

The South Trap
TBD Hohhertz Rd
Ranger, TX 76470

\$301,260
50.210± Acres
Stephens County



The South Trap
Ranger, TX / Stephens County

SUMMARY

Address

TBD Hohhertz Rd

City, State Zip

Ranger, TX 76470

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.650459 / -98.585675

Acreage

50.210

Price

\$301,260

Property Website

<https://cfrland.com/detail/the-south-trap-stephens-texas/64860/>



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PROPERTY DESCRIPTION

The South Trap is a stunning 50-acre property situated just across the Palo Pinto County line in Stephens County, a mere hour and a half west of downtown Fort Worth. This hidden gem is nestled in the heart of some of the most expansive ranches on this side of the county, offering breathtaking panoramic views of the surrounding hills in every direction. Embodying the essence of "off the beaten path," The South Trap offers tranquil evenings and starry nights spent cherished with friends and family. This tract also presents an opportunity to own a secluded hunting property with the grandeur of a big ranch minus all the maintenance. Along the southern boundary is a picturesque pond, creating a haven for wildlife and a resource for cattle. A draw running from south to north presents the perfect opportunity to introduce a new pond to the land and build equity. Despite experiencing a fire several years ago, the landscape has made an amazing recovery, now adorned with lush native grasses and scattered mesquite trees and shrubs. Though most of the cedar trees didn't survive the fire, with a little attention, this property could be transformed into an astounding canvas. The South Trap has been recently surveyed and is poised for its next exciting chapter.

AGENT COMMENTS: The South Trap is a property that must be seen in person to be truly appreciated. When you're on the property and see the large elevation around you, it feels like you're in the mountains. Upon entering, approximately 574 feet along the road will need a new fence, while the rest of the fencing is in excellent shape. This property is full of opportunities and natural beauty, waiting for someone to unlock its full potential. Just inside the property, there is a pumping unit that the pumper will evaluate several times weekly. Due to its location, he will remain relatively unnoticed.

-- IMPROVEMENTS --

- Roads ~ Main road to the well maintained by oil company; two tract feed roads through the property
- Fences ~ 1 pasture; roughly 575 ft of fence will need to be built just inside the property along the road, no cross-fenced
- Gate ~ Pipe gate at the entrance
- Electricity ~ Co-Op electricity along County Road 104

-- WATER, COVER & TERRAIN --

- Surface Water ~ 1 main pond at .25 ac (when full)
- Water Wells ~ No known water wells in this area
- Tree Cover ~ Bull Mesquite, Saltcedar, Ash Juniper
- Underbrush ~ Light underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 50 ft of elevation; 1,400 ft on the SE end of the property & 1,350 ft on the NW end of the property
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Currently grazed, willing to stay; capacity 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ No hunting pressure; the current owner does not hunt
- Blinds & Feeders ~ No blinds or feeders
- Land ~ 1 draw; Lightly wooded

- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Game pictures coming soon

-- MINERALS & WIND --

- Mineral Rights ~ No owned Oil & Gas minerals
- O&G Production ~ 1 gas well; Delta Oil & Gas; Lease Name: Hohhertz A.B."A"; API No: 42935577
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 129 ft of CR 104
- Piped Entrance ~ 20-foot pipe entrance; double gate
- Nearby Towns ~ 8 miles NW of Strawn, 18 miles SW of Palo Pinto
- Major Cities ~ 80 miles W of Fort Worth, 67 miles E of Abilene, 208 miles E of Midland
- Airports ~ 15 miles NE of Ranger Municipal Airport, 91 miles W of DFW
- Legal Description ~ 50.21 acres out of Texas Pacific Railroad Company Lands, Block 4, Section 63, Abstract 325

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

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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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