

High Point Ranch
TBD FM 207
Breckenridge, TX 76424

\$900,000
186.470± Acres
Stephens County



CAMPBELL
FARM & RANCH

1

MORE INFO ONLINE:

CFRLand.com

High Point Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD FM 207

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.640205 / -98.772391

Taxes (Annually)

150

Acreage

186.470

Price

\$900,000

Property Website

<https://cfrland.com/detail/high-point-ranch-stephens-texas/37479/>



PROPERTY DESCRIPTION

High Point Ranch offers numerous recreation opportunities and the diverse landscapes land buyers desire in today's farm and ranch market. This 186-acre combination farm/hunting property is located just outside Necessity, Texas. Established during the Civil War and Reconstruction era, Necessity was aptly named to signify the determination of its founding ranchers who settled in the area. Since its inception, the population of Necessity has dwindled to ten people, making this a quiet, rural location with abundant privacy. Each side of the ranch offers accessible road frontage and numerous building sites with beautiful views of the adjacent hillsides. Nestled on the southern boundary, the High Point Ranch takes its moniker from the highest peak on the ranch, providing views of the numerous ponds. Amidst rolling hills and undulating terrain, an array of bull Mesquite, Live Oak, and Post Oak trees scatter the landscape. As a bonus, this property provides abundant surface water features with several draws, creating a tremendous natural attraction for waterfowl. The cultivation is located in the northern portion of the property, with most soil compositions being Towde clay loam and Leeray clay. This tillable dirt is ideal for raising sunflowers during dove season and winter wheat during deer season, with the additional potential to harvest hay.

Agent's Comments -- High Point Ranch is a stellar hunting tract with diverse habitat types, tillable acreage, and enticing build sites. This property has something to offer year-round, whether hunting or seeking a peaceful night away from the city hustle. Upon an agreeable deal, the seller will shoulder half of the fence on the northern boundary. High Point ranch has been approved for a Stephens County Co-Op Water Meter.

-- RANCHING & HUNTING IMPROVEMENTS --

- Boundary Fence -- 5-strand barbed wire boundary fence
- North Boundary -- not fenced; the seller will help with the construction with an acceptable offer
- Cattle Pens -- on CR 145; made from cattle panels
- Electricity -- Comanche Electric line through the property
- Water -- Stephens County Water Meter has been applied for
- ATV/UTV dirt trails

-- WATER & TERRAIN --

- 5 Ponds -- biggest is 1.25 ac; the remaining ponds are 1.2 ac, .45 ac, .4 ac, and .2 ac (when full)
- Elevation -- 90 ft of steep elevation change
- Terrain -- 2,950' deep draw on the west side of the ranch; 1,400' draw on the east side of the ranch

-- COVER & WILDLIFE --

- *Native Wildlife* -- Plentiful Whitetail, Mourning & White-Wing Dove, a variety of duck, Rio Grande Turkey, hogs & varmint
- *Hunting* -- Not on MLD Program, no hunting pressure
- *Tree Cover* -- Heavily wooded with Live Oak, Post Oak, Mesquite, Juniper/Cedar, and Elm trees
- *Underbrush* -- Moderate to light; Lotebush, Bumelia, Skunkbush, Ephedra, Cat Claw, Yucca, and minimum Prickly Pear
- *Cultivation* -- Approximately 89 ac cultivated; 42 ac in Towde clay loam, 0-3% slope; 29 ac in Leeray clay, 1-3% slope; 25 ac in Thurber Clay loam, 1-3% slope; and 4 ac in Leeray clay, 0-1% slope

-- MINERALS & WIND --

- No production
- No minerals owned
- No wind farms in the area
- 100% Owned wind rights convey

-- ACCESS & DISTANCES --



- Road Frontage -- .55 miles of FM 207 (paved); .57 miles of CR 145; Gates on FM 207 and CR 145
- 10 miles SE of Breckenridge
- 82 miles S of Wichita Falls
- 102 miles W of DFW Airport
- 192 miles E of Midland

