

# Twin Pivot Ranch

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700± acres | \$5,250,000 | Dublin, Texas | Comanche and Erath Counties



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
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# Twin Pivot Ranch

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The Twin Pivot Ranch is located in Comanche and Erath Counties about 5 miles south of Dublin, Texas. The property contains 700± acres with frontage along County Road 322. The main gated entrance is located directly on CR 322.

The topography of the ranch is level coastal fields as you enter the ranch with a slight elevation change upward as you drive into the property. There are two 4 tower irrigation sprinklers located in the coastal field at the front of the ranch. Behind the coastal field, the terrain and topography change to elevated hills and ridges along with tree-covered draws. Elevation changes of 200+ feet are seen as you approach the outer boundaries. Numerous scattered ponds throughout the ranch provide great fishing along with water for the cattle and wild game.









**Location:**

Twin Pivot Ranch is centrally located 18± miles southwest of Stephenville, Texas. County Road 322 runs along the front boundary of the property. The DFW Metroplex is a short hour and half drive from the ranch.

**Water/Minerals:**

The ranch is considered to be well watered. There are 8 great ponds that are scattered across the ranch. Cattle and wildlife have easy access to water all over the property. There are also two 4 tower pivot sprinklers in the front portion of the ranch. Owner will convey any owned minerals with an acceptable offer.

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**Price:** \$7,500 per acre

**Remarks:**

The Twin Pivot Ranch has two totally different income options available. The irrigation pivots provide water for the improved coastal fields on the front portion of the ranch. The back part of the ranch has native pastures for cattle to utilize along with providing great hunting throughout the year. This ranch is very well kept and manicured with the new owner only needing to step in and continue. If you are looking for a great income producing and recreational property, plan to come take a look.















