

422+ Acres in Stephenville, TX

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



Property Address

2571 County Road 127
Stephenville, Texas 76401

Property Description

Recreational or Working Ranch - 422.5+/- peaceful acres, very scenic, just north of Stephenville, Texas in rural Erath County. This ranch has 2 seasonal meandering creeks, 4 water wells that consist of an ancient hand dug water well that has refilled 24 hours a day for the past 1,500 - 6,000 yrs. A drilled water well that has provided 12 gpm since 1956, and 2 brand new wells just drilled.

This Ranch offers 180+/- acres of heavy to medium cover for wildlife with hardwood and oaks, 242 +/- acres of native and improved grasses to include coastal and meandering seasonal creek that runs thru it and complete perimeter fencing with extensive cross fencing in place to manage grazing, 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 more, or bring your horse & cattle, 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.

Driving Directions

1. 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.
2. From Huckabay take 108 north. Turn right (north east) at FM 1188. Go 3.2 miles - property on right. Fronts FM 1188 and CR 127 on the side.

Property Highlights

- Price: \$1,457,677
- Acres: 422.515
- County: Erath
- State: Texas
- Closest City: Stephenville
- Property Type: Acreage

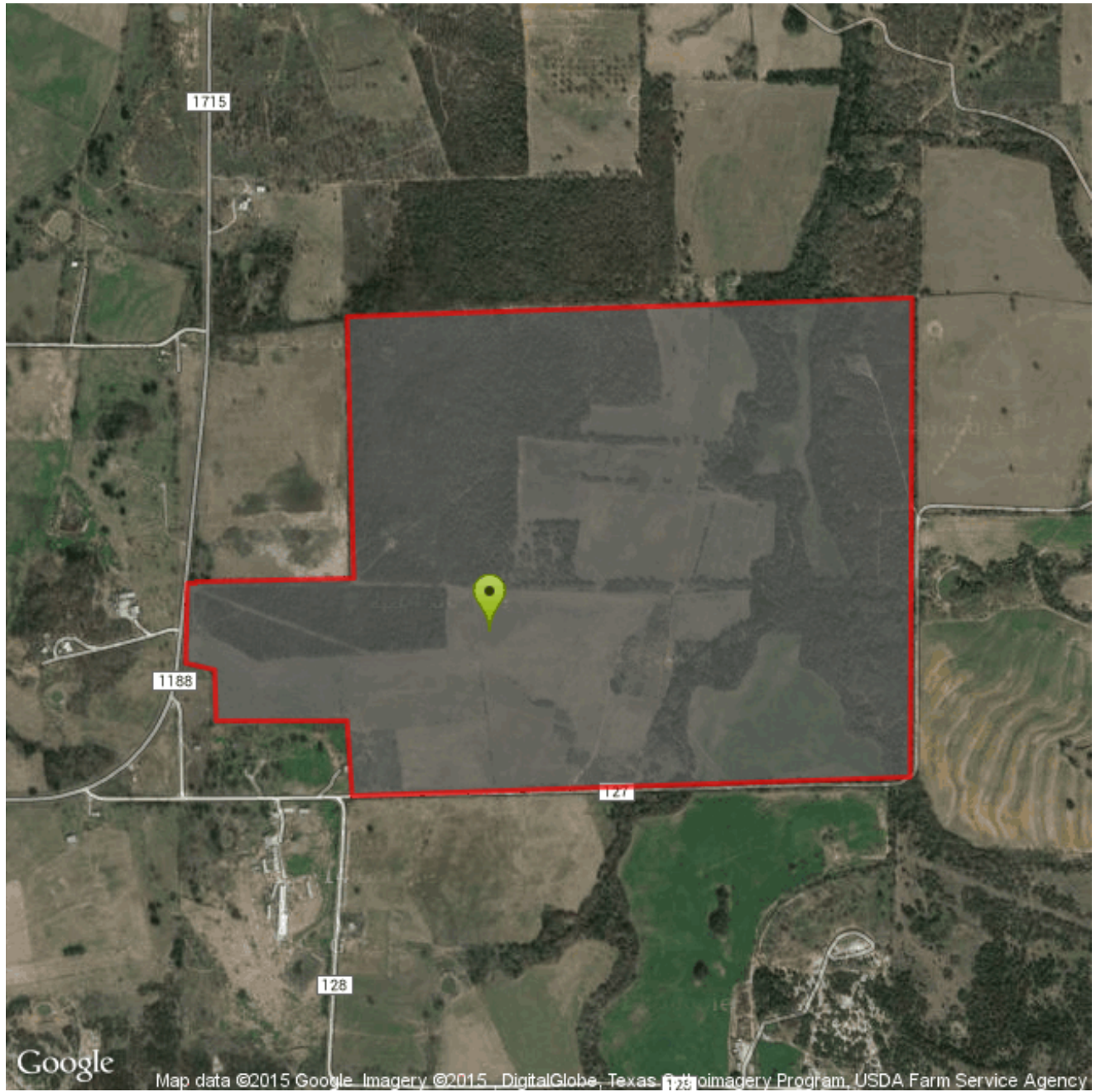


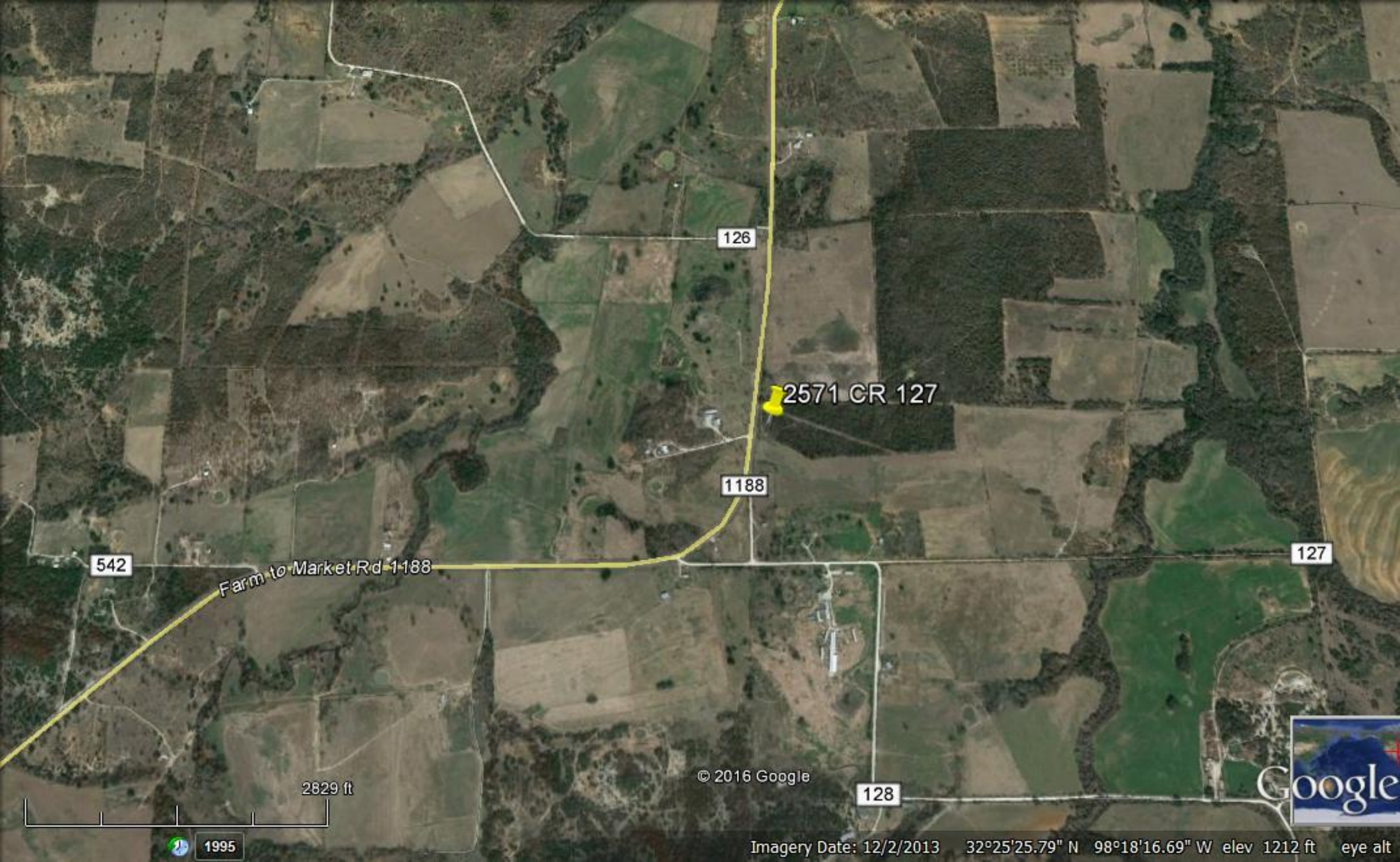
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126

2571 CR 127

1188

542

Farm to Market Rd 1188

127

128

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2829 ft



1995

Imagery Date: 12/2/2013 32°25'25.79" N 98°18'16.69" W elev 1212 ft eye alt

Customer Full - Lots & Acreage

MLS#: 13335984 Active [2571 County Road 127](#) Stephenville 76401 LP: \$1,457,677



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:	Orig LP: \$1,499,928 \$ / Acre: \$3,450.00
# of Lots: Road Frontage:	Lots Sold Sep: Feet to Road:	Lots Sld Pkg: Road Asmt:
Land SqFt: 18,404,753 / Acres: 422.515 HOA: None	Lot Dimen: HOA Dues:	\$/Lot SqFt: \$.08 Subdivided: No Will Subdiv: Yes
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 2016-04-13 15:03

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