

Coastal Mesa Ranch

75± acres | \$712,500 | Lipan, Texas | Parker County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Coastal Mesa Ranch

The Coastal Mesa Ranch is very well located being approximately 4 miles north of Lipan, Texas. The property is 10 miles SE of the intersection at I-20 and Highway 281. Stephenville is located 30 miles to the south and Mineral Wells is 30 miles to the north, both on Hwy. 281. The entire southern boundary of the ranch is located on Chandler Road, a paved county road. The topography of the property starts out as a beautiful 16-acre coastal field on the front of the ranch and then transitions into a sloping native pasture, scattered with Oak and Mesquite trees. A large pond is located in the center of the ranch providing water for both livestock and game.

LOCATION

The Coastal Mesa Ranch is centrally located with Mineral Wells and Stephenville only 30 minutes to the north and south on Hwy. 281. Weatherford, Texas is a short 30-minute drive on I-20 to the east, with the DFW metroplex only about an hour away.









WATER FEATURES

The ranch is adequately watered with a large pond located in the middle of the ranch providing livestock easy access to drinking water. A co-op water line runs along Chandler Road, the southern boundary of the property. There is no meter currently on the ranch.

HUNTING/RECREATION

The owner has allowed hunting in the past, but all leases can be terminated prior to closing. Deer, turkey, and hogs are frequently viewed on the ranch. Dove and ducks should be good in season. Fishing is also available in the big pond at the center of the property.











MINERALS

The owner believes they own a substantial portion of the minerals. All minerals owned will transfer with an acceptable offer. Wind energy rights will also transfer.

PRICE

\$712,500 (\$9,500 per acre)

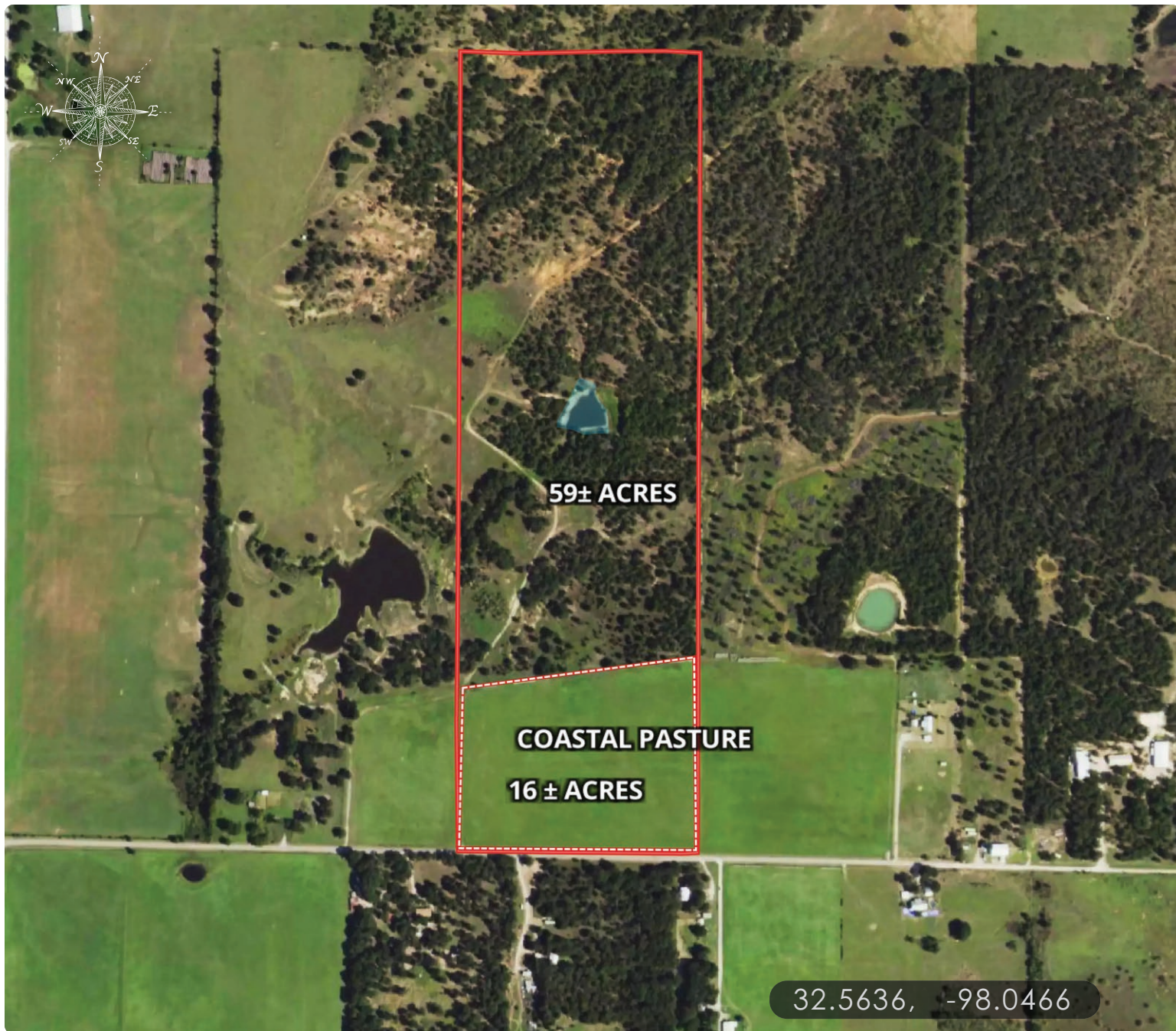
REMARKS

The Coastal Mesa Ranch is a very nice small, manageable ranch. The coastal hay will provide added income along with cattle the new owner could bring. Hunting and fishing is also a recreational option available. Whether you want to hunt, fish, bring your horses, or just operate a small ranch close to the DFW Metroplex, this property deserves a visit.









59± ACRES

COASTAL PASTURE

16 ± ACRES

32.5636, -98.0466

Lipian

Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

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For virtual brochure & more info visit,



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