

Buck Canyon Ranch
5392 CR 296
Breckenridge, TX 76424

\$5,950,000
450± Acres
Stephens County



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Breckenridge, TX / Stephens County

SUMMARY

Address

5392 CR 296

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Business Opportunity

Latitude / Longitude

32.674522 / -99.016419

Taxes (Annually)

5972

Dwelling Square Feet

3400

Bedrooms / Bathrooms

3 / 3

Acreage

450

Price

\$5,950,000

Property Website

<https://cfrland.com/detail/buck-canyon-ranch-stephens-texas/67583/>



PROPERTY DESCRIPTION

Buck Canyon Ranch is a turn-key luxury hunting preserve nestled in the small community of Eolian, located in western Stephens County, Texas. This meticulously maintained 450-acre property is home to high-quality Whitetail Deer genetics and an impressive array of over twenty exotic species. The ranch has a pleasing topography with a gentle roll, lined with numerous deep draws and valleys accented with substantial rock outcroppings that eventually slope into a flat topography on the southern end of the ranch. Buck Canyon Ranch is a remarkable sanctuary with a hardy eight-foot fence surrounding the entire property. Cross-fencing on the property includes a generous northern section of approximately 196 acres and a southern section of around 218 acres; two additional fenced areas further enhance the ranch. A 40-acre trap designed to nurture whitetail deer and a one-acre pen for kangaroos create a unique visitor experience. To ensure the safety of both guests and wildlife, the owner has thoughtfully fenced off all essential buildings, allowing for an open and inviting entrance. Currently, the north and south fields are cultivated with wheat, providing food for wildlife throughout the winter months. In September, the ranch transforms into a prime location for dove hunting. This ranch is a true outdoorsman paradise with abundant water sources for animals and fishing.

At the heart of Buck Canyon Ranch is an extraordinary custom stone residence that beautifully combines modern comforts with rustic elegance, creating a genuinely appealing atmosphere. As you step inside, you will be captivated by the meticulous craftsmanship that defines the open floor plan. This thoughtfully designed layout harmoniously connects the kitchen, dining, and living areas, adorned with floor-to-ceiling windows that showcase stunning sunrises and fill the home with natural light. Every detail shines here, from the custom cabinets and expansive island to the exquisite granite countertops and charming exposed wooden beams. Two cozy rock fireplaces enhance the sophisticated ambiance. At the same time, the two bedrooms, connected by a convenient jack-and-jill bathroom, warmly welcome guests. The primary bedroom suite is a delightful retreat, showcasing spacious his and her closets, a luxurious double sink vanity, and a relaxing Jacuzzi tub. Perfect for entertaining, the backyard offers a sweeping view of the landscape to the east, which overlooks a pristine swimming pool surrounded by impeccably manicured grounds. This is a delightful oasis to call home!

Adjacent to the home, you'll discover a charming hunting lodge designed with comfort and camaraderie in mind. This welcoming space features four cozy bedrooms, a spacious loft, and three full bathrooms to accommodate everyone. With a kitchen and dining area perfect for gathering, as well as TVs, a pool table, and shuffleboard, this lodge is a place for family and friends to share late-night stories and savor warm cups of coffee before embarking on their adventures in the field. This inviting atmosphere is enhanced by natural pine wood walls, traditional Mexican Saltillo tile flooring, and beautiful custom ironwork, creating a perfect backdrop for memorable deer camp adventures. Additionally, there's a 3,400-square-foot shop attached to the lodge, providing a secure space for UTVs and hunting equipment while also providing a comfortable space for socializing if the weather isn't cooperating.

In the far southwest corner of the ranch, you'll discover a Clayton farm home ideally suited for guests, an Airbnb rental offering extra income, or a residence for the ranch foreman. With its inviting open-concept layout, the home boasts three comfortable bedrooms, two well-appointed bathrooms, and a generous walk-in pantry. This manufactured gem sits on a 2-acre lot, offering a serene retreat, ideally removed from the high fence that encircles the ranch.

AGENT COMMENTS: Buck Canyon Ranch is well-stocked with high-quality exotic animals and is recognized for producing exceptional wildlife specimens. The current owners designed this property to foster a family-friendly environment, cultivating a loyal clientele that returns year after year. Buck Canyon Ranch offers numerous income opportunities, including commercial hunting, corporate entertainment, Airbnb rental(s), family reunions, weddings, and even safari-style viewing experiences, complete with accommodations on the property. With an attractive offer, Buck Canyon Ranch is being offered as a fully furnished and fully equipped property, complete with ATVs, a tractor, a backhoe, various trailers, and all the other essentials that make ranch ownership effortless.

