

Plum Branch Crossing
TBD Cr 290
Breckenridge, TX 76424

\$671,600
160± Acres
Stephens County



Plum Branch Crossing
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD Cr 290

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude

32.690932 / -99.02219

Taxes (Annually)

155

Acreage

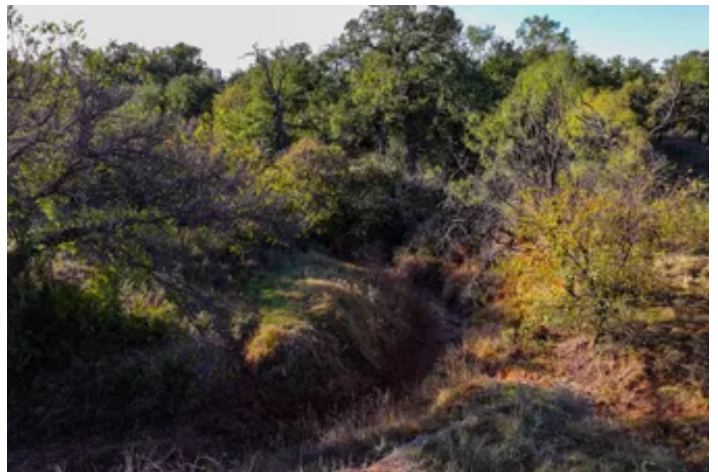
160

Price

\$671,600

Property Website

<https://cfrland.com/detail/plum-branch-crossing-stephens-texas/93768/>



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PROPERTY DESCRIPTION

Plum Branch Crossing is 160 acres in western Stephens County, Texas, just north of Eolian. This gem is tucked away down an easement, not easily found without guidance. Driving through the secluded gate of the ranch reveals a deer camp ideally situated to take in the beauty of nature while remaining discreet to avoid disturbing the wildlife. A quick drive into the ranch is greeted with high elevation, beautiful, scattered live oaks accompanied by bull mesquite, and lots of character that separates this ranch from the typical Stephens County land. From the top of the elevation, the picturesque views to the south overlook the ranch, making this a great location to build an off-grid cabin or a fantastic spot for a deer blind. Nestled between the hills' crevices is a well-established pond, capturing abundant rainwater runoff and presenting excellent opportunities for expanding precious surface water. From the top of the elevation, the land slowly slopes down to Plum Branch Creek, which flows through the property, creating an ideal habitat for Rio Grande turkeys and a safe passage for wildlife. This area not only attracts a variety of wildlife, but it also features pools of water during the wet months, functioning as a wet-weather creek. To the south of the creek lies a mesquite flat, once a cultivated field, that could be rejuvenated with a bit of time and dedicated effort. On the northern portion of the ranch, there is beautiful hilltop terrain ideal for hunting and exploring. Plum Branch Crossing is a secluded location to enjoy the dark nights, tranquility, and, most importantly, the great outdoors.

AGENT COMMENTS: Plum Branch Crossing is an exciting haven for the adventurous spirit with a vivid imagination. With stunning views, the area offers excellent building opportunities. Incorporating solar panels and water collection systems in the future is beneficial due to the limited availability of water and electricity utilities. This gem packs an enormous punch for only being 160 acres. It typically requires a large ranch to obtain high elevation, surface water, a named creek, and excellent woodlands, with no oil & gas production. Game pictures coming soon.

-- IMPROVEMENTS --

- Roads ~ Two tract dirt roads and ATV trails through the property
- Fences ~ Boundary line fence; excellent to good condition; no cross fence
- Electricity ~ No electricity availability
- Water Meter ~ No water meter availability
- Water well~ Little to no groundwater in the area

-- WATER, COVER & TERRAIN --

- Surface Water ~ 1 pond; .30 ac (when full)
- Creek ~ 2,438 ft of Plum Branch Creek; 943 ft of a deep draw
- Tree Cover ~ Bull Mesquite, Live Oak, Post Oak, Elm, Ash, Juniper,
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 50 ft of elevation; 1,250 ft at the highest point and 1,200 ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Not currently being grazed; capacity one animal to 28 ac

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; Little to no hunting pressure on the property
- Blinds & Feeders ~ No blinds or feeders convey with the property
- Land ~ Heavy wooded; deep draw and creek, steep elevation

- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ +/- 11 ac in mesquite regrowth (old cultivation); currently in mesquite trees and native grass
- Soil ~ 5 different soils; BmB, TuB, OxE, Ga, TrB

-- MINERALS & WIND --

- Mineral Rights ~ Owned mineral rights may convey with an acceptable offer
- O&G Production ~ No active production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ Down an easement; Easement off of CR 296
- Nearby Towns ~ 8 mi SW of Breckenridge, 20 mi N of Cisco
- Major Cities ~ 99 mi W of Fort Worth, 45 mi E of Abilene, 184 mi E of Midland
- Airports ~ 7 mi W of Stephens County Airport, 115 mi W of DFW

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



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LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

NOTES

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