

**Garrett Ranch**  
11457 Cr 187  
Cisco, TX 76437

**\$5,734,820**  
1,196± Acres  
Stephens County



**Garrett Ranch**  
**Cisco, TX / Stephens County**

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**SUMMARY**

**Address**

11457 Cr 187

**City, State Zip**

Cisco, TX 76437

**County**

Stephens County

**Type**

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.578163 / -98.958875

**Taxes (Annually)**

\$3,000

**Dwelling Square Feet**

2,680

**Bedrooms / Bathrooms**

6 / 2

**Acreage**

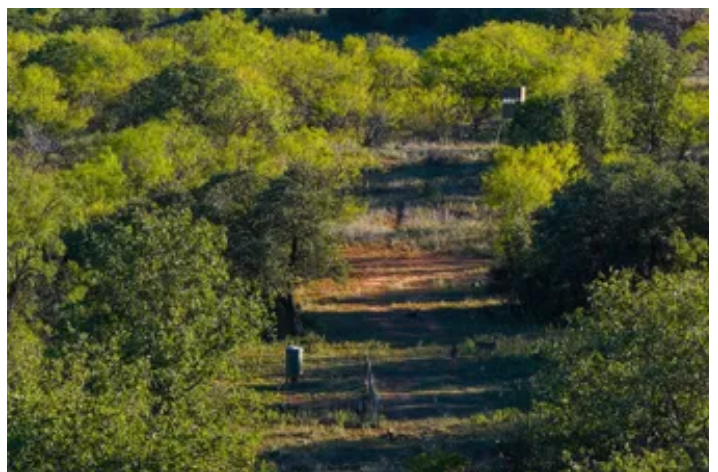
1,196

**Price**

\$5,734,820

**Property Website**

<https://cfrland.com/detail/garrett-ranch/stephens/texas/93356/>



**PROPERTY DESCRIPTION**

The Garrett Ranch spans an impressive 1,196 acres in southern Stephens County, Texas, just a stone's throw from the historic community of Harpersville. This ranch represents a remarkable legacy, brimming with character and boundless potential. Since the early 1900s, it has proudly functioned as a working ranch, benefiting from various government programs aimed at enhancing the land for both cattle and wildlife. It's truly an excellent opportunity for anyone passionate about ranching, hunting, and preservation.

As you journey down the driveway, a historic ranch home welcomes you, serving as a reminder of the property's rich history. This residence boasts a cozy two-bedroom, one-bath layout, complete with a fully equipped, vintage kitchen and an inviting living area that is currently being used as an additional bedroom. Adjacent to the ranch house, you'll find a weathered barn that holds a delightful secret. Upon opening its doors, an open-concept kitchen and living room invite you into a modern barndominium, offering a warm and enticing atmosphere created for gatherings and relaxation. This living space is complete with two well-appointed bedrooms and a loft that features plenty of space for two beds and a cozy couch, making it ideal for accommodating multiple guests. Both of these structures will come fully furnished and turnkey for the new owner.

The numerous amenities of the Garrett Ranch are truly exceptional and highly desirable for today's ranch buyers. This property boasts stunning elevations, deep creeks, an abundance of hardwood trees, and a perfect balance of cultivated and natural land. The front portion of the ranch spans approximately 580 acres, characterized by a plateau with extensive cultivation and the majority of the ponds. Some of the fields have mesquite regrowth that can be revitalized, while others simply need mowing and plowing. Surrounding the cultivated areas are thick woods composed of mesquite and oak trees. Beyond this plateau, the property drops dramatically by seventy feet into a wildlife paradise where one can easily spend hours exploring. At the bottom of the ridge, Live Oak Creek runs along the base of the hill, eventually spilling into Big Sandy Creek on the western portion of the ranch. Big Sandy Creek meanders through the southwest area of the ranch, providing wet-weather fishing and serving as a central travel corridor for wildlife. With both creeks feeding the ranch, the Rio Grande Turkey population is thriving in quality and quantity. Along the southern boundary, there are two large hills that some might even refer to as mountains. Thirteen ponds are scattered throughout the property; some are stocked with fish, while others serve as vital water sources for livestock and wildlife. Over eight miles of roads and trails traverse through the ranch, each offering its own unique character and adventure. For its large size, the Garrett Ranch has very minimal oil and gas production. There are two gas wells and an injection well, for which the owners are willing to convey their mineral rights for a reasonable offer and will also convey all the wind rights. This offering provides the next owner with greater control and a reassuring outlook for the future.

