

Lucky Fox Ranch
TBD Cr. 145
Breckenridge, TX 76424

\$313,349
66.750± Acres
Stephens County



Lucky Fox Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD Cr. 145

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

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

Latitude / Longitude

32.641709817331886 / -98.78158954107889

Acreage

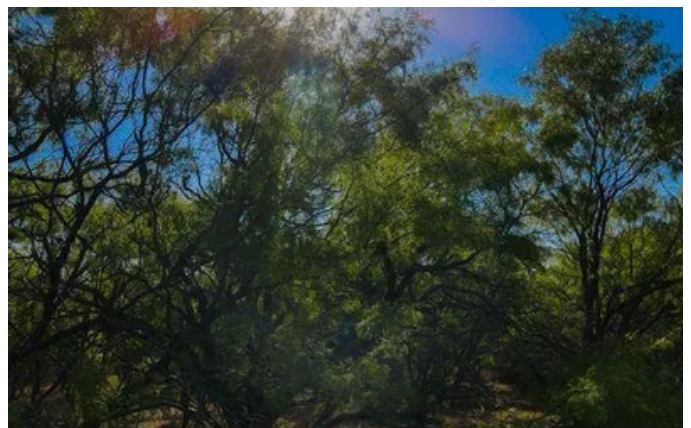
66.750

Price

\$313,349

Property Website

<https://cfrland.com/detail/lucky-fox-ranch-stephens-texas/33769/>



PROPERTY DESCRIPTION

Lucky Fox Ranch is a 66-acre gem nestled outside the small community of Necessity, TX. This property is a wildlife sanctuary, heavily wooded with bull mesquite and scattered live oak while providing good grass for cattle. Along the southern boundary is forty feet of elevation with beautiful rock outcroppings thick with mature oak. This area offers sweeping views of the neighboring hillsides with an old field of lush grass and minimum mesquite regrowth. Luck Fox Ranch is watered by two ponds that are currently low due to the lack of rainfall, offering an opportunity to customize the ideal fishing hole. As you enter the gate, there is an old homestead with a barn composed of rustic materials that can be recycled and are highly sought after for builds and remodels.

Brokers Comments -- Lucky Fox Ranch is a perfect size property for a hunter or outdoor enthusiast to enjoy without a lot of upkeep. Two hunters can easily hunt the Lucky Fox Ranch because of the way it is shaped. This property could also be purchased and split with ease.

-- WATER & TERRAIN --

- *Ponds* -- Two; One is currently dry, and one is roughly 2ft deep
- *Meters* -- No water meter; Stephens County SUD water line is 1,692 ft to the north
- *Elevation* -- 60ft of elevation on the eastern boundary line

-- COVER & WILDLIFE --

- *Wildlife* -- Whitetail Deer, Rio Grande Turkey, dove, duck, quail, hog, and varmint
- *Hunting* -- No blinds or feeders convey with the property
- *Tree Cover* -- 76% wooded; heavy to moderate, mesquite, hackberry, live oaks
- *Underbrush* -- Mild; prickly pear, cat claw, yucca
- *Native Grasses* -- Grammas, Curly Mesquite
- *Grass Pastures* -- 14 ac of old cultivation with mesquite regrowth
- *Grazing* -- One animal to 28 units
- *Soils* -- Bluegrove Loam, Rowden Clay, Bonti-Exray-Truce Complex, Leeray Clay, Bonti Fine Sandy Loam
- *Cultivation* -- No current cultivation

-- RANCHING & HUNTING IMPROVEMENTS --

- *Fence* -- 5-strand barbwire in fair condition; a portion of the southern boundary fence is down
- *Electricity* -- Electric line runs along CR 145
- *Gates* -- One gate on CR 145, oil & gas gate
- *Pens* -- No working pens

- *Interior Roads* -- Main road goes to the oil well; ATV trails
- *Road Frontage* -- 2,965ft of CR 145 road frontage

-- MINERALS & WIND --

- *Minerals Estate* -- Owned minerals will convey; owned percentage unknown
- *Production* -- One active well with tank battery
- *Pipelines* -- No pipelines per RRC Map
- *Wind Turbines* -- No visible wind turbines
- *Wind Rights* -- 100% of the wind rights convey

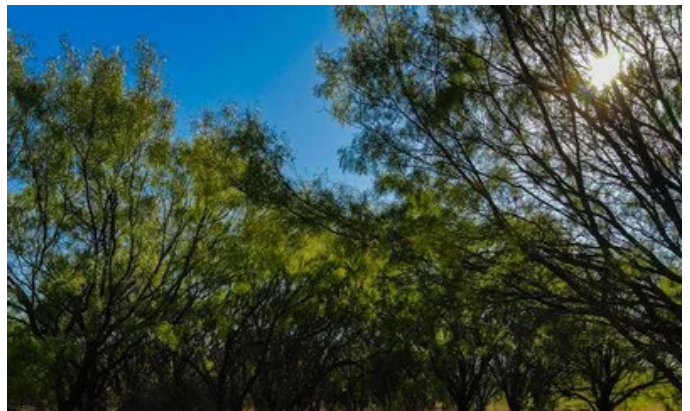
-- ACCESS & DISTANCES --

- 10 miles SE of Breckenridge
- 16 miles N of Eastland (I-20)
- 56 miles E of Abilene
- 88 miles S from Wichita Falls
- 87 miles W of Fort Worth
- 198 miles E of Midland

