

L&F Ranch
TBD CR 190
Breckenridge, TX 76424

\$358,165
49,500± Acres
Stephens County



CAMPBELL
FARM & RANCH

L&F Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD CR 190

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

32.582063 / -99.097317

Taxes (Annually)

200

Acreage

49.500

Price

\$358,165

Property Website

<https://cfrland.com/detail/l-f-ranch-stephens-texas/87121/>



PROPERTY DESCRIPTION

L & F Ranch is an enchanting 49-acre oasis along the southern Stephens and Shackelford County line. This incredible property is teeming with thick bull mesquite woods, lush live oaks, and expansive native grasses, all working harmoniously to create a vibrant wildlife sanctuary. As you enter through the gate and meander down the winding road, you'll discover a cozy base camp complete with a conex box for storage, reliable water and electricity, a septic system, an awning for protection, and a tidy camper for a relaxing refuge from the elements. This spot presents a fantastic new home or cabin opportunity, ideally suited to your vision. A maintained and tree-trimmed trail system allows easy access across the land, whether filling deer feeders or simply soaking in the breathtaking scenery. Each carefully positioned hunting location has its own deer blind, feeder, and food plot, ensuring an ideal atmosphere for outdoor enthusiasts. On the property's eastern edge lies a stunning pond framed by towering hardwoods and large rock outcroppings. This serene spot serves as a crucial watering source for local wildlife and offers a calm backdrop for fishing. A second wet weather pond along the southern boundary holds wonderful potential. It could become a beautiful water source with a bit of care. With utilities already established in this secluded setting, L & F Ranch is perfect for a peaceful weekend getaway or a charming homestead, surrounded by nature and large neighbors. While traces of old oil fields remain, no active operations ensure a quiet retreat.

AGENT COMMENTS: L & F Ranch presents a wonderful opportunity for anyone looking to invest while savoring the beauty of the land as their investment grows. I see this as an idyllic location for building a charming country home—perfect for retirement or a serene escape from the city's hustle. This little gem packs an enormous punch for whatever you fancy!

-- IMPROVEMENTS --

- Roads ~ Two tract dirt roads throughout the property; 1 mile of trails
- Camper ~ 2014 Kingsport camper with 1 slideout
- Improvements ~ 20 ft X 30 ft awning; 40 ft conex box for storage
- Fences ~ 1 pasture; fencing is in good condition
- Gate ~ 2 gates; one on the west side, and one on the east side; all pipe gates
- Electricity ~ Comanche ECA Electric Meter; electricity ran to the camping area
- Water ~ Fort Griffin Water Meter; water ran to the camping area

-- WATER, COVER & TERRAIN --

- Surface Water ~ 2 ponds; one draw running south to north.
- Pond Size ~ Biggest .45 ac (stocked with fish), .10 ac (when full during wet weather)
- Fish ~Bass and catfish
- Water Wells ~ No known water wells in the area
- Tree Cover ~ Bull Mesquite, Live Oak, Ash Juniper
- Underbrush ~ Heavy; Prickly Pear, Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 30 ft of elevation; 1,320 ft at the highest point and 1,290 ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Not currently grazed; capacity 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; low hunting pressure
- Blinds & Feeders ~ 2 blinds and 2 feeders may convey with an acceptable offer
- Land ~ Heavy wooded with openings
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Food Plot ~ 4 small food plots; Sendero style; just tilled

-- MINERALS & WIND --

- Mineral Rights ~ No owned oil & gas minerals
- O&G Production ~ No active production; remains of old oil field equipment
- O&G Pipeline ~ One 3.5 inch Natural Gas Pipeline; Taurus Gas Services
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 2,180 ft of County Road 190 frontage
- Piped Entrance ~ 2 Pipe entrance
- Nearby Towns ~ 5 mi E of Moran, 15 mi N of Cisco
- Major Cities ~ 104 mi W of Fort Worth, 40 mi E of Abilene, 178 mi E of Midland
- Airports ~ 15 mi SW of Stephens County Airport, 121 mi W of DFW

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



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Breckenridge, TX / Stephens County



LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

NOTES

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