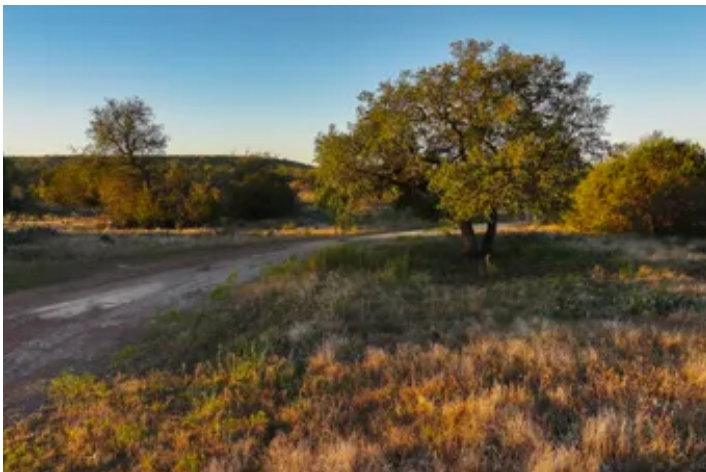


Hillside Ranch  
TBD HWY 180  
Caddo, TX 76429

**\$408,655**  
62.870± Acres  
Stephens County



**Hillside Ranch**  
**Caddo, TX / Stephens County**

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**SUMMARY**

**Address**

TBD HWY 180

**City, State Zip**

Caddo, TX 76429

**County**

Stephens County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

32.714031 / -98.646784

**Taxes (Annually)**

264

**Acreage**

62.870

**Price**

\$408,655

**Property Website**

<https://cfreland.com/detail/hillside-ranch-stephens-texas/46756/>



## **PROPERTY DESCRIPTION**

**\*\*Just approved for a Stephens County SUD Water Meter\*\*** Hillside Ranch is an impressive 62-acre property in the eastern part of Stephens County. This property's gently rolling terrain offers stunning views of the neighboring hillsides in all directions and boasts paved frontage on HWY 180, making it easily accessible from Abilene and Mineral Wells. Thoughtfully prepared for future development, the front 45 acres provide exceptional curb appeal for future home construction. Located behind a cross fence, the remaining 17 acres are entirely wooded with mixed, native woods and feature multiple interior trails that offer excellent access throughout. While Hillside Ranch provides a lot of character, there are opportunities for improvement if one sees fit. An older pond in the back pasture may benefit from some dredging to create a more consistent water level, and the draw that runs north to south on the property could be developed into larger stock ponds, providing more recreational possibilities. Despite these opportunities for improvement, Hillside Ranch's location is highly desirable, offering numerous nearby lakes for anglers. The property's proximity to Possum Kingdom State Park, Hubbard Creek Lake, Lake Daniel, and Palo Pinto Creek Reservoir makes it an ideal choice for a peaceful and scenic retreat.

## **-- IMPROVEMENTS --**

- Road ~ Excellent gravel driveway to build site
- Fences ~ 5 Strand barbed wire, cross-fenced, entrance will need a new front gate
- Septic System ~ Condition unknown
- Electricity ~ TXU Electricity ran to the building site and will need a new meter
- Water ~ Stephens County SUD Water Line runs along HWY 180

## **-- WATER, COVER & TERRAIN --**

- Surface Water ~ 1 Pond
- Water Wells ~ No water well in the area
- Tree Cover ~ 51% Heavily wooded, post oak, live oak, cedar, elm, mesquite
- Underbrush ~ Elbowbush, yucca, bumelia, ephedra
- Native Grasses ~ 49% Open, side-oats, little bluestem, broomweed, milkweed
- Grazing ~ Not currently grazed, capacity 1 animal to 30 acres
- Soils ~ Rowden clay loam, Palopinto very stony clay loam

## **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, duck, Rio-Grande Turkey, dove, hogs, varmint
- Hunting Pressure ~ Very little, not hunted in years
- Blinds & Feeders ~ One feeder and one blind, old, no value
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Pictures & Videos ~ Game camera footage coming soon

## **-- MINERALS & WIND --**

- Mineral Rights ~ No owned minerals will convey
- O&G Production ~ No production or lease
- Wind Rights ~ 100% Wind rights convey
- Wind Production ~ No active wind farms in the area

**-- ACCESS & DISTANCES --**

- Road Frontage ~ Paved-HWY 180
- Entrance ~ New H-Braces, but will need a new gate
- Nearby Towns ~ 14 mi E of Breckenridge, 27 mi S of Graham
- Major Cities ~ 67 mi W of Abilene, 75 mi E of Fort Worth
- Airports ~ 14 mi E of Stephens County Airport, 28 mi S of Graham Municipal

**AGENT'S COMMENTS:** Hillside Ranch is the perfect size getaway for the weekend warrior. This property can be enjoyed during the hunting seasons and offers excellent location for fishing and water skiing with a short drive to Hubbard Creek Lake or Possum Kingdown Lake. Currently, there is a small building on the property that will not convey with the sale.

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

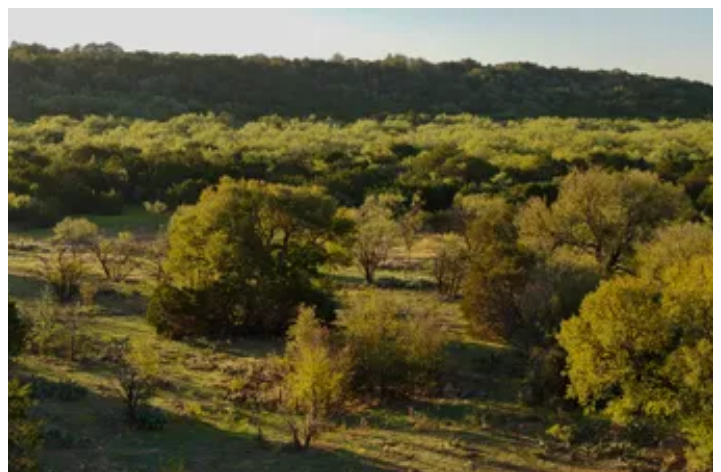
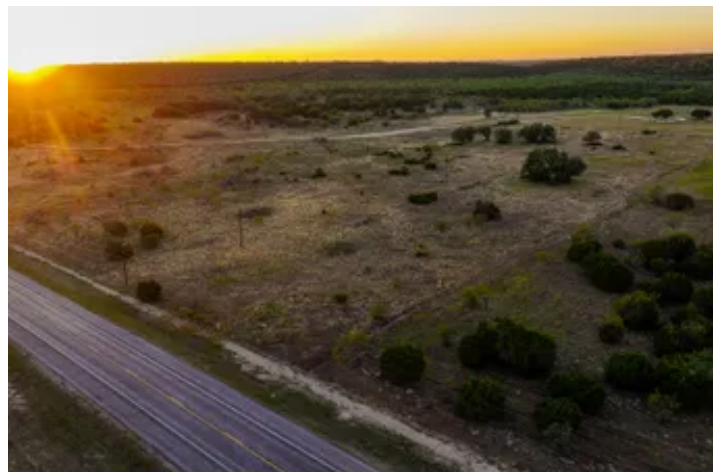
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Hillside Ranch  
Caddo, TX / Stephens County

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## Hillside Ranch

### Caddo, TX / Stephens County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Travis Patterson

## Mobile

(254) 246-5266

## Email

Travis@cfreland.com

**Address**

## City / State / Zip

Albany, TX 76430

## NOTES

[illegible]

## 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.

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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

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