

LakeView Ranch

785± acres | \$5,887,500 | Dublin, Texas | Erath County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

LakeView Ranch

The LakeView Ranch is located in Erath County approximately 3 or 4 miles southeast of Dublin, Texas. The property consists of 785± acres with frontage along with the main entrance on F.M. 1702. An additional access point is also available on County Road 319.

The topography on the ranch varies depending on your location at the property. The front portion of the ranch is level with an irrigated coastal field and native pasture. As you travel to the back portion of the property the elevations go up the entire distance to the eastern boundary. Huge Oak trees run along an all-weather creek and surround several tanks on the place. There is plenty of cover for all the game traveling on the ranch along with fishing in the lakes and ponds.





Location:

LakeView Ranch is centrally located 15 miles southwest of Stephenville, Texas. F.M.1702 runs along the front boundary of the ranch providing the primary entrance. The DFW Metroplex is a short hour and half drive from the ranch. Dublin is 5 minutes to the north.

Improvements:

The property is improved with a very nice, small ranch house along with a newer metal barn located nearby. There is also a large enclosed hay barn and great set of working pens located near the entrance to the ranch. Also nearby is a covered implement barn. A six-tower irrigation sprinkler is located along the highway providing water for the coastal field located on F.M. 1702 which is approximately 45 acres. Perimeter and cross fencing are in good condition.

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Water/Minerals:

The ranch is considered to be very well watered. There are 5 beautiful ponds and 2 large lakes. The water features are very strategically located for the current cattle and hay operation. Fish can be found in the ponds and lakes along with providing water for wildlife. The two lakes are approximately 11 and 16 acres offering several recreation options. Owner will convey any owned minerals with an acceptable price.













Price: \$7,500 per acre

Remarks:

The LakeView Ranch is a beautiful property that has it all, views, hunting, lakes, fishing, irrigation, and location. If you are looking for a family place that will also produce income in a great location, this is it. The current owner has kept the ranch meticulously manicured and it is ready for someone to just move in and continue.

Give us a call and set up a time to come look.



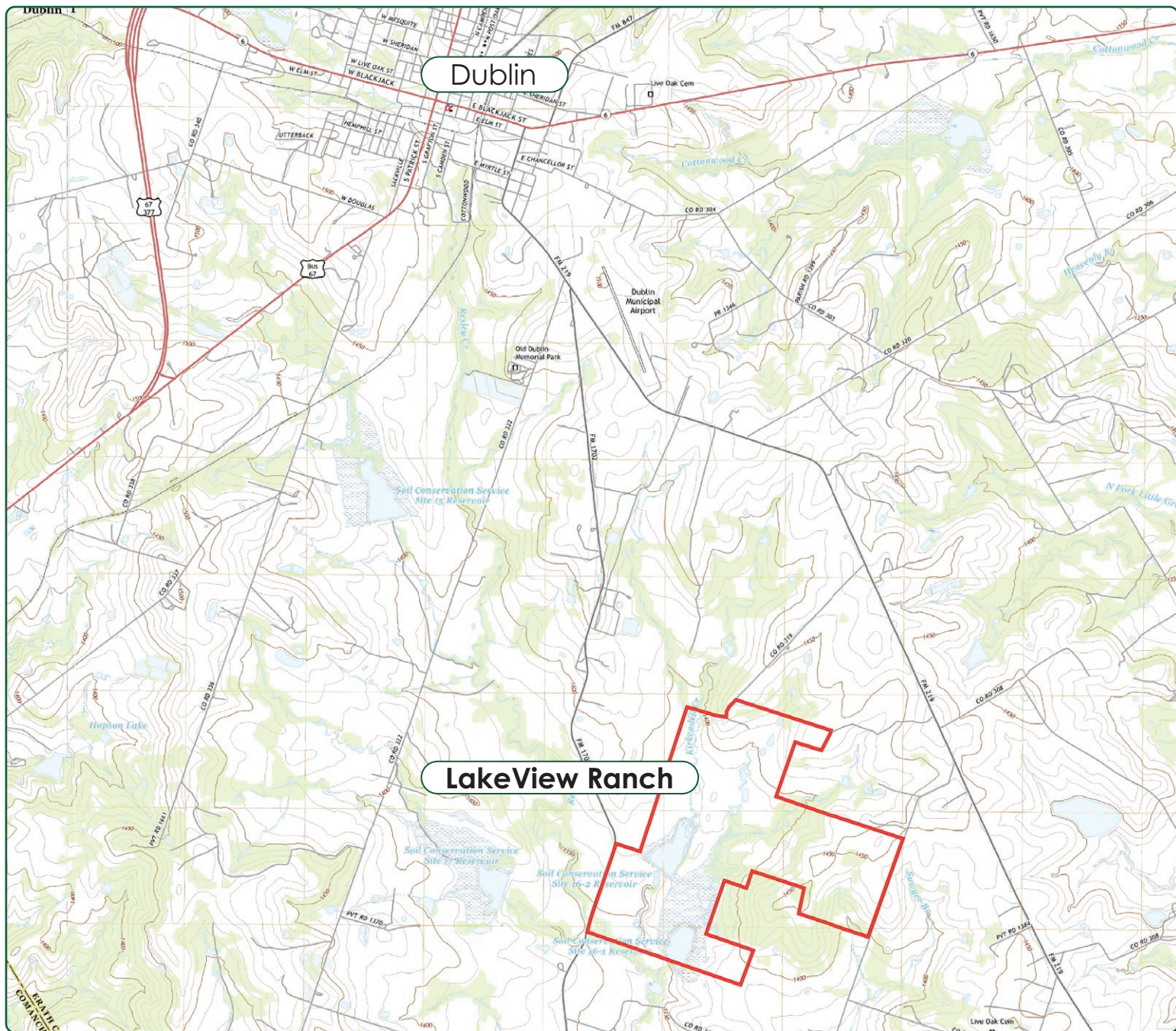








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