

Dove Haven
TBD FM 3418
Breckenridge, TX 76424

\$392,200
74± Acres
Stephens County



Dove Haven
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD FM 3418

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

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

Latitude / Longitude

32.677572 / -98.953381

Acreage

74

Price

\$392,200

Property Website

<https://cfrland.com/detail/dove-haven-stephens-texas/88153/>



PROPERTY DESCRIPTION

Dove Haven is approximately 74 acres, located in southwest Stephens County, Texas, featuring 43 acres of established sunflowers that thrive each year, while the remaining acreage is heavily wooded with mesquite trees and a few large live oaks. Along the western fence line, there is a nice pond that supports both wildlife and cattle. With some dirt work from a professional, this pond has the potential to be expanded. A long tree line separates the cultivated area from the woods, providing a prime habitat for birds to roost and excellent potential hunting spots with morning shade. As you enter the property, you'll notice that the land is relatively flat, ideal for cultivation. However, just inside the wooded area, there is a pleasant elevation drop with views to the east. This elevated area would be an excellent location to build a home or cabin and enjoy the tranquility of country life. Dove Haven also offers great deer hunting opportunities in the back 30 acres, with larger neighboring properties to the north and east. This charming property provides just enough country living to enjoy the outdoors without the extensive work and maintenance that comes with a larger ranch. Stephens County SUD Water Line runs along FM 3418, and a Comanche Electric Co-Op Electric pole is on the property. A new entrance needs to be constructed to access the property. This parcel is being divided from a larger tract of land.

-- IMPROVEMENTS --

- Roads ~ Two tract dirt roads throughout the property
- Fences ~ 1 pasture; fencing is in good condition
- Entrance ~ A new gate will need to be constructed to access the property
- Electricity ~ Comanche Electric poles on the property
- Water ~ Stephens County SUD water line along FM 3418

-- WATER, COVER & TERRAIN --

- Surface Water ~ 1 pond at .49 ac
- Water Wells ~ No known water wells in the area
- Tree Cover ~ Bull Mesquite, Live Oak
- Underbrush ~ Heavy; Prickly Pear, Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 10 ft of elevation; 1,280 ft at the highest point and 1,270 ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Winter Rye
- Grazing ~ Currently being grazed; capacity 1 animal to 28 acres

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, varmint
- Hunting Pressure ~ Great neighbors; low hunting pressure
- Blinds & Feeders ~ No blinds or feeders will convey
- Land ~ Heavily wooded and cultivated
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ 43 ac; Thurber clay loam, Leeroy clay

-- MINERALS & WIND --

- Mineral Rights ~ No owned oil & gas minerals will convey
- O&G Production ~ No active production

- O&G Pipeline ~ One 8-inch Natural Gas Pipeline; Targa Midstream Services LLC
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 1,570 ft of FM 3418 frontage
- Entrance ~ No gate; a new gate will need to be constructed to access the property
- Nearby Towns ~ 6 mi SW of Breckenridge, 20 mi N of Cisco
- Major Cities ~ 95 mi W of Fort Worth, 48 mi E of Abilene, 188 mi E of Midland
- Airports ~ 5 mi SW of Stephens County Airport, 112 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

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

NOTES

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