AGENT COMMENTS: Garrett Ranch is a remarkable legacy ranch that is ready to greet the next owner, who can proudly mark their name on the front gate and, ideally, pass it on to future generations. Properties like this are becoming increasingly rare in Texas due to development, changing generations, and a growing demand for land. Garrett Ranch presents a fantastic opportunity to establish your claim on a substantial piece of land, surrounded by excellent neighbors who share the same core values. Garrett Ranch can be purchased along with all equipment, furniture, and mineral rights, making it an authentic turn-key ranch.

**-- HOME --**

- Built in 1945; 1,080 sqft; 3 bed, 1 full bath
- Original wood floors
- Vintage kitchen
- Screened front porch
- Carport
- Central HVAC

- Electric meter by Commanche Co-Op
- Stephens County SUD Water Meter
- Furniture will convey

**-- BARNDOMINIUM --**

- Built in 2018; 1,600 sqft; 2 bed, 1 full bath, large loft bedroom, 1 small bonus room
- Open kitchen and living area
- Covered back porch
- Each room offers a mini-split for heating and cooling
- Electric meter by Commanche Co-Op
- Stephens County SUD Water Meter
- Furniture will convey

**-- RANCHING IMPROVEMENTS --**

- Fencing ~ Over 6 miles of boundary barbed wire fencing; excellent to fair condition; water gaps on Big Sandy Creek need attention
- Corrals ~ Good pens with a trap and a large pond; lots of shade
- Equipment ~ Dozer with cab, John Deere tractor with implements, Ford tractor with implements; all equipment is negotiable
- Roads ~ Over 7 miles of ATV/UTV, dirt roads, gravel, and feed roads

**-- WATER, COVER & TERRAIN --**

- Surface Water ~ 13 ponds; 1.3 mi of Big Sandy Creek; 1.93 mi of Live Oak Creek
- Pond Sizes ~ Largest measuring +/- .60 ac, (when full), full of bass and bait fish; 12 others under .5 ac
- Water Well ~ 1 water well that used to supply the home with water; condition unknown
- Water Meter ~ 1 Stephens County SUD Water Meter
- Elevation ~ 110 ft of dramatic elevation; big views; highest point 1,370 ft & lowest point 1,250 ft
- Tree Cover ~ 84% wooded; Bull Mesquite; Live-Oak, Elm, Pecan, Hackberry, Post Oak
- Underbrush ~ Heavy underbrush; Lotebush, Bumelia, Skunkbush, Cat Claw, Prickly Pear
- Native Grasses ~ Winter Rye, Sideoats grama, Little bluestem, Ariqona cottontop, Buffalograss, Blue grama; Other types of grasses were introduced in 2020 for a quail program
- Cultivation ~ 15% cultivation with some mesquite regrowth
- Soil ~ 11 different types of soils: BgB, BmB, BoC, BrC, BxE, Ga, MfB, OxE, ThC, TrA, TrB, and Case PLUs.

**-- HUNTING & RECREATION --**

- Deer Blinds & Feeders ~ The family's deer blinds and feeders will convey- several homemade feeders, 1 blind, 1 stand & fill feeder
- Native Wildlife ~ Whitetail deer, Mourning & White-Wing Dove, Turkey, variety of ducks, hogs, varmint, and Aoudad have been spotted on the ranch
- Hunting ~ Not on MLD Program; great neighbors; property is currently leased to hunters
- Food Plots ~ No current food plots on the ranch, but lots of potential

**-- MINERALS & WIND --**

- O&G Production ~ Petex; Injection well, API # 42930048; 2 oil/gas wells, API # 42935473 & 42935763



- Pipelines ~ 1 pipeline; Taurus gas serviedes; 6 in Natural Gas
- Wind Rights ~ 100% wind rights convey; Windmill farm 14 miles to the SW
- Mineral Rights ~ The seller owns the oil & gas mineral rights and will consider conveying them if an acceptable offer is presented.

