

Brannan Back 40
TBD HWY 183
Breckenridge, TX 76424

\$239,200
40± Acres
Stephens County



Brannan Back 40
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD HWY 183

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Horse Property, Recreational Land, Ranches,
Undeveloped Land

Latitude / Longitude

32.685551 / -98.902188

Acreage

40

Price

\$239,200

Property Website

<https://cfrland.com/detail/brannan-back-40-stephens-texas/81800/>



PROPERTY DESCRIPTION

Brannan Back 40 is a stunning forty-acre property located just a short drive south on Highway 183 from the vibrant town of Breckenridge, Texas. This exceptional land offers a private lane from the highway that opens up into a secluded, yet welcoming blank canvas. It provides an ideal opportunity to create your country home with picturesque southern views. Featured along the northern boundary is an elevated area that gracefully slopes down to the southeast corner, adding character and uniqueness to the property. As you explore the land, you'll discover a vibrant landscape filled with thriving bull mesquite and majestic live oaks, perfect for both bow and rifle hunting. A small earth pond located on the northern perimeter presents an excellent opportunity for enhancement with a bit of effort. At the heart of the property, a deep draw offers a fantastic location to create additional surface water, further enriching this beautiful land. With a touch of creativity, the potential of Brannan Back 40 is truly limitless. Whether you're searching for a small hunting property, an investment opportunity, or a home site, Brannan Back 40 truly checks all the boxes. It's important to note that this parcel is being divided from a larger piece, so new fencing must be installed at the front of the property

-- IMPROVEMENTS --

- Roads ~ ATV trails
- Fences ~ 1 pasture; no cross-fenced
- Gate ~ A new gate, along with a new road, will need to be constructed from HWY 183
- Electricity ~ TXU Energy along HWY 183
- Water ~ Stephens County SUD water line along HWY 183

-- WATER, COVER & TERRAIN --

- Surface Water ~ 1 main pond at .20 ac (when full)
- Fencing ~ Approximately 1,600 ft of new fence needs to be constructed; north and south fences are in fair condition; east fence is in excellent condition.
- Water Wells ~ No water wells on the property
- Tree Cover ~ Bull Mesquite, Live Oak, Ash Juniper
- Underbrush ~ Light underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 50 ft of elevation; 1,350 ft on the N end of the property & 1,300 ft on the SW end of the property
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye, roughly 5 acres, is a salt scald
- Grazing ~ Not currently grazed; capacity 1 animal to 30 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, varmint
- Hunting Pressure ~ No hunting pressure; the current owner does not hunt
- Blinds & Feeders ~ No blinds or feeders
- Land ~ 1 draw; Lightly wooded
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife

-- MINERALS & WIND --

- Mineral Rights ~ No owned oil & gas minerals
- O&G Production ~ 1 Gas line running north to south

- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 130 +/- ft of HWY 183
- Entrance ~ A new entrance will need to be constructed on HWY 183
- Nearby Towns ~ 4.85 miles S of Breckenridge, 22 miles N of Cisco
- Major Cities ~ 50 miles E of Abilene, 91 miles W of Fort Worth
- Airports ~ 3 miles S of Stephens County Airport; 109 miles SW 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

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.

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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