

- *Whitetail* -- Roughly 60-65 deer; Several deer killed over 200" in the past few years; Biggest killed was 234"

- *Native wildlife* -- Whitetail, Mourning & White-Wing Dove, variety of duck, Rio Grande Turkey, hogs & varmint
- *Hunting* -- Not on MLD Program; not commercially hunted, no hunting pressure
- *Tree Cover* -- 85% wooded; heavy Live-Oak, Post Oak, Mesquite, Juniper/Cedar, Hackberry, Elm
- *Underbrush* -- Moderate to light; Lotebush, Bumelia, Skunkbush, Ephedra, Cat Claw, Yucca and minimum Prickly Pear
- *Food Plots* -- Food plots; 14 acre , 3.17 acre, 3.8 acre, 2 acre and 1.29 acre; Turner Seed Wildlife Mix in fall then peas and beans in summer
- *Coastal Field*-- 18 plus acres averaging 100 round bales a year; high-yield year expect up to 120 bales; highest record harvest was 180 bales (per owner)

**-- MINERALS & WIND --**

- 1 Injection well; operator is Tracer Operating Inc
- 1 Water supply from oil; operator is Petrogulf Corp
- No minerals owned
- No wind farms in the area
- 100% Owned wind rights convey

**-- ACCESS & DISTANCES --**

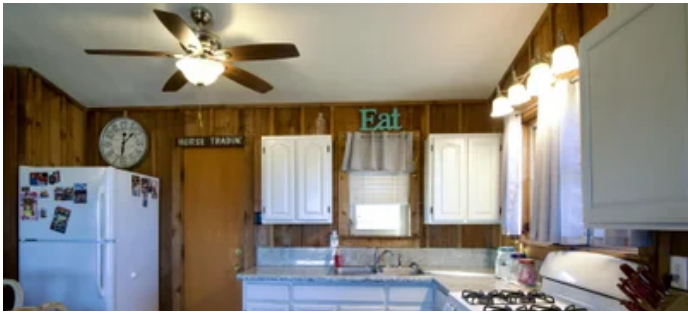
- 1/2 mile easement off of CR 152
- 14 miles S of Breckenridge
- 95 miles S of Wichita Falls
- 107 miles W of DFW Airport
- 190 miles E of Midland