-- HOME --

- Custom built in 2009; 3,500 SqFt; 3 bed; 3 full bath

- A beautifully designed backyard with a swimming pool (8.5 feet deep) and hot tub
- Primary bedroom with two huge walk-in closets; spacious bathroom with large tub and shower
- Two additional bedrooms with a jack-n-jill style bathroom
- Open concept, kitchen open to the great room
- 2 fireplaces in the home and 1 on the back porch
- Wet bar with icemaker
- Central HVAC
- Solar panels supply electricity to the lodge and homes, along with electric meters by Commanche Co-Op
- Stephens County SUD Water Meter
- Furniture will convey will acceptable offer

-- HUNTING LODGE --

- Built in 2015; 3,000 SqFt barndominium
- Downstairs is 3 bedrooms with 2 full baths
- Upstairs is a loft and 1 bedroom with a full bath
- Attached shop; 3,200 SqFt with 4 roll-up doors
- Tall ceilings with custom ironwork
- Large kitchen with 2 living areas
- Furniture will convey will acceptable offer; 5 beds upstairs and 5 beds downstairs
- Central HVAC
- Stephens County SUD Water Meter
- Outdoor cabana and fire pit

-- FOREMAN HOME --

- 2021 Clayton Farm House, Modular home; 2,408 SqFt
- 3 beds with 2 full baths
- Primary bedroom with large bathroom
- Open-concept living area and kitchen
- Central HVAC
- Small front porch with rock fire pit for entertainment
- Stephens County SUD Water Meter
- Furniture will convey will acceptable offer

-- RANCHING & HUNTING IMPROVEMENTS --

- Fencing ~ 4 miles of 8Ft high fence with line posts, gates, excellent water gapes, and cross-fencing
- Pastures ~ The north portion is 219.19 acres; the south portion is 230.81 acres,
- 40-acre trap for whitetail; 1-acre trap for the Kangaroos
- Deer Blinds & Feeders ~ 6 blinds, 5 feeders, and 4 protein feeders
- Vehicles ~ 2008 Chevy Truck; 2024 Polaris Crew Cab; 2016 Polaris Crew Cab; 2013 Kawasaki Mule
- Farm Equipment ~ 410D 4X4 John Deere Backhoe; 2020 Kubota 70 hp Tractor with implements; protein feed trailer; various trailers
- Barn with Corrals ~ Excellent pens within the barn with a concrete floor
- Barns ~ Several old barns on an old homestead, not being utilized for a specific purpose
- Storage ~ 40ft Conex Container
- Roads ~ ATV/UTV dirt roads, 8.9 miles of well-maintained roads throughout the ranch

-- WATER, COVER & TERRAIN --



- Surface Water ~ 3 ponds in the north pasture; 6 ponds in the south pasture; 3 seasonal draws
- Pond Sizes ~ Measuring +/- 10ac, 1.25ac, 1.18ac, .45ac, .18ac, .25ac, .23ac, .16ac, .15ac when full
- Water Meter ~ 3 Stephens County SUD Water Meter; supplies water for improvements; water to whitetail and kangaroo pens
- Elevation ~ 70Ft of elevation; heavily rolling; multiple highpoints and draws
- Tree Cover ~ 90% wooded; moderate Bull Mesquite; Live-Oak, Elm
- Underbrush ~ Moderate to light; Lotebush, Bumelia, Skunkbush, Cat Claw, Yucca, Prickly Pear
- Native Grasses ~ Winter Rye, Indiangrass, Bluestem, Gramma

-- HUNTING & RECREATION --

- Whitetail ~ 200" genetics
- Exotics ~ 250 animals, subject to change as the owner is currently selling hunts: [Fallow](#), [Axis Deer](#), [Aoudad](#), [Elk](#), [Per David's Deer](#), [Blackbuck](#), [Gemsbok](#), [Scimitar Horned Oryx](#), [Zebra](#), [Kangaroo](#), [Arabian Oryx](#), [Texas Doll Sheep](#), [Red Stag](#), [Ibex](#), [Scimbok](#)
- Native Wildlife ~ Mourning & White-Wing Dove, Turkey, variety of duck, few hogs & varmint
- Hunting ~ Not on MLD Program; sellers do have yearly returning clients
- Wheat/Sunflower Fields ~ The north is +/- 15 acres used for food plot, Truce fine sandy loam; the southern field is roughly 45 acres that is rotated in wheat and sunflowers, Gageby clay loam

-- MINERALS & WIND --

- O&G Production ~ 1 oil well; currently abandoned, lease name: East Chalker; API# 42932132, operator [Mogul Resources, LLC](#);
- Pipelines ~ 2 pipelines; 4" and 8" Natural gas lines; [Targa Midstream Services, LLC](#)
- Wind Rights ~ 100% wind rights convey; No wind farms in the area
- Mineral Rights ~ Seller does own an unknown percentage of the minerals and will be willing to convey with an acceptable offer

-- ACCESS & DISTANCES --

- Road Frontage ~ Gate on CR 296 (Just under 1 mi off Farm To Market RD 576)
- Nearby Towns ~ 9 mi SW of Breckenridge; 16 mi E of Albany; 19 mi N of Cisco off I-20
- Major Cities ~ 16 mi SE of Abilene; 98 mi E of Fort Worth; 184 mi E of Midland
- Airport ~ 10 mi W of Stephens County Airport (Municipal), 115 mi W of DFW (International)
- Legal Description ~ 450 total acres: Abst: 2374 Survey: Bal Sec 77; N/2 of NW/4 Abst: 2764 Survey: Bal Sec 76; N/2 of NE/4 Abst: 214C Survey: Bal Sec 76; S/2 of NW/4 Abst: Bal Sec 76; Abst: 1072 Survey: Bal Sec 76

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.

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