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

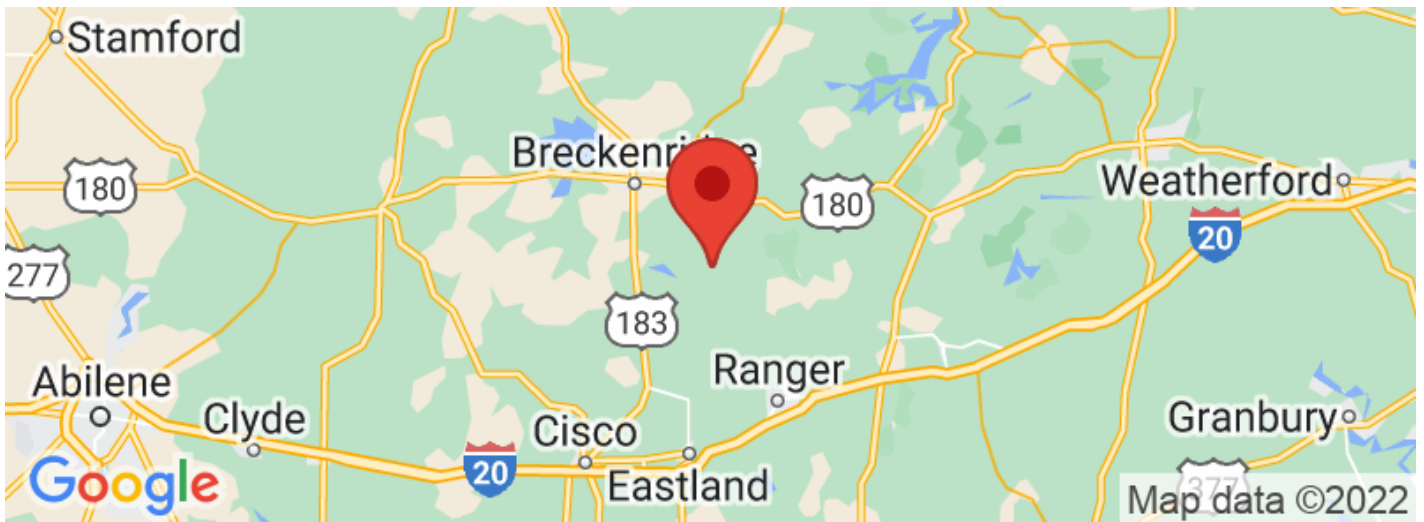
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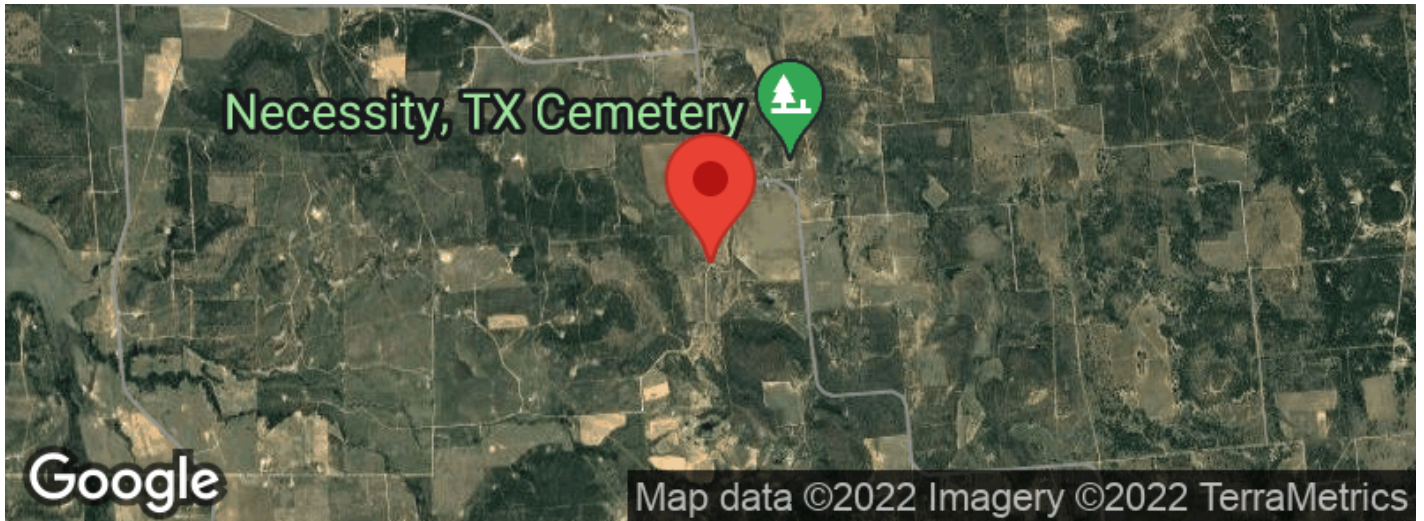




Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

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City / State / Zip

Graham, TX 76450

NOTES

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