

Riverbank Retreat
TBD Cr 280
Breckenridge, TX 76424

\$685,000
85.770± Acres
Stephens County



Riverbank Retreat
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD Cr 280

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Riverfront

Latitude / Longitude

32.925188 / -99.037887

Taxes (Annually)

230

Acreage

85.770

Price

\$685,000

Property Website

<https://cfrland.com/detail/riverbank-retreat-stephens-texas/78074/>



PROPERTY DESCRIPTION

Riverbank Retreat is a hidden gem in northwest Stephens County, Texas, nestled between Breckenridge and Woodson. This beautiful area holds a special place in the hearts of hunting and fishing enthusiasts, and it is easy to understand why. It's renowned for its abundant deer and turkey populations, making it a sought-after destination for those who cherish the thrill of the hunt. With the Clear Fork River gracefully marking its southern boundary, the property boasts an incredible 1,900 feet of private riverbank. This river is alive with various fish species, inviting you to reel in your catch while enjoying the serenity of nature.

This picturesque landscape along the Clear Fork River is celebrated for its natural beauty and being one of the area's most fruitful hunting and fishing spots. As you venture into the property, you'll discover an established food plot with a thoughtfully placed box blind overlooking a Sendero. Here, a sturdy deer feeder is surrounded by a rich stand of winter wheat, inviting wildlife to thrive. Riverbank Retreat is adorned with mature mesquite trees and vibrant native grasses, along with majestic hardwoods and flourishing native pecan trees that have stood the test of time. A series of ravines and a winding deep draw create a haven for wildlife while presenting opportunities for a potential surface water addition. Whether you're a passionate angler and hunter or simply seeking adventure with family and friends, this property offers a welcoming space for thrilling ATV rides, kayaking, swimming, nature observation, and unforgettable camping memories. Additionally, just north of County Road 280, 126 acres of stunning elevation can be purchased with Riverbank Retreat.

AGENT COMMENTS: Riverbank Retreat provides a serene environment surrounded by larger ranches, which offer excellent hunting, fishing, and privacy. Electricity is available along County Road 280, and both neighboring properties to the east and west have multiple water wells along the river. You may even encounter exotic wildlife roaming the property, such as Fallow Deer, Axis Deer, and Aoudad. Rarely do small acreages along the Clear Fork River become available in this area!

-- IMPROVEMENTS --

- Roads ~ Two tract dirt roads to the river and one to the deer blind
- Fences ~ 1 pasture; fencing is in good condition; fence along the river will need to be repaired if desired
- Gate ~ Pipe gate at the entrance
- Electricity ~ Co-Op electricity along the CR 280
- Co-Op Water ~ Stephens County Water line ends roughly 4,900ft east of the front gate

-- WATER, COVER & TERRAIN --

- Surface Water ~ 1,955ft of Clear Fork River frontage; deep draw through the middle of the property
- Water Wells ~ Neighbors on both sides have water wells by the river
- Tree Cover ~ Bull Mesquite, Live Oak, Elm, Ash Juniper
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 60ft of elevation; 1,180ft at the highest point and 1,120ft 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 acceptable offer
- Land ~ Heavy wooded; several deep draws, sloping elevation
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Food Plot ~ +/- 1 acre; Sendero style food plot; currently planted in winter wheat

-- MINERALS & WIND --

- Mineral Rights ~ No owned Oil & Gas minerals
- O&G Production ~ 1 - 6" Natural Gas Pipeline on northern boundary line; Targa Midstream Services
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 1,526ft of CR 280 frontage; 1.5 miles west 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 ~ +/- 87 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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Breckenridge, TX / Stephens County



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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