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

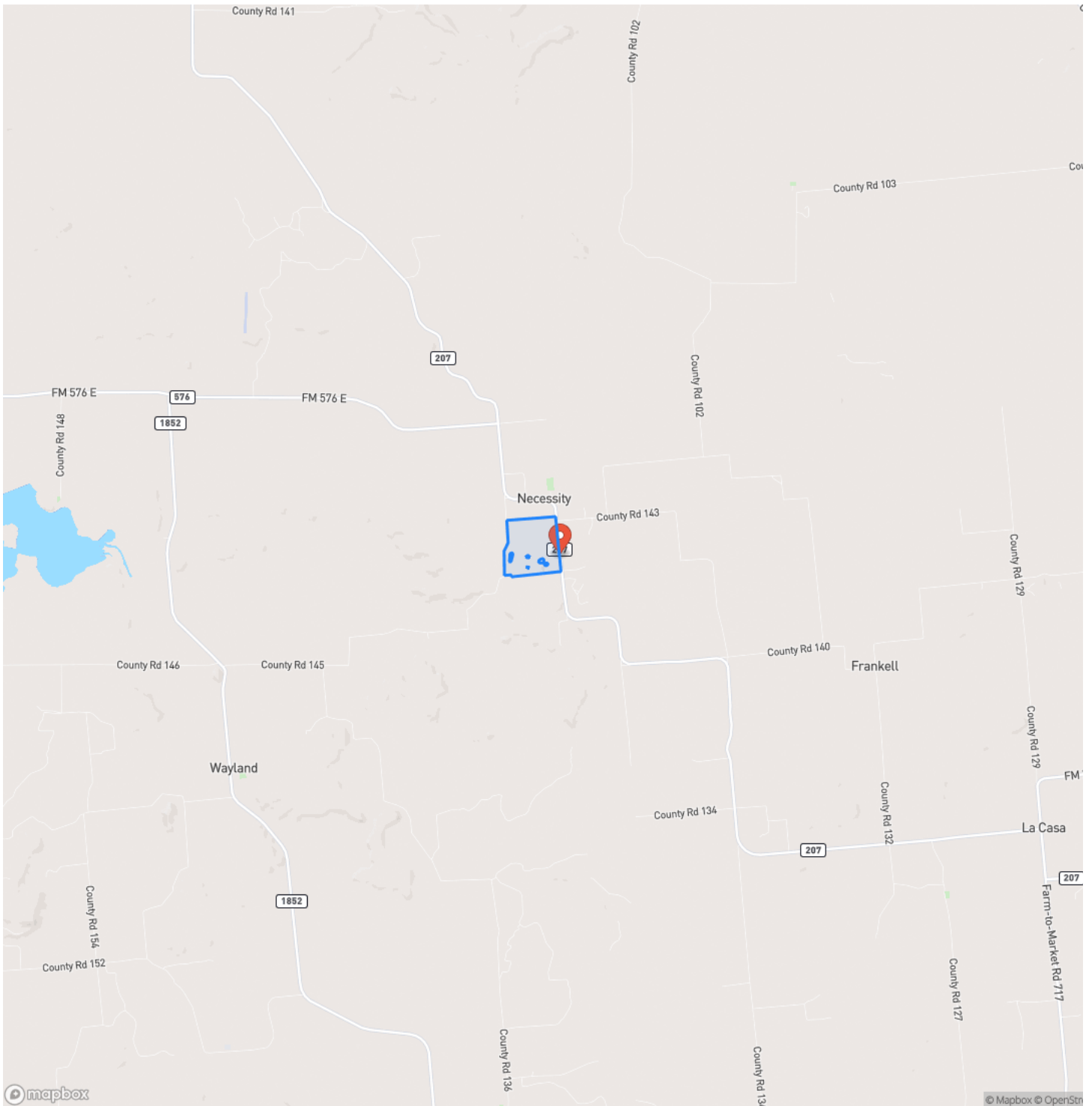
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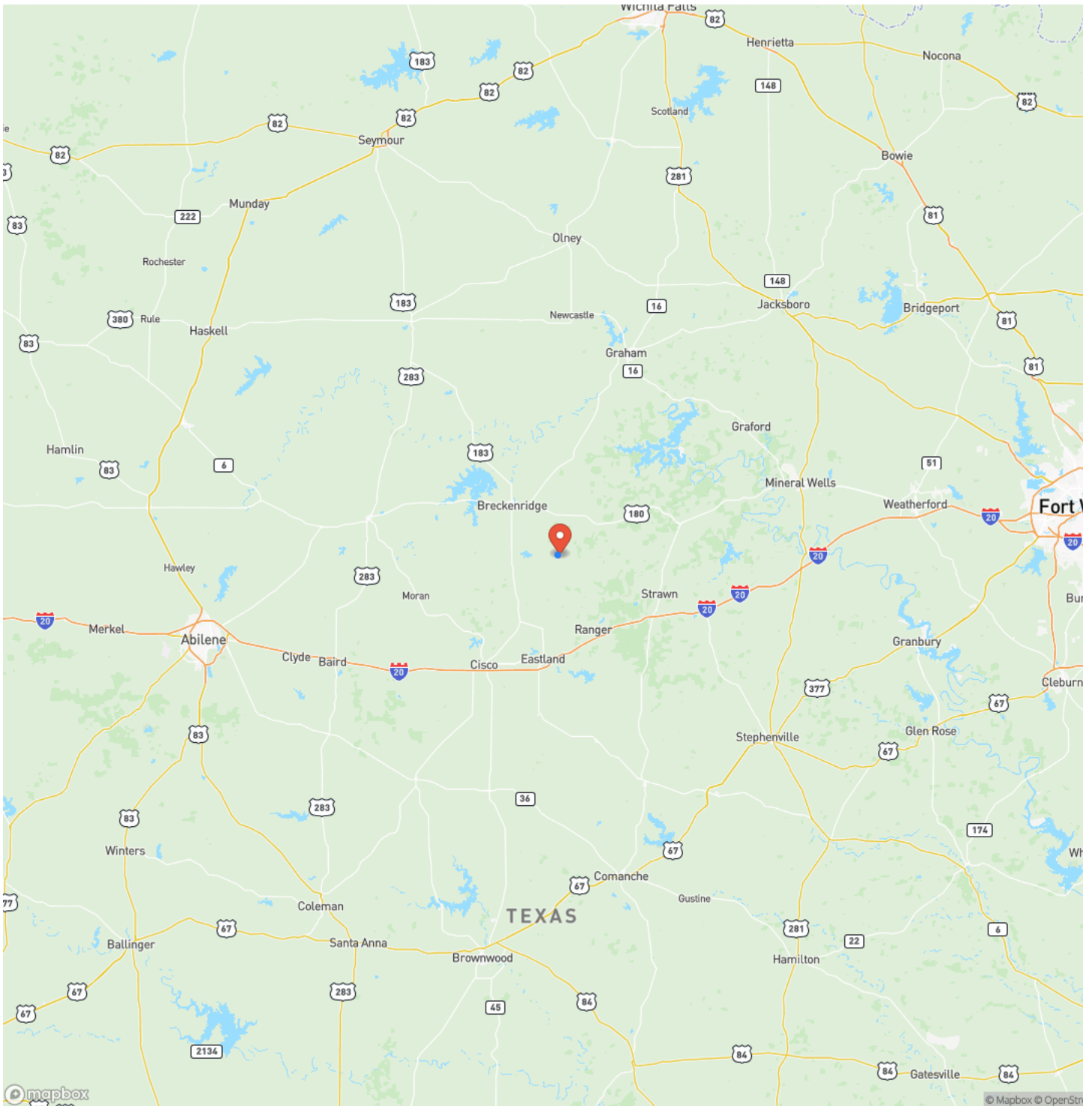
