

The Refuge
11755 CR 134
Ranger, TX 76470

\$2,150,000
317.830± Acres
Stephens County



The Refuge
Ranger, TX / Stephens County

SUMMARY

Address

11755 CR 134

City, State Zip

Ranger, TX 76470

County

Stephens County

Type

Hunting Land, Recreational Land, Ranches

Latitude / Longitude

32.584178 / -98.740525

Taxes (Annually)

2242

Dwelling Square Feet

1640

Bedrooms / Bathrooms

1 / 1.5

Acreage

317.830

Price

\$2,150,000

Property Website

<https://cfrland.com/detail/the-refuge-stephens-texas/102275/>



PROPERTY DESCRIPTION

The Refuge is 317 plus acres located in southeastern Stephens County, Texas. This ranch was built from scratch with hunting, trail riding, and entertainment in mind. Along the east side of the ranch, the land is flat, with some old cultivation that has reverted to native mesquite regrowth alongside thick post and live oak trees. Over the years, the owner has sprayed the cactus to keep it from spreading into this area. About a half a mile into the property, the land shifts into a nature enthusiast refuge. Driving down off the hill's ridge, over seven miles of road and trails have been carved through the rugged landscape, making all the points of interest established throughout the ranch enjoyable and accessible. Four ponds are essential water sources for wildlife and are located along the extensive trail system. One pond has maintained a constant water level for as long as the current owner has owned the property, suggesting it may be spring-fed. Another pond at the southern end of the ranch has recently been cleaned out and is 16 feet deep when full. In addition to the water, two food plots have been established to provide a variety of vegetation.

As you enter The Refuge, a well-maintained gravel road guides you along the mesa, leading to a custom-designed luxury cabin perfectly positioned to take in the breathtaking sunsets. At ground level, the first floor is an open space ideal for storage and entertaining, with potential to expand the living areas in the future. This space also serves as a garage for the ranch ATVs, protecting them from the weather. Upstairs, you will discover elegant living quarters equipped with all the essentials for above-average ranch living, complemented by stunning views from the western windows and the front porch. Bathed in natural light, the cabin features light-colored walls that enhance the spaciousness created by the large windows. The modern kitchen is a chef's delight, featuring lovely granite countertops, a spacious farmhouse sink, and modern appliances. Along the southern wall, you'll find spacious custom bunk beds designed comfortably for adults. A centrally located fireplace serves as a focal point in the living area, adding warmth and character. Just off this space is a full bathroom equipped with a luxurious shower and spacious countertops.

From the porch, you'll find multiple deer feeders strategically placed for wildlife observation, alongside several shooting targets ranging from 200 to 400 yards. This cabin embodies the ideal balance of low maintenance and modern convenience, ensuring your stay feels like a true home away from home. A water well conveniently located along the main road supplies fresh water to the living quarters. The owners have invested their heart and soul into creating this paradise and are excited to pass it on to a new owner, inviting them to craft their own cherished memories in this special place.

AGENT COMMENTS: The Refuge is a complete package deal that provides everything an outdoorsman desires. To make the offer even more attractive, the owners will include all the cabin's furniture, deer blinds, and feeders. Additionally, with an acceptable offer, they will also convey the tractor and all the equipment. It's important to note that the northern and western boundary lines are high-fenced, while the southern and eastern sides are protected by traditional barbed wire fencing.

-- Cabin --

- Custom built in 2018; two-story; 1,640 sqft total; 1 full bath
- Upstairs 840 sqft; Open concept; 4 custom-built bunk beds
- Granite countertops; large farm-style sink, stove, refrigerator, and microwave
- Beautiful rock fireplace with custom mantel
- The west wall is made of large windows with big views
- Ground level is 800 sqft usable storage space with 2 rollup doors; 1/2 bath
- The cabin is insulated with 6 in spray foam
- New r-panel roof
- 3-ton Comfortmaker HVAC unit
- Electric meter by Comanche Electric Cooperative Association
- Water well for improvements
- Some furniture will convey with an acceptable offer; verify with agent

-- RANCHING & HUNTING IMPROVEMENTS --

- Fencing ~ North and west is an 8 ft high fence; east and south is a barbed wire fence
- Blinds and Feeders ~ 1 custom box blind; 6 heavy duty bow blinds; 7 corn feeder; 1 protein feeder
- Improvements ~ Cedar skinning rack; 3 RV hook-ups; outdoor shower
- Tractor and Implements ~ Available with acceptable offer; 70hp heat/cool Kubota with bucket, forks, brush hog, 3 point plow, seed broadcast, chisel, and spray rig
- Roads ~ ATV/UTV dirt roads, gravel
- Native Wildlife ~ Whitetail Deer, dove, pigs, turkey, varmints

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds; 2 deep draws
- Pond Sizes ~ Measuring +/- .45 ac, .30 ac, .20ac, .10ac (when full)
- Elevation ~ 130 ft of dramatic elevation; highest point is 1,580 ft; lowest point is 1,450 ft
- Tree Cover ~ 98% wooded; Bull Mesquite; Live-Oak, Post Oak, Elm
- Underbrush ~ Heavy underbrush; Lotebush, Bumelia, Skunkbush, Cat Claw, Prickly Pear
- Native Grasses ~ Winter Rye, Indiangrass, Gramma
- Food plot ~ 2 food plots at 4 ac and 1 ac
- Soil ~ Lindy Silt Loam, Owens Harpersville Complex, Bonti Exray Truce Complex, Hensley Loam, Bonti Fine Sandy Loam, Thurber Clay Loack, Throck Clay

-- MINERALS & WIND --

- O&G Production ~ No active production
- Pipelines ~ 4.5 in gas line; Targa Midstream services; buried
- Wind Rights ~ 100% wind rights convey; wind farm 4 mi to the southeast; out of sight, out of mind
- Mineral Rights ~ Seller is not aware of any owned mineral rights

-- ACCESS & DISTANCES --

- Road Frontage ~ 2,611 ft of frontage on CR 134
- Nearby Towns ~ 9 mi NW of Ranger; 15 mi SE of Breckenridge
- Major Cities ~ 57 mi NE of Abilene; 84 mi E of Fort Worth; 198 mi E of Midland
- Airport ~ 10 mi N of Ranger Municipal Airport, 102 mi W of DFW (International)

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



The Refuge
Ranger, 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 run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

DISCLAIMERS

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.



Campbell Farm & Ranch
801 Elm Street
Graham, TX 76450
(940) 549-7700
<https://cfrland.com/>