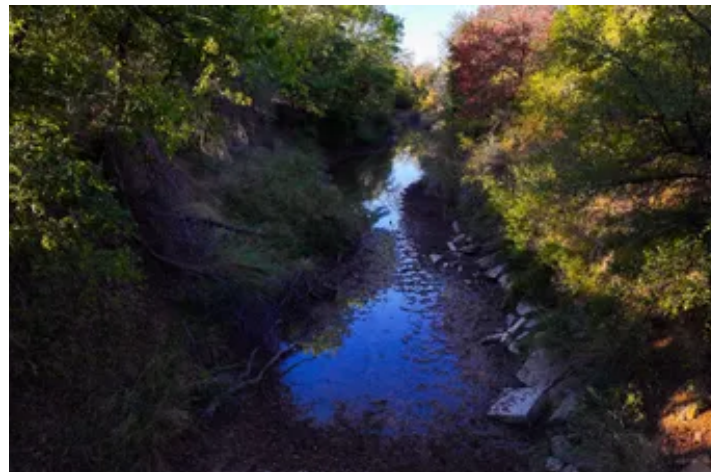
**-- ACCESS & DISTANCES --**

- Road Frontage ~ 3,817 ft of FM 1032 on north boundary; 2 mi of CR 187 on west boundary
- Nearby Towns ~ 12 mi SE of Breckenridge; 12 mi N of Cisco
- Major Cities ~ 45 mi E of Abilene; 96 mi W of Fort Worth; 187 mi E of Midland
- Airport ~ 10 mi NE of Stephens County Airport (Municipal), 112 mi W of DFW (International)

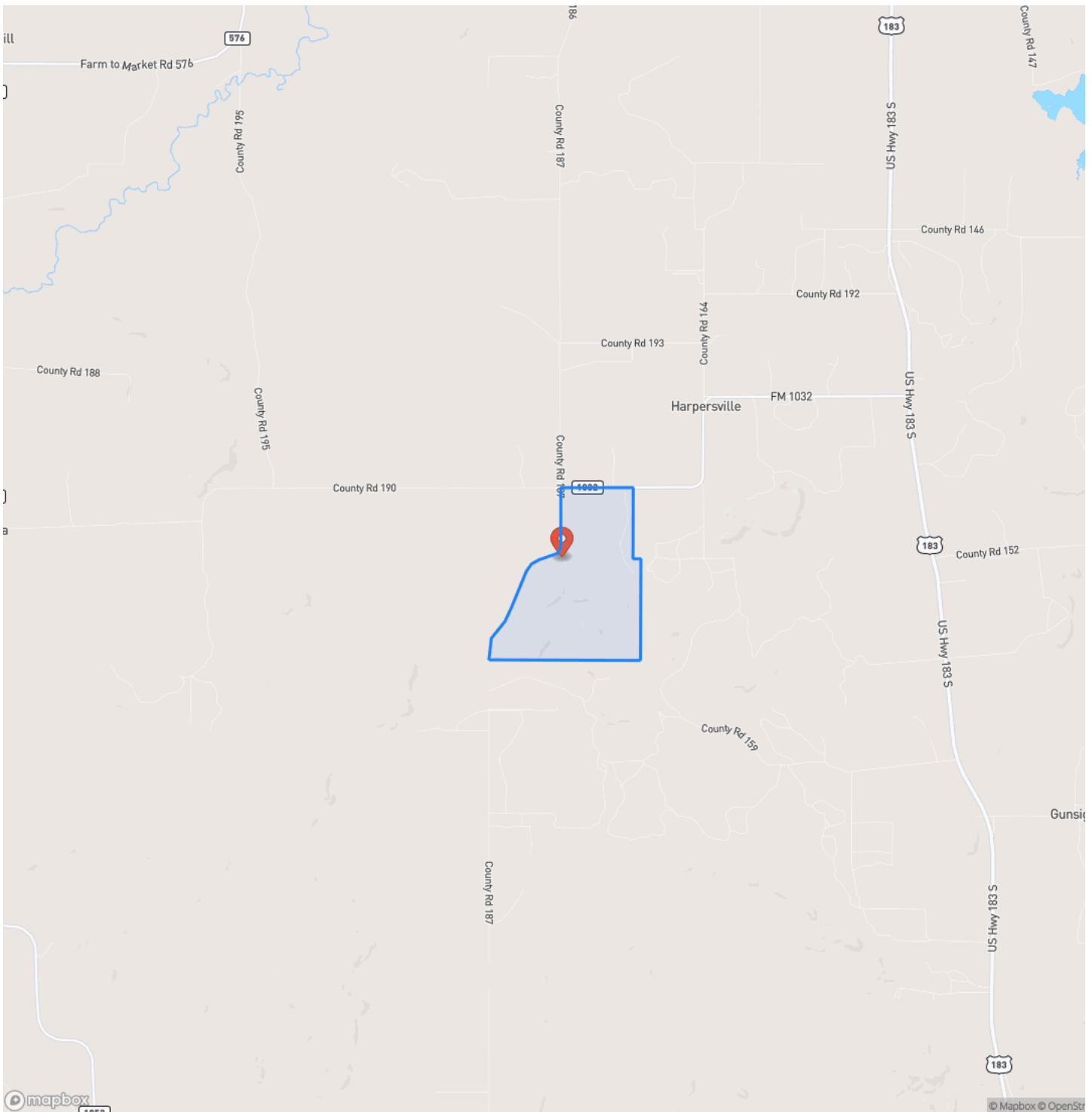
**Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)**

