

**Rudd Ranch**  
10875 FM 717  
Ranger, TX 76470

**\$739,000**  
117.66± Acres  
Stephens County



**Rudd Ranch**  
**Ranger, TX / Stephens County**

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**SUMMARY**

**Address**

10875 FM 717

**City, State Zip**

Ranger, TX 76470

**County**

Stephens County

**Type**

Hunting Land, Residential Property, Ranches, Recreational Land

**Latitude / Longitude**

32.574536 / -98.686913

**Taxes (Annually)**

\$1,994

**Dwelling Square Feet**

2,400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

117.66

**Price**

\$739,000

**Property Website**

<https://cfrland.com/detail/rudd-ranch/stephens/texas/86059/>



## Rudd Ranch Ranger, TX / Stephens County

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### PROPERTY DESCRIPTION

Rudd Ranch is a 117-acre property in the southeast region of Stephens County, Texas, just off FM 717. Despite its size, this unique ranch has much to offer: significant elevation changes, dense woods with improved food plots, two water wells, and several ponds. A newly constructed barndominium provides a comfortable, relaxing space after a long day of adventure. Rudd Ranch includes over two miles of trails that wind through mesquite, cedar, and oak trees, leading to designated hunting locations equipped with deer blinds and feeders. While exploring the land, you'll find three ponds, which are valuable wildlife resources and offer fishing opportunities. In addition to the ponds, the ranch is supplied by two water wells. One of the wells provides water to the barndominium, while the second, considered an artesian well, naturally pushes fresh water above ground. From the front gate to the home is approximately three-quarters of a mile through the pasture, ensuring privacy and shielding you from highway traffic noise. Behind the house, seventeen acres of heavily wooded land at the highest point are left undisturbed to create a safe habitat for wildlife.

Nestled atop a picturesque hill and flanked by majestic oak trees, the charming 2,400 square foot barnominium boasts an inviting covered front porch offering breathtaking views of La Casa Valley to the north and west. Meticulously positioned for ultimate privacy and stunning vistas, it overlooks the property's most impressive pond. While the interior is currently livable, it presents a fantastic opportunity for the new owner to customize the finishing touches to their taste. The thoughtfully designed layout features a master suite with walk-in closet and large ensuite bathroom with walk-in shower, plus two bedrooms and two additional well-appointed bathrooms, and an open-concept kitchen and living area that enhances the sense of space. Additionally, the two-car garage offers potential for future expansion as part of the home. All essential electrical work, spray foam insulation, HVAC system, and plumbing have already been completed. A newly installed water well ensures a reliable water supply for this barnominium. There is also a new transformer to support 2 RV hook-ups, 50A and 30A, for comfortably hosting guests.

Rudd Ranch has been a cherished retreat for family and friends, offering a warm and inviting atmosphere. Carefully, the owner has curated a thriving whitetail population, guided by the expertise of a TPWD biologist with a well-implemented wildlife plan. Each year, the sight of mature bucks during the rut is inspiring, and last year's remarkable harvest of a 12-point, 154-inch deer is a testament to the ranch's quality. Adding to its charm, flocks of turkeys often grace the feeder near the home. Rudd Ranch is a gem, conveniently located just a short drive from the DFW area!

AGENT COMMENTS: Rudd Ranch offers prospective buyers a remarkable opportunity to acquire a property with established roads, abundant water, and thoughtfully designed food plots. The future owner will have the exciting chance to complete the barndominium to their taste. The barndominium will need Sheetrock, paint, and the kitchen finished out to be complete. Most of the fencing is in excellent condition, except the northern boundary, which will require the installation of a new fence. Overall, this property embodies all the sought-after features that discerning buyers desire in real estate.

### **-- BARNDOMINIUM --**

- Home Specs ~ 2,400 sqft; built-in 2021; 3 bedrooms, 3 full baths; option to add additional rooms if desired; please request pictures of the interior of the barndominium. The owner is currently working on the inside of the barnominium. He has informed me that the construction is 70% finished.
- Construction ~ Incomplete; needs sheetrock, paint, and kitchen; 10 ft x 10 ft garage doors; 2022, 5-ton HVAC system with 10-year warranty; 2 in spray foam insulation plus 6 in under roof
- Living Area ~ Open concept to kitchen and living area; lots of windows overlooking the property
- Front Porch ~ 8 ft x 50 ft covered front porch
- Water ~ Water well; 200 ft deep; 7GPM
- Electricity ~ Comanche Co-Op; wired underground to the home; 200 service; new transformer to support 2 RV hook-ups; 50A and 30A
- Septic ~ Septic tank

## -- IMPROVEMENTS --

- Interior Roads ~ 2 + miles of road and trail system
- Boundary Fences ~ 5-strand barbed wire; the north boundary line fence (+/-3,600 ft) does not exist
- Interior Fences ~ No interior fence
- Entrance Gates ~ Cedar h-braces with square-tubing gate

## -- WATER, COVER & TERRAIN --

- Surface Water ~ 3 ponds; 1+ ac and .35 ac (possibly spring fed), .15 ac (when full)
- Water well ~ 2 wells; 1 well provides water to the barndo; 1 well (per owner) Artesian well, 30 ft depth with 18 in casing, naturally pushes water 3 ft above ground level, drinkable quality.
- Elevation ~ 80 ft; gently rolling
- Tree Cover ~ 98% wooded; live oak, elm, mesquite, cedar
- Underbrush ~ Heavy; lotebush, bumelia, skunkbush, ephedra, cat claw, yucca, and prickly pear
- Native Grasses ~ Native grasses such as switchgrass, Indian Grass, and wintergrass
- Grazing ~ Not currently leased; no cattle
- Cultivation ~ 2 food plots; Lindy Silt Loam, Bonti-Exray Complex, Chaney Loamy Fine Sand

## -- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, turkey, dove, a few quail, hogs, varmint
- Hunting Pressure ~ Low hunting pressure; owner is very selective
- Blinds & Feeders ~ 2 blinds and 2 feeders
- Fishing ~ Largemouth bass and catfish
- Habitat ~ Thick, scattered woods and native grass
- Pictures & Videos ~ Game footage upon request

## -- MINERALS & WIND --

- Mineral Rights ~ No owned mineral rights
- O&G Production ~ No active production
- Pipeline ~ 1 - 8 in natural gas line crossing the SE corner; Operator: Ranger Gas Gathering, LLC
- Wind Rights ~ 100% wind rights convey; new windmill farm to the east and south of the ranch

## -- ACCESS & DISTANCES --

- Road Frontage ~ 1,150 ft of FM 717
- Nearby Towns ~ 7 miles N of Ranger, 17 miles SE of Breckenridge
- Major Cities ~ 80 miles W of Fort Worth, 60 miles E of Abilene
- Airports ~ Property is 13 mi N of Eastland Municipal Airport, 98 mi W of DFW

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

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**Rudd Ranch**  
Ranger, TX / Stephens County



## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

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