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

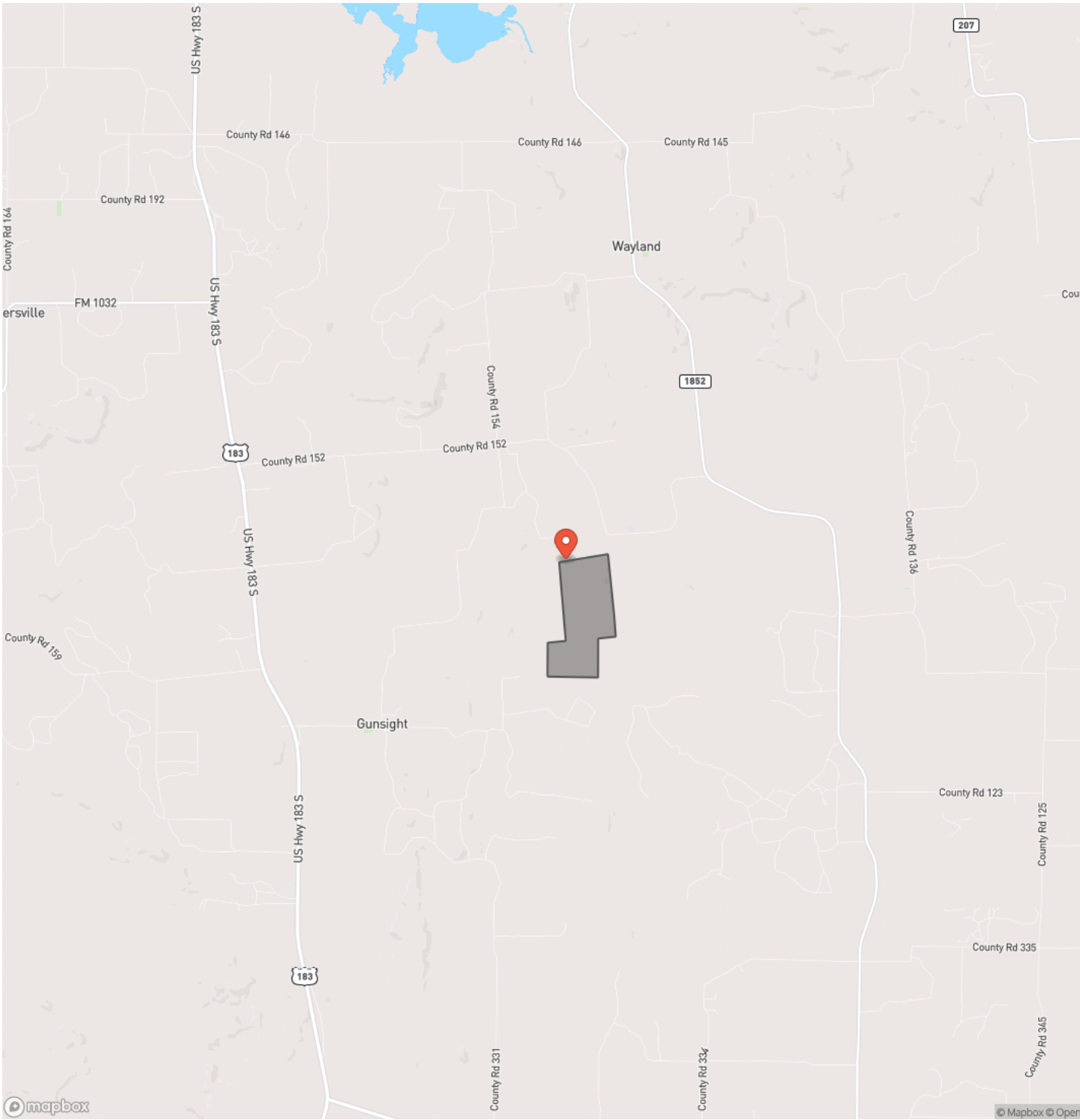
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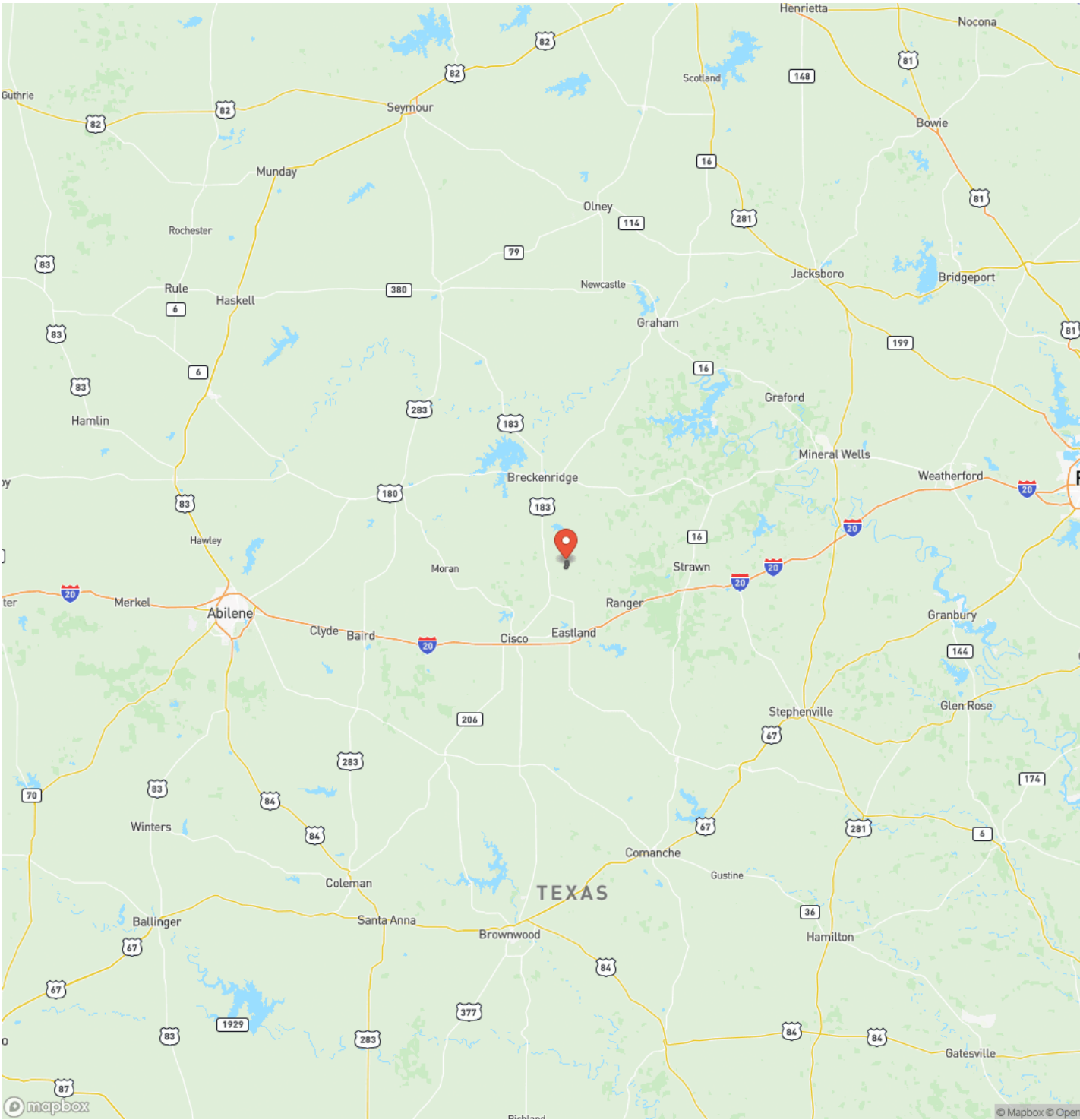
Rafter DV Ranch  
Breckenridge, TX / Stephens County