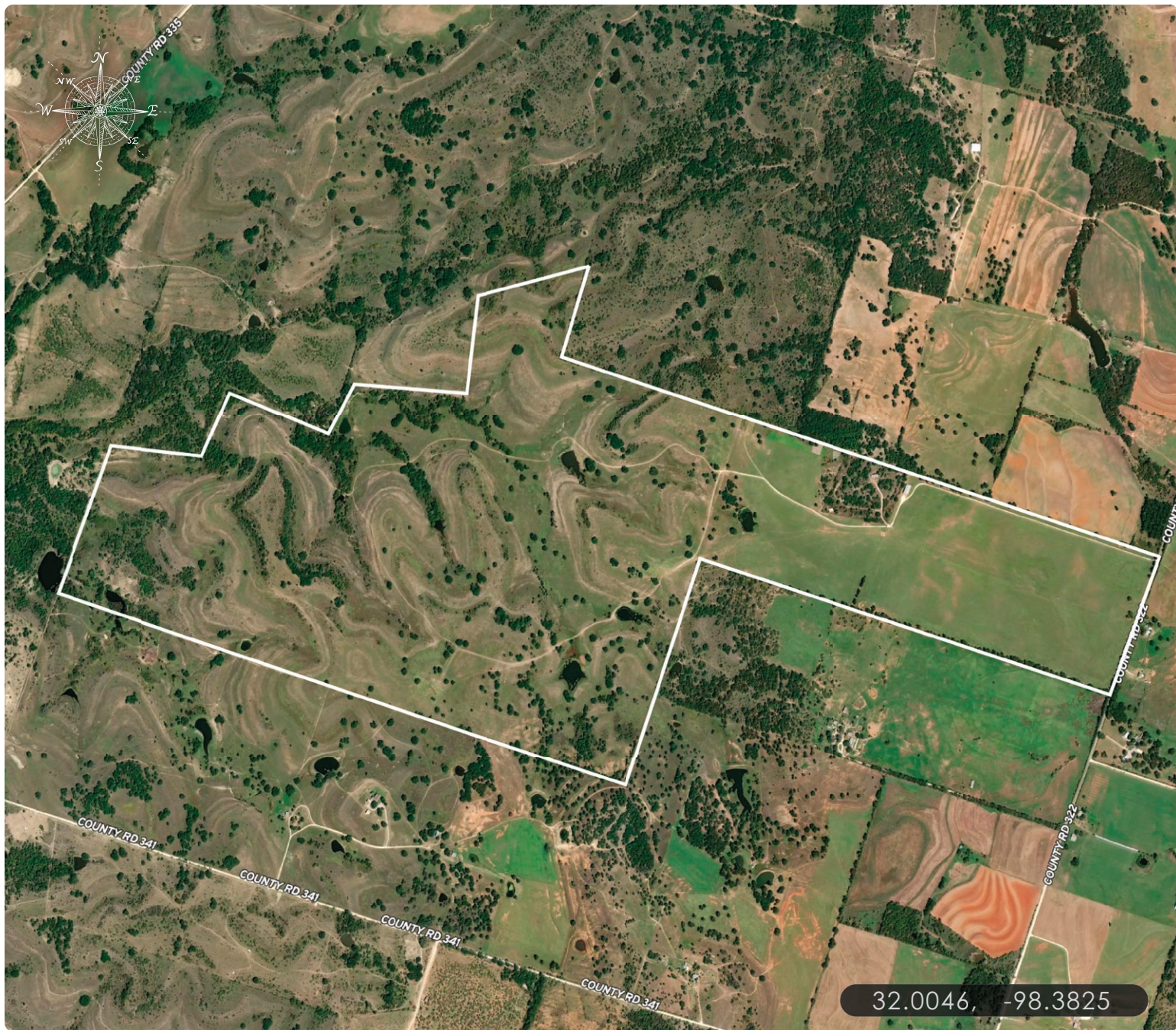




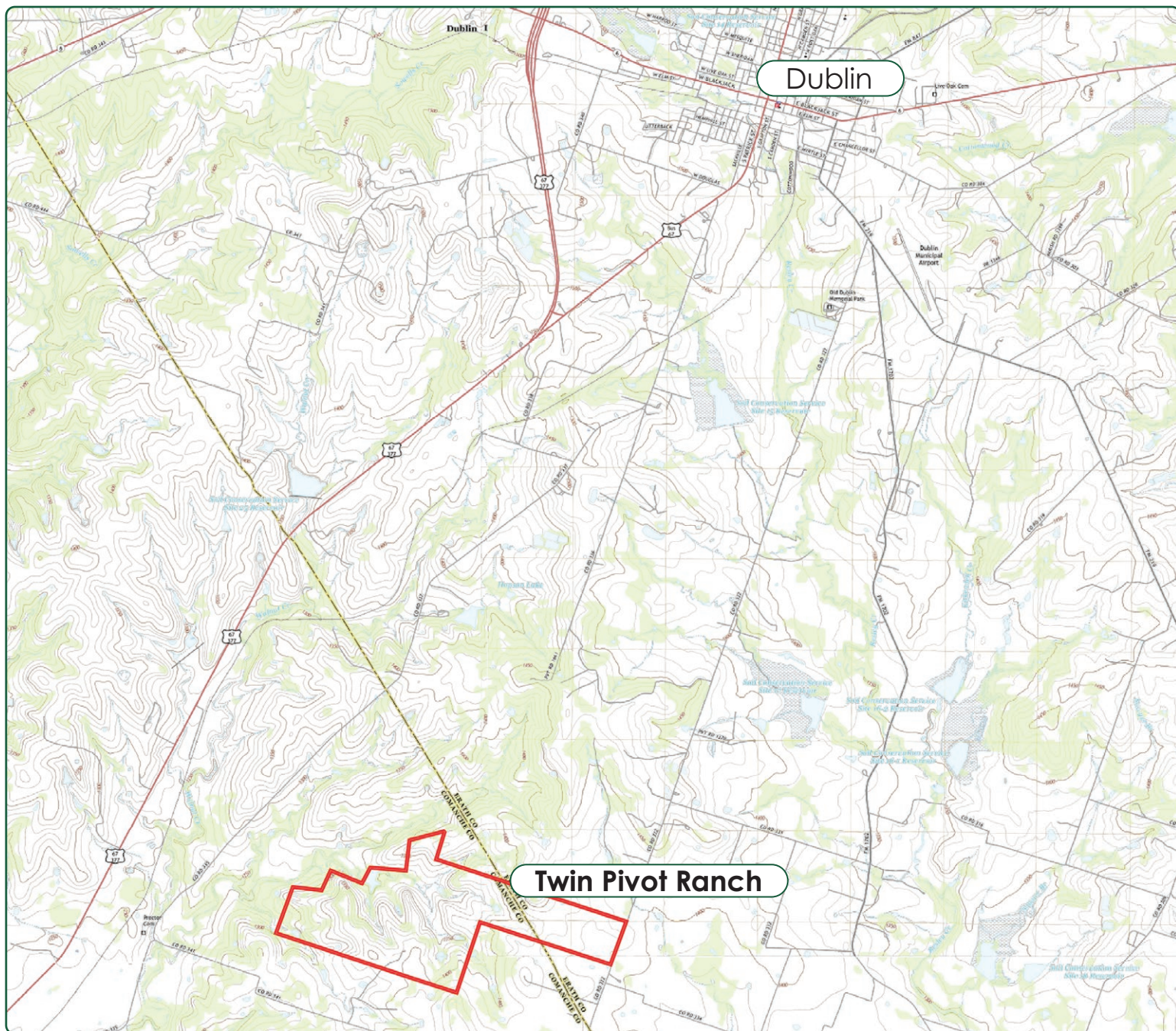














*Chas. S. Middleton*

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**LAYNE WALKER**

Real Estate Agent • TX

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(214) 244.6484

layne@csmansion.com

For virtual brochure & more info visit,



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