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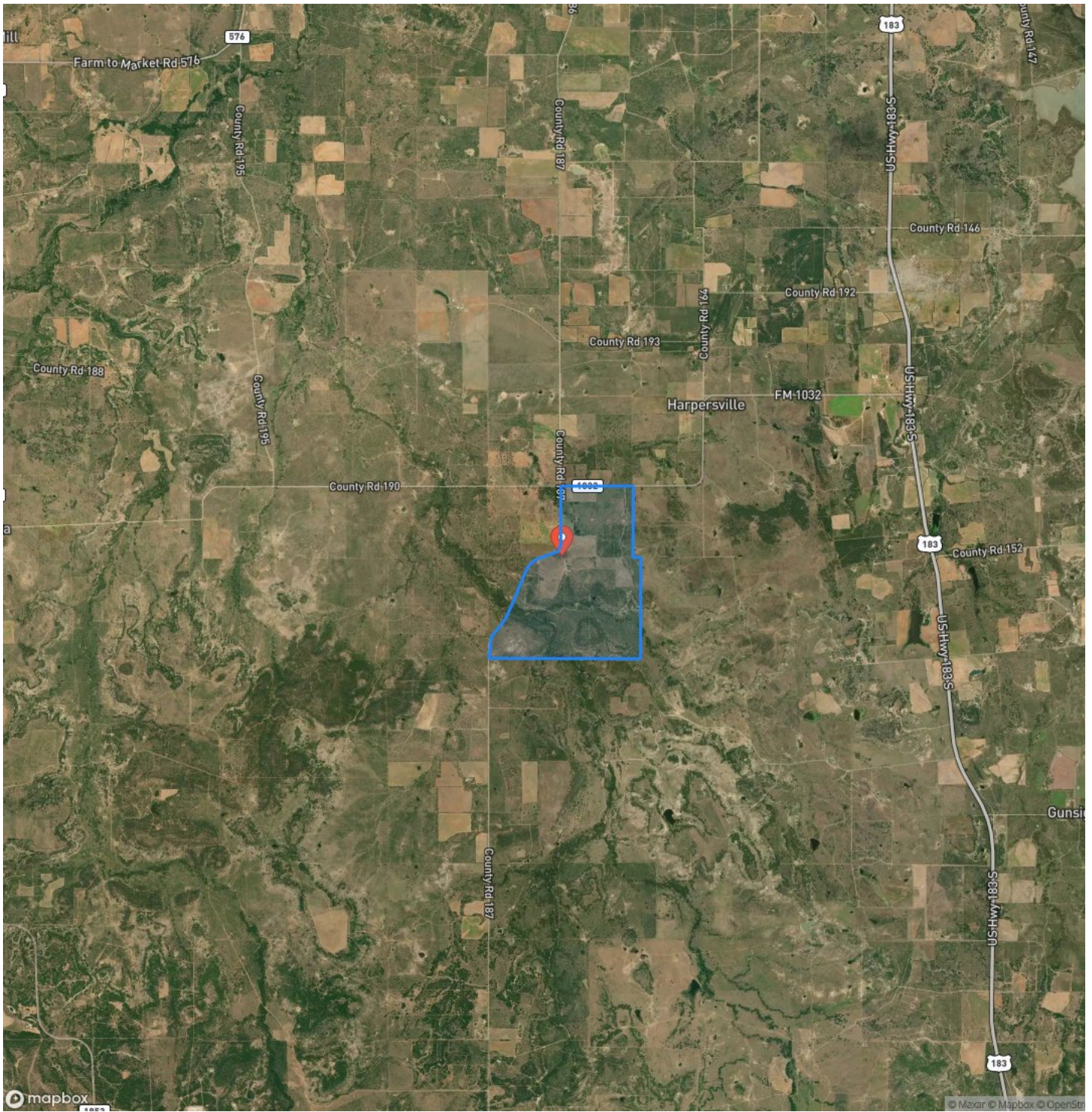


# Locator Map





## Satellite Map







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