

423 Acres in Erath County

Dickerson Real Estate | 254-485-3621 | PaulaDonaho@gmail.com



Property Address

Off FM1188
Stephenville, Texas 76401

Property Description

Peaceful and scenic Recreational/Working Ranch just north of Stephenville, TX in rural Erath County. This ranch has underground water, 2 seasonal creeks, multiple water wells, and an ancient hand dug water well that has refilled 24 hours a day for the past 1,500 - 6,000 yrs. The drilled water well has provided 10 gpm since 1955, and 2 brand new wells recently drilled to a depth that hits water.

This Ranch offers 180+/- acres of heavy to medium cover for wildlife with hardwood and oaks and 242 +/- acres of native and improved grasses to include coastal and meandering seasonal creeks that run through it. Complete perimeter fencing and extensive cross fencing in place to manage grazing if desired. New and some improved ranch roads, multiple home sites, panoramic views, and plenty of room for barns, arena, or whatever your heart desires. Enjoy the tree cover and open range for hunting and wildlife, such as deer, pig, turkey, dove, and much more. Bring your horse & cattle and settle back and enjoy!! This land has been in the same family for over 60 years. This is a beautiful ranch and a must see. Property is accessible from paved FM 1188 frontage and County Road 127 frontage. Some mineral interests available. **Contact Paula Donaho for additional information at 254-485-3621.**

Property Highlights

- Price: \$1,307,684
- Acres: 422.515
- County: Erath
- State: Texas
- Closest City: Stephenville
- Property Type: Farms, Ranches, Recreational Property



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LOCATION:

- Frontage: FM 1188 & CR 127
- 1 ½ hours to DFW Airport
- Huckabay ISD

PROPERTY FEATURES:

- 422+ Acres with Panoramic Views - Great for Cattle Operation, Horse Facility, Residential, Hiking, Camping, Exploring, Hunting, & Wildlife Watching
- Multiple Home Site Possibilities with Wells Nearby
- Ready for Horses & Cattle - One Field Ready for Working Arena with Electricity
- Electricity on South & West Sides of Property
- 2 Working Corrals - 1 Steel & 1 Bull Wire
- All-Steel Gates - Interior & Exterior
- Complete Perimeter Fencing
- Cross Fencing to Manage Grazing
- Good Pasture Roads
- South Side of Property has Year-Round Well (10 gpm), Large Oak Shade Trees, & Deer Camp
- 26 Acre Winter Wheat Field Filled with Sunflowers
- 60 Acres of Coastal Bermuda
- 242+ Acres of Improved Grasses including Coastal
- 180+ Acres of Great Cover for Wildlife including Turkey, Cougars, Bobcats, Deer, Pigs, Coyotes, Raccoons, Armadillos, Squirrels, Rabbits, Ring-Tail Cats, Hawks, Owls, Dove, & Many Other Texas Birds

WATER:

- 1 Year-Round Spring on Lost Creek
- Underground Water
- 2 Seasonal Creeks
- 3 Water Wells
- One Ancient Indian Well

TERRAIN:

- Varied: Level & Rolling

HUNTING:

- Deer, Pig, Turkey, Dove, and More!

MINERALS:

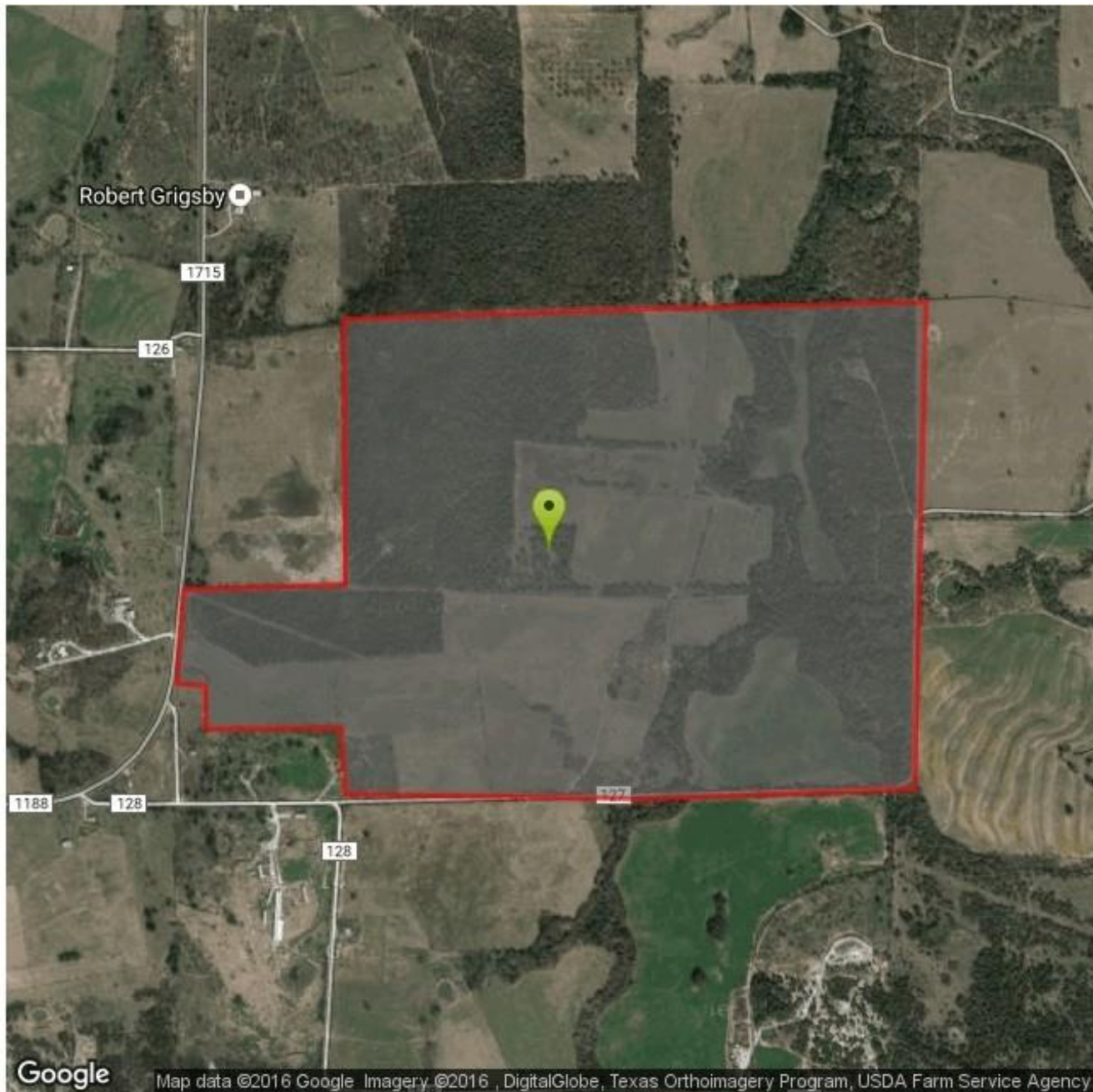
- Some minerals negotiable

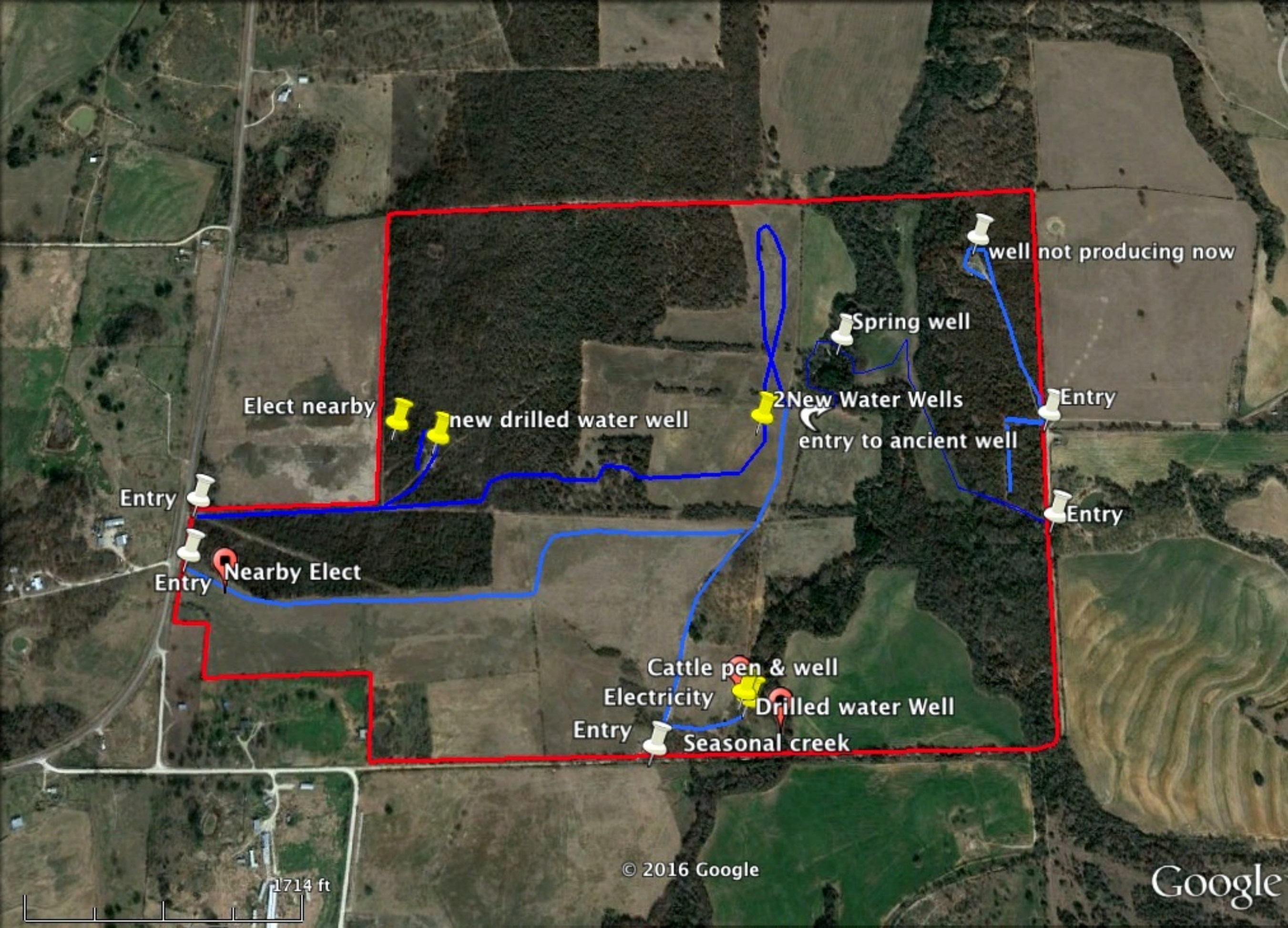
Driving Directions

From US Hwy 281 at Morgan Mill, take FM 1188 northwest approximately 11.5 miles - see sign on left. To see other part of property, continue on to CR 128, then take a left - stay straight - turns into CR 127. See property on left.

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Elect nearby

new drilled water well

2 New Water Wells

entry to ancient well

well not producing now

Spring well

Entry

Entry

Entry

Entry

Nearby Elect

Cattle pen & well

Electricity

Drilled water Well

Entry

Seasonal creek

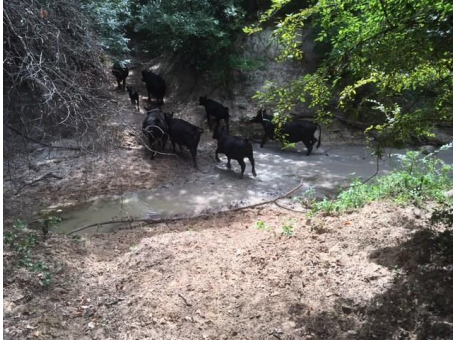
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1714 ft

Customer Full - Lots & Acreage

MLS#: 13335984 \$ Active [2571 County Road 127](#) Stephenville 76401 LP: \$1,307,684



Category: Lots & Acreage Area: 78/4 Subdv: none County: Erath Parcel ID: R000018141 Lot: Block: Multi Prcl: No	Type: LND-Farm/Ranch Lake Name: Plan Dvlpmnt: Legal: A0227 ESPINOSA JOSE MARIA & MHS(DAR MUD Dst: No Unexempt Taxes:
# of Lots: Road Frontage:	Lots Sold Sep: Feet to Road: Land SqFt: 18,404,753 / Acres: 422.515 HOA: None
Crop Retire Prog: Land Leased: Yes AG Exemption: Yes	# Lakes: # Tanks/Ponds: 2 # Wells: 3 # Wtr Meters: 0
	Pasture Acres: Cultivated Acres: Bottom Land Acres: Irrigated Acres: 0.000

School Dist: Huckabay I SD	Middle School: Huckabay	High School: Huckabay
Elementary School: Huckabay		