# Locator Map

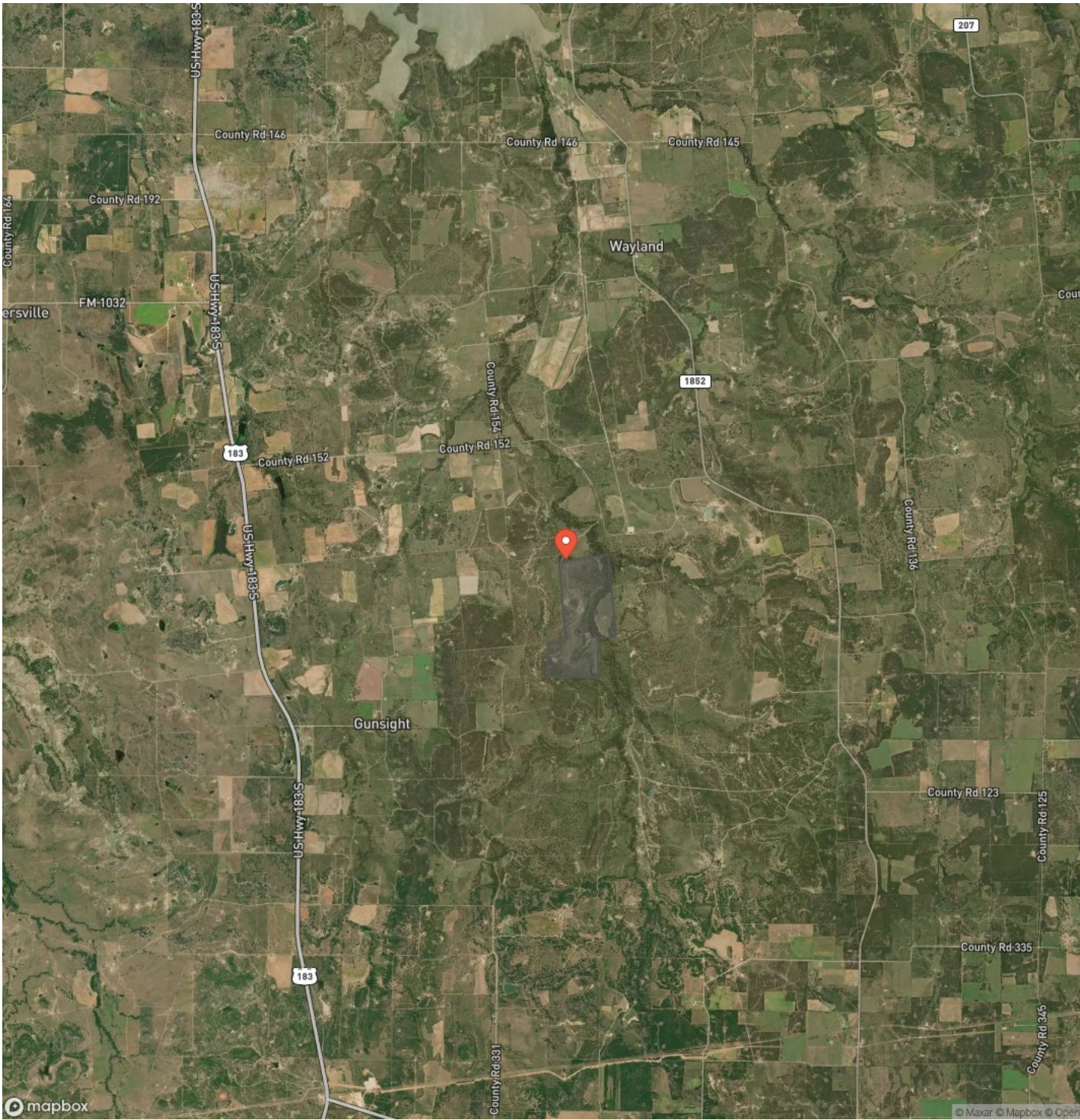


# Locator Map





# Satellite Map





**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

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**NOTES**

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## 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.

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