

Doyle Ranch
9323 CR 190
Breckenridge, TX 76464

\$1,680,000
320± Acres
Stephens County



Doyle Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

9323 CR 190

City, State Zip

Breckenridge, TX 76464

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Single Family,
Residential Property

Latitude / Longitude

32.58283 / -99.0417

Taxes (Annually)

665

Dwelling Square Feet

1323

Bedrooms / Bathrooms

2 / 2

Acreage

320

Price

\$1,680,000

Property Website

<https://cfrland.com/detail/doyle-ranch-stephens-texas/61395/>



PROPERTY DESCRIPTION

Doyle Ranch is a sprawling 320-acre ranch nestled in the southwest part of Stephens County, also known as Eureka. This ranch's stunning topography elevates its allure, offering sixty feet of elevation change and majestic hilltops adorned with oak trees that provide beautiful views stretching for miles. Doyle Ranch presents a 1,323-SqFt, 2-bedroom, 2-bath cabin, complete with a cozy wood-burning stove. Tucked beyond the gate and down the drive, this welcoming cabin offers the perfect retreat after a day brimming with adventure. Nearby is a spacious RV carport, various storage buildings, carports, and cattle pens. Initially designed for cattle, the ranch has evolved over the years into a well-managed hunting property for the family. As a bonus, the property is thoughtfully cross-fenced into four pastures, each serving a specific purpose, including cattle rotation and cultivation maintenance. The front pasture features approximately thirty acres of old cultivation showcasing mesquite regrowth. A wet weather creek named Pecan Creek weaves along the southeast boundary, accompanied by four ponds. Several deep draws within the elevation feed these ponds, which serve as thriving wildlife highways and potential extra surface water sources. These features enhance the ranch's natural allure and provide essential water sources for wildlife and cattle. Doyle Ranch is an exceptional property that perfectly combines natural beauty, abundant wildlife, and all the turn-key amenities required to keep toys sheltered and provide a snug place to rest your head.

AGENT COMMENTS: Doyle Ranch is tucked away in a serene location and is an absolute gem, providing the perfect retreat from the hustle and bustle of city life. Offering dark nights down a tranquil county road combined with appealing scenery, the ranch caters to year-round family fun that offers a wide range of activities. Spanning approximately one mile long and half a mile wide, it feels larger than that the deeded 320 acres. While there is a small gas production on-site, there is minimal activity from the pumper. The owner is willing to transfer all mineral rights to the potential buyer with an acceptable offer, despite not knowing the exact percentage owned.

-- CABIN --

- Cabin ~ 1,323 sqft; built in 1984; ran on propane gas
- Rooms ~ 2 bedrooms, 2 full baths; mud room equipped with washer and dryer
- Heating & Cooling ~ Window heat and cool with a wood-burning stove
- Parking ~ Circle drive with a big yard
- Water Meter ~ Fort Griffin Special Utility District
- Electricity ~ Comanche Electric

-- IMPROVEMENTS --

- Roads ~ Excellent driveway; side-by-side trails through the ranch
- Equipment/Workshop ~ 2,400 sqft
- RV awning ~ 680 sqft
- Barn/shed ~ 3 wooden pole barns
- Storage ~ 2 storage sheds
- Workshop ~ Dirt floor with woodburning stove
- Fences ~ 4 pasture; cross-fenced with 5-strand barbed wire; house and barns are roughly +/- 20 ac; front pasture is +/- 60 ac; middle pasture is +/- 80 ac; back pasture is +/- 160 ac
- Gate ~ Pipe gate at the entrance
- Pens ~ 2 sets of cattle pens; 1 in the front of the property and the other centrally located in the back pasture.

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds at .40 ac, .24 ac, .17 ac, and .15 ac (when full)
- Water Wells ~ No known water wells in this area
- Tree Cover ~ Live Oak, Bull Mesquite, Elm, Post Oak, Pecan
- Underbrush ~ Thick underbrush; Elbowbush, skunkbush sumac, bumelia
- Elevation ~ 60 feet sharp elevation
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Not currently grazing, capacity 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, quail, hogs, turkey, varmint
- Hunting Pressure ~ No hunting pressure; the current owner is a very selective hunter
- Blinds & Feeders ~ No blinds or feeder
- Fishing ~ Bass; Catfish
- Land ~ Deep draws; thick woods; awesome bedding areas to keep wildlife comfortable on the property
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife

-- MINERALS & WIND --

- Mineral Rights ~ All minerals owned will convey with acceptable offer; the percentage owned is unknown
- O&G Production ~ 1 set of tank batteries; 1 Gas Well (Operator is Petex on the Doyle "34" unit; Lease # 7B/206859; API #42936083), 2 buried Natural Pipelines with Tourus Gas Services, L.P.
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Windmill Farm 5.5 miles S of the ranch; only visible on the back-side of the ranch

-- ACCESS & DISTANCES --

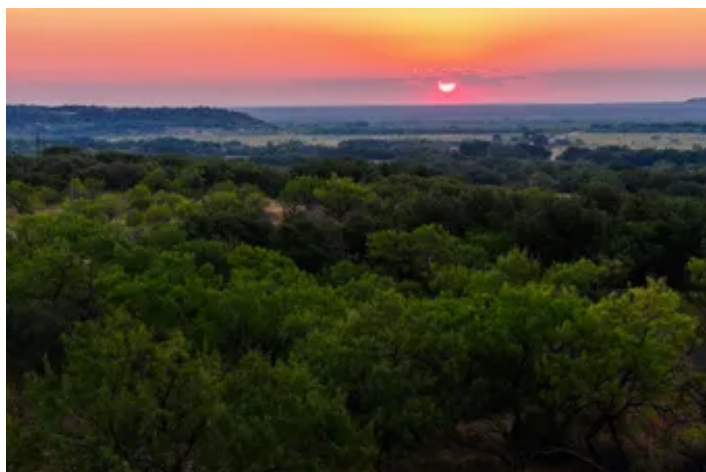
- Road Frontage ~ 1/2 mile of CR 179
- Piped Entrance ~ Custom pipe entrance
- Nearby Towns ~ 7 miles E of Moran, 14 miles SW of Breckenridge, 13 miles N of Cisco; 17 miles SE of Albany
- Major Cities ~ 100 miles W of Fort Worth, 40 miles E of Abilene; 181 miles E of Midland
- Airports ~ 12 miles SW of Stephens County Airport, 118 miles W of DFW
- Legal Description ~ 160 acres out of Blk 7, Tract SE/4, Abst 2634, Survey T & P, SEC 34, SHACKELFORD CO OVER-LAP and 160 acres out of Blk 7, Tract N/2 OF SW/4, Abst 1423, Survey T & P, SEC 34, SHACKELFORD CO OVER-LAP

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

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(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

NOTES

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