

Live Oak Lookout
TBD FM 2231
Breckenridge, TX 76424

\$1,335,950
242.900± Acres
Stephens County



Live Oak Lookout
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD FM 2231

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Undeveloped Land, Ranches

Latitude / Longitude

32.745651 / -98.971841

Taxes (Annually)

262

Acreage

242.900

Price

\$1,335,950

Property Website

<https://cfrland.com/detail/live-oak-lookout-stephens-texas/90194/>



PROPERTY DESCRIPTION

Live Oak Lookout stretches across 242.9 acres of prime Texas terrain in Stephens County, just a short, scenic drive from Breckenridge and Hubbard Creek Lake. As you approach the property along Farm-to-Market Road 2231, the scenery quickly transforms from a lush mesquite and native grasses bottom to a striking elevated terrain. This impressive fifty-foot elevation change, adorned with magnificent live oaks, presents a remarkable opportunity for a building site conveniently located near the main road. This prime location offers fantastic views to the east overlooking the town of Breckenridge, while ensuring a sense of privacy. Beyond this idyllic building spot, the land is teeming with towering hardwoods and bull mesquite trees, gently rolling into deep draws, which enhance the property's charm and provide excellent wildlife habitats.

Additionally, the ranch is thoughtfully cross-fenced into two main pastures, featuring a small set of working pens conveniently positioned off the main road. Live Oak Lookout's picturesque landscape features five ponds. Currently, three are primed for cleaning and expansion, while the remaining two continue to offer essential water resources for the vibrant local wildlife.

AGENT COMMENTS: Live Oak Lookout offers a blank canvas for those looking to customize their forever home in a serene and secluded setting, while still having easy access to town conveniences. Properties like this, in such a prime location, are rare. The FM road frontage provides convenient access, yet the ranch maintains an untouched feel. A Stephens County water line runs along the east side of FM 2231, and electricity is available along the FM road and the southern boundary line. Whether your vision includes being close to the lake, managing a cattle ranch, creating a private retreat, or establishing a legacy landholding, this property offers the perfect opportunity. The road on the far south side also serves as an easement for the neighbor and the oil company to access the property to the west.

-- IMPROVEMENTS --

- Roads ~ Two tract dirt roads throughout the property
- Improvements ~ Small set of cattle pens
- Fences ~ 2 pasture; cross fencing is in poor condition, boundary fence is in excellent condition; front trap is +/- 133 acres, back trap is +/- 109 acres
- Gate ~ 1 gate on the south end of the property; pipe gate
- Electricity ~ Comanche Electric; electricity runs down the south boundary and FM 2231
- Water ~ Stephens County SUD on the east side of FM 2231

-- WATER, COVER & TERRAIN --

- Surface Water ~ 5 ponds; one draw on SW corner
- Pond Size ~ Biggest .31 ac, .23 ac, .06 ac, .05 ac, .05 ac (when full)
- Fish ~ Bass
- Water Wells ~ No known water wells in the area
- Tree Cover ~ Bull Mesquite, Live Oak, Ash, Juniper, Elm
- Underbrush ~ Heavy; Prickly Pear, Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 50 ft of elevation; 1,280 ft at the highest point and 1,230 ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Not currently grazed; capacity is 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; low hunting pressure
- Blinds & Feeders ~ No blinds or feeders on the property; the owner does not hunt
- Land ~ Heavy wooded with openings, draws, and elevation
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife

-- MINERALS & WIND --

- Mineral Rights ~ No owned oil & gas minerals
- O&G Production ~ No active production
- O&G Pipeline ~ 1-4.5 inch Natural Gas Pipeline; Taurus Gas Services
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 2,800 ft of FM 2231 frontage
- Piped Entrance ~ 1 Pipe entrance
- Nearby Towns ~ 4 mi W of Breckenridge, 2 mi E of Hubbard Creek Lake
- Major Cities ~ 95 mi W of Fort Worth, 48 mi E of Abilene, 187 mi E of Midland
- Airports ~ 5 mi NW of Stephens County Airport, 108 mi W of DFW

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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This image shows a single 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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