

JK RANCH

\$8,901,240

RANCH CONNECTION

Est. 1984



ERATH COUNTY
Stephenville, Texas

1,483.54 ACRES
Farm/Ranch Sale

Selling Ranches All Over Texas

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL

Cynthia Inman, Broker/Agent
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cynthia@ranchconnection.com

PROPERTY FEATURES:

- 1950s Ranch House
- Family Rec. Lodge
- Lakes & Stock Tanks
- Fishing / Hunting
- Off-road Recreation
- 3500' Airstrip + Hangar
- Working Cattle Ranch
- Main Barn & Shop
- Improved Pastures
- Working Pens / Chutes
- Fenced / Cross-fenced
- Three Water Wells

2578 N County Rd 318
Stephenville, Texas 76401

PRIVATE AIRSTRIP!

This exceptional land is very diversified from productive pastures to rocky and scenic hilltops...a true Texas Ranch!



The JK Ranch is located in the highly desirable area of Erath County with rolling hills and long vistas, and all less than an hour from Fort Worth! With 50% or better in improved grasses, this ranch can carry a lot of livestock and produce a lot of hay. All the pastures have ample water and there is wooded and scenic country. The main headquarters has been remodeled but still feels like a traditional Texas style ranch home, while a separate family lodge overlooks the stunning, stocked lake and was truly built for family fun, including an impressive indoor pool. This ranch has exceptional wildlife habitat for viewing and hunting, including whitetail deer and wild turkey. See for yourself—your dream ranch awaits!



2,508 sq ft Ranch Home



Remodeled 3 Br/2Ba



Indoor Pool & Sauna



Working Cattle Ranch

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PROPERTY VIEWING BY APPOINTMENT ONLY

Land

Barn Information

- Barn(s)
- Electric to Barn
- Equipment Barn
- Hay Barn
- Shop Building
- Tack Room
- Water to Barn

Easements

- Natural Gas
- Utilities

Game

- Dove
- Ducks
- Quail
- Turkey
- Whitetail Deer

Lot Description

- Acreage
- Pasture
- Some Trees
- Tank/Pond

Miscellaneous

- Cattle Working Pen
- Corrals
- Fenced for Cattle
- Holding Pen
- Loading Chute

Common Features

- Landing Strip

Number of Ponds (water 1-5 acres)

- 2-5

Present Use

- Agriculture
- Grazing
- Hunting/Fishing
- Residential Single

Property Type

- Farm/Ranch

Road Frontage Desc

- County

Street/Utilities

- All Weather Road
- Asphalt
- Co-op Water
- Overhead Utilities
- Septic
- Well

Type of Fence

- Barbed Wire

Fish

- Bass
- Catfish

Land Type

- Both

Number of Stock Tanks (water under 1 acre)

- Over 10

Property Tax Exemption

- Yes

Proposed Use

- Grazing
- Hunting/Fishing

Soil

- No Value Selected

Topography

- Hilly
- Level
- Rolling
- Varied

Will Subdivide

- No

Minerals Available

- Oil & Gas
- Water
- Wind

Minerals - % Oil & Gas Owned

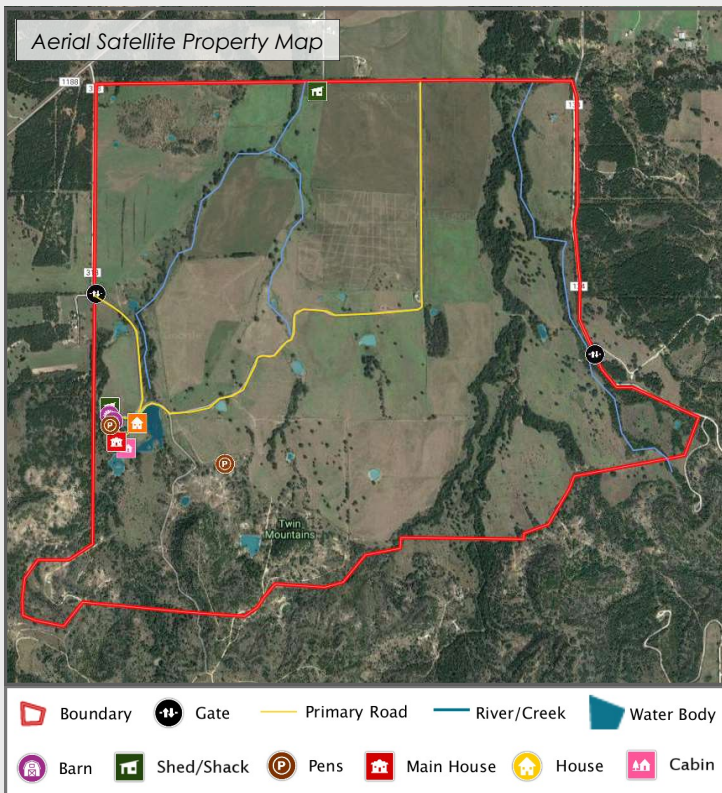
- 100

Minerals - % Water Owned

- 100

Minerals - % Wind Owned

- 100



DIRECTIONS: From Fort Worth, take I-20 West to Hwy 281, turn south to Morgan Mill, turn right onto FM 1188 to CR 318.

Just North of Stephenville and Morgan Mill; less than an hour from Fort Worth!