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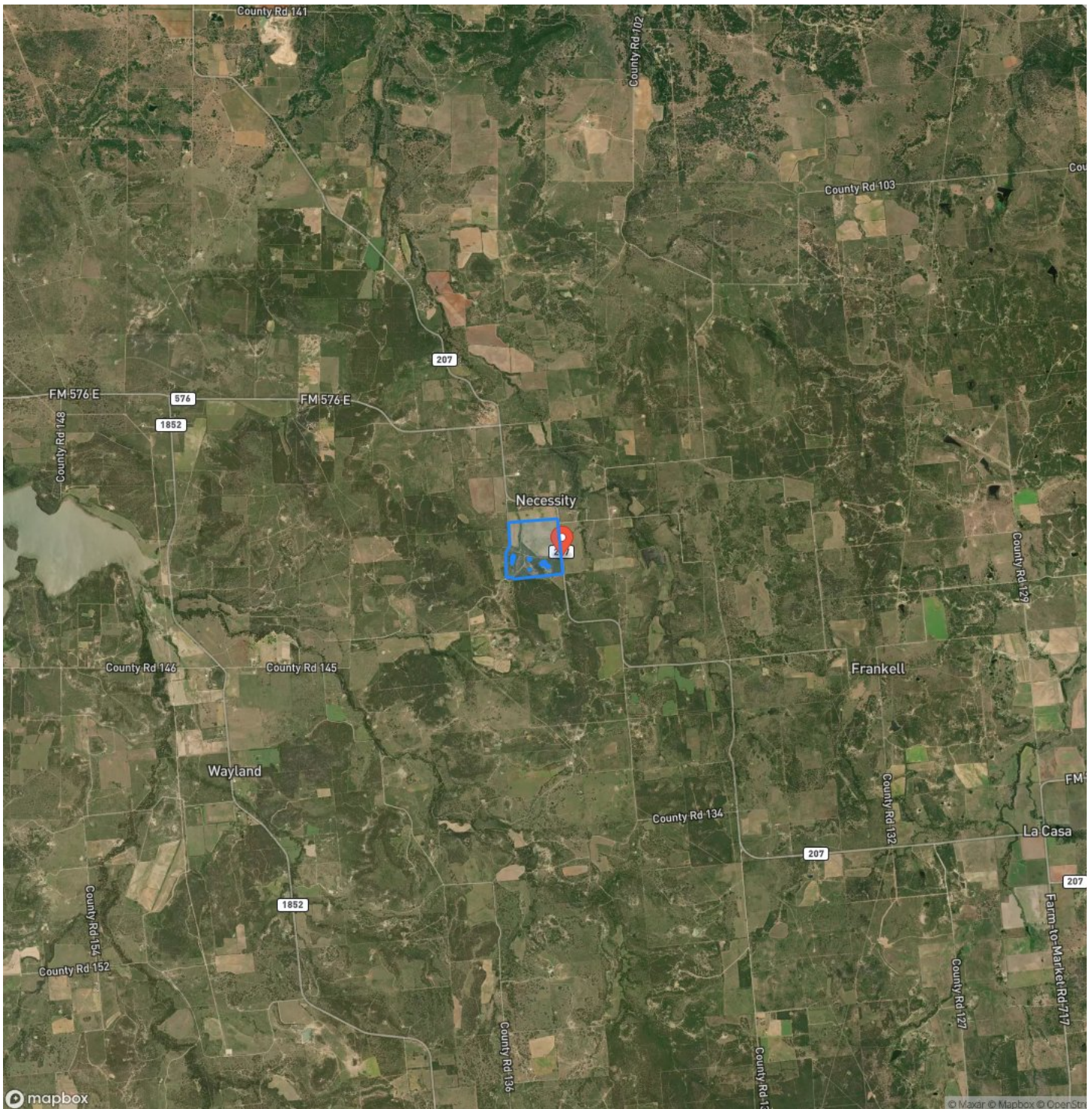
Locator Map



Locator Map



Satellite Map



High Point Ranch

Breckenridge, TX / Stephens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip
 , TX 76424

NOTES

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