Lot Description: Acreage, Creek, Horses Permitted, Pasture, Some Trees, Tank/ Pond Lot Size/Acreage: Over 100 Acres Present Use: Agriculture, Cattle, Grazing, Hunting/Fishing Proposed Use: Agriculture, Cattle, Equine, Grazing, Hunting/Fishing, Other, Residential Single Zoning Info: Not Zoned Development: Unzoned Street/Utilities: Asphalt, Gravel/Rock, No City Services Other Utilities: Electric Avail. On Site Topography: Brush, Cleared, Level, Rolling, Varied Road Frontage Desc: Asphalt, County, FM Road, Gravel/Rock Crops/Grasses: Coastal Bermuda, Common Bermuda, Hardwood Timber, Improved Pasture, Native Soil: Other, Sandy Loam	Restrictions: No Restrictions, Unknown Encumbrance(s) Easements: Pipe Line Documents: Aerial Photo Type of Fence: Barbed Wire, Cross Fenced, Other Exterior Buildings: Barn Information: Common Features: HOA Includes: Miscellaneous: Special Notes: Aerial Photo Proposed Financing: Possession: Negotiable
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Property Description: Approximately 422.515 acres north of Stephenville in Erath County. Nice cover for wildlife, oak trees, native & improved pastures to include 50+ acres of coastal; perimeter and extensive cross fencing, 3 drilled water wells, seasonal creek with spring that fills even in a drought. Electricity, great views and perfect for home, ranch or retreat, abundant wildlife to include turkey, deer and hog. Improved ranch roads, new gates and more.

Public Driving Directions: From US281 Take FM1188 N aprox 11.5 mi. see sign on left; to see other part of property, continue on to CR 128 take a left, stay straight it turns into CR 127 see on left, lots of frontage. or From 108 take FM1188 3.2 mi property on right.

List Office Name: Dickerson Real Estate	List Agent Name: PAULA DONAHO
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Prepared By: DAVE DICKERSON / Dickerson Real Estate on 2016-09-26 16:10

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