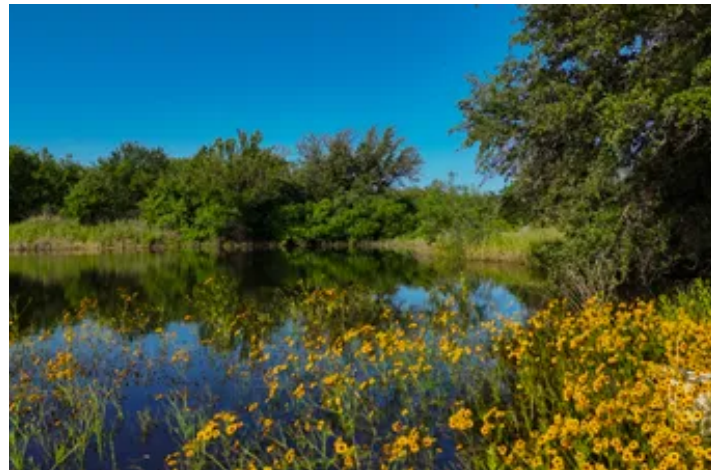


Alphin Retreat
14264 State Highway 67
Breckenridge, TX 76424

\$285,000
19.020± Acres
Stephens County



Alphin Retreat
Breckenridge, TX / Stephens County

SUMMARY

Address

14264 State Highway 67

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Single Family,
Residential Property

Latitude / Longitude

32.914175 / -98.709072

Taxes (Annually)

632

Dwelling Square Feet

768

Bedrooms / Bathrooms

1 / 1

Acreage

19.020

Price

\$285,000

Property Website

<https://cfrland.com/detail/alphin-retreat-stephens-texas/55728/>



PROPERTY DESCRIPTION

In the picturesque northern Stephens County, Alphin Retreat is a stunning nineteen-acre property conveniently located on HWY 67, nestled between Breckenridge and Graham, TX. This enchanting retreat is the perfect sanctuary, surrounded by the breathtaking beauty of nature. As you enter the meticulously maintained property on the gravel road, you'll immediately sense the love and dedication that has gone into creating this haven, culminating in the delightful cabin. Strategically positioned at the north end of the property, the rustic cabin preserves the area's natural wildlife habitat. This custom one-bedroom, one-bath cabin features an inviting open-concept kitchen and dining area, providing a cozy and welcoming space for extended stays. Adjacent to the cabin, you'll find a forty-foot conex box ideal for storing tools and ATVs, ensuring a clutter-free home environment. Venture into the woods and discover a charming small food plot, a thriving pond, and a large deer blind. Alphin Retreat boasts just under a mile of scenic trails that wind through the lush woods, around the serene pond, and through the deep draws, offering endless enjoyment for ATV enthusiasts. In essence, Alphin Retreat is the perfect destination for escaping the hustle and bustle of everyday life without the burden of extensive upkeep.

AGENT COMMENTS: Alphin Retreat is an absolutely perfect destination for anyone seeking a peaceful retreat, a weekend escape, or a potential income opportunity. Just 8 miles from Possum Kingdom and 16 miles to Hubbard Creek Lake, this retreat provides fantastic options for fishing and skiing during the summer months. The current owners have taken great joy in witnessing the beautiful deer thrive year after year; and have only harvested two trophy deer in the last four years. This gem truly offers something special throughout the year, all while being conveniently located just a short drive from the city. It's a place where you can create unforgettable memories and enjoy the beauty of the outdoors.

-- CABIN --

- Cabin Specs ~ 2020 Custom built; 768 sqft; 1 bed/1 bath
- Kitchen ~ Modern kitchen with appliances
- Living Area ~ Open concept kitchen, dining, & living room
- Closet ~ Big walk-in closet
- Furniture ~ All furniture will convey with an acceptable offer
- Heating, Venting, & Cooling ~ 2020 Concord AC Unit
- Parking ~ Rock parking area
- Water ~ 550 Gallon storage tank; rainwater collection or water can be hauled at \$150 for 1,000 gallons. Stephens County SUD runs along HWY 67.
- Electricity ~ TXU; average \$130/month
- Septic ~ Installed in 2021

-- RANCHING IMPROVEMENTS --

- Interior Roads ~ Excellent road system; gravel road to the cabin; ATV trails throughout
- Boundary Fences ~ 5 Strands of barbed wire along the HWY; east & south boundary fences are 8' "high fence" and in excellent condition
- Interior Fences ~ No cross-fencing
- Entrance Gates ~ Custom entrance on the north end of the property
- Conex Container ~ 40 ft container for storage

-- WATER, COVER & TERRAIN --

- Surface Water ~ 1 Pond at .40 ac (when full)
- Draws ~ Roughly 1,640 ft of deep draws
- Elevation ~ 10 ft sloping; relatively flat
- Tree Cover ~ 99% Heavily wooded; live oak, elm, mesquite
- Underbrush ~ Moderate to Heavy; lotebush, bumelia, skunkbush, ephedra, cat claw, yucca, & prickly pear
- Native Grasses ~ Little bluestem, grammas, ryegrass; ideal seeds for wildlife
- Grazing ~ This property is under Wildlife Exempt and has not been grazed in many years

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail deer, duck, turkey, dove, quail, hogs, varmint
- Food Plots ~ 1 Food Plots; .3 of an ac
- Hunting Pressure ~ Little to no hunting pressure; hunted by management-minded owner
- Blinds & Feeders ~ 1 Deer blinds & 3 deer feeders
- Fishing ~ Unknown if any fish live in the pond
- Habitat ~ Heavy wooded along draws with open grassy areas in the back
- Pictures & Videos ~ Game pictures upon request

-- MINERALS & WIND --

- Mineral Rights ~ No minerals owned to convey
- O&G Production ~ No oil & gas production
- Pipeline ~ 6" Natural gas line along HWY 67; Targa Midstream Services LLC
- Wind Rights ~ 100% Wind rights convey
- Wind Production ~ No active wind farms in this area

-- ACCESS & DISTANCES --

- Road Frontage ~ 1,995 ft of HWY 67 road frontage
- Nearby Towns ~ 15 miles NE of Breckenridge, 15 miles SW of Graham
- Major Cities ~ 81 miles W of Fort Worth, 67 miles E of Abilene
- Airports ~ 17 miles NE of Breckenridge County Airport, 97 mi W of DFW
- Legal Description ~ 19.020 ac out of Tract SE/4, Abst 1082, Survey S P 2, SEC 8

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



Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



Alphin Retreat
Breckenridge, TX / Stephens County



Alphin Retreat
Breckenridge, TX / Stephens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

Albany, TX 76430

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.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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