

Mesa Ranch
TBD Cr. 280
Breckenridge, TX 76424

\$655,200
126± Acres
Stephens County



Mesa Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD Cr. 280

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.925571 / -99.034583

Taxes (Annually)

230

Acreage

126

Price

\$655,200

Property Website

<https://cfrland.com/detail/mesa-ranch-stephens-texas/77894/>



PROPERTY DESCRIPTION

Mesa Ranch encompasses approximately 126 stunning acres in Northwest Stephens County, TX. This extraordinary location is jam-packed with an assortment of mature hardwood trees, captivating elevation, and a thriving population of wildlife, occasionally graced by the presence of a few exotic species passing through the property.

Pulling through the gate, the dramatic elevation gives a unique first impression of Mesa Ranch and all it offers. Once on top of the Mesa, the panoramic views stretch forever, showcasing multiple prime building sites for future enhancements. This tract boasts a fantastic network of roads that gracefully wind through the breathtaking landscape, ensuring effortless access to explore and appreciate the property's remarkable diversity. Perched at the edge of the Mesa on the north side of the ranch, there is a perfectly designed food plot equipped with a deer blind and feeder, creating the main attraction for avid deer hunters on the ranch. A deep draw flowing into a pond is nestled below the food plot. With some dozer work, this area can transform into a larger body of water. At the heart of the ranch, two charming twin ponds provide a serene water source for wildlife and an excellent habitat for ducks. For the avid hunter, this property is nothing short of a paradise, with the combination of large neighbors, minimal road frontage, and abundant habitat that enhances the property's ability to manage and maintain a flourishing deer population.

Additionally, just south of County Road 280, 87 acres with Clear Fork River frontage can be purchased along with this property, making it a great addition to Mesa Ranch. Mesa Ranch is a fantastic spot for anyone who loves being outdoors and wants to soak in the beautiful serenity of nature. Whether hunting or just enjoying the scenery, it's the perfect getaway!

AGENT COMMENTS: Mesa Ranch presents a unique opportunity in a remarkable area of Stephens County. This region is home to friendly neighbors who are dedicated to maintaining their properties and looking out for one another. Known for its abundant wildlife, this area has a thriving population of deer, turkey, dove, and wild pigs, as well as some exotic species like Aoudad and Fallow deer. Despite its secluded nature, Mesa Ranch is located within a reasonable distance from modern amenities, making it an ideal retreat for those seeking peace and solitude.

-- IMPROVEMENTS --

- Roads ~ Two tract dirt roads throughout the property
- Fences ~ 1 pasture; property is 4,512ft x 1,131ft
- Gate ~ Pipe gate at the entrance
- Electricity ~ Co-Op electricity pole on property
- Co-Op Water ~ Stephens County Water line ends roughly 4,900ft east of the front gate.

-- WATER, COVER & TERRAIN --

- Surface Water ~ 3 main ponds; .26 ac; .25 ac; .09 ac (when full)
- Water Wells ~ Several water wells across the road by the river
- Tree Cover ~ Bull Mesquite, Post Oak, Live Oak, Elm, Ash Juniper
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 110 ft of elevation; 1,270 at the highest point and 1,160' 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, occasional exotic such as Fallow Deer and Audad
- Hunting Pressure ~ Great neighbors; Low hunting pressure; the current owner is a very selective hunter
- Blinds & Feeders ~ 1 blind and 1 feeder may convey with an acceptable offer
- Land ~ Heavy wooded; several deep draws, prominent elevation
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Food Plot ~ 2.6 acres on top of Mesa; currently planted in winter wheat

-- MINERALS & WIND --

- Mineral Rights ~ No owned Oil & Gas minerals
- O&G Production ~ 1 - 4.5" Natural Gas Pipeline on northern boundary; Targa Midstream Services
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Closest windmill farm 11 miles to the north

-- ACCESS & DISTANCES --

- Road Frontage ~ 1,526ft of CR 280 frontage; 1.5 miles W of HWY 183
- Piped Entrance ~ Pipe entrance; double gate
- Nearby Towns ~ 6 miles S of Woodson, 14 miles NW of Breckenridge
- Major Cities ~ 99 miles W of Fort Worth, 52 miles E of Abilene, 188 miles E of Midland
- Airports ~ 16 miles N of Stephens County Airport, 115 miles W of DFW
- Legal Description ~ +/- 126 acres out of Abst 144, Survey ROBERT R RAINEY. SEC PRE

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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Address

City / State / Zip

NOTES

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