

Stone Ridge Ranch

136± acres | \$1,224,000 | Lipan, Texas | Parker County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Stone Ridge Ranch

The Stone Ridge Ranch is located 4 miles north of Lipan, Texas. Entrance to the property is provided by a deeded easement off of Gilbert Pit Road into the NW corner of the ranch. Highway 281 is a short distance, about 3 miles, west of the property. The topography of the property varies from a large bluff on the north end of the ranch with fantastic views to the east and south sloping to the native pastures on the south portion of the property. Large Oak and Mesquite trees cover most of the ranch with scattered cultivated fields in the bottomlands.

LOCATION

The ranch is centrally located approximately 10 miles from the intersection of I-20 and Hwy. 281. Access to I-20 is provided by Hwy. 281 or Gilbert Pit Road. Stephenville and Mineral Wells are both 25 miles south and north on Hwy. 281 with Weatherford, Texas 30 miles to the east. The DFW Metroplex is 1 to 1.5 hours from the ranch depending on where you are traveling.





WATER FEATURES

The ranch is adequately watered with 2 ponds located on the property providing livestock and wildlife with drinking water. There is no meter currently on the ranch. An easement from Gilbert Pit Road has been designated if co-op water was ever needed.





HUNTING/RECREATION

The owner has allowed hunting in the past, but all leases could be terminated prior to closing. Deer, turkey, and hogs frequent the property providing various hunting options. Fishing is also available in the ponds. Additionally, dove hunting should be excellent in season.











MINERALS

The owner believes they own NO minerals.

PRICE

\$1,224,000.00 (\$9,000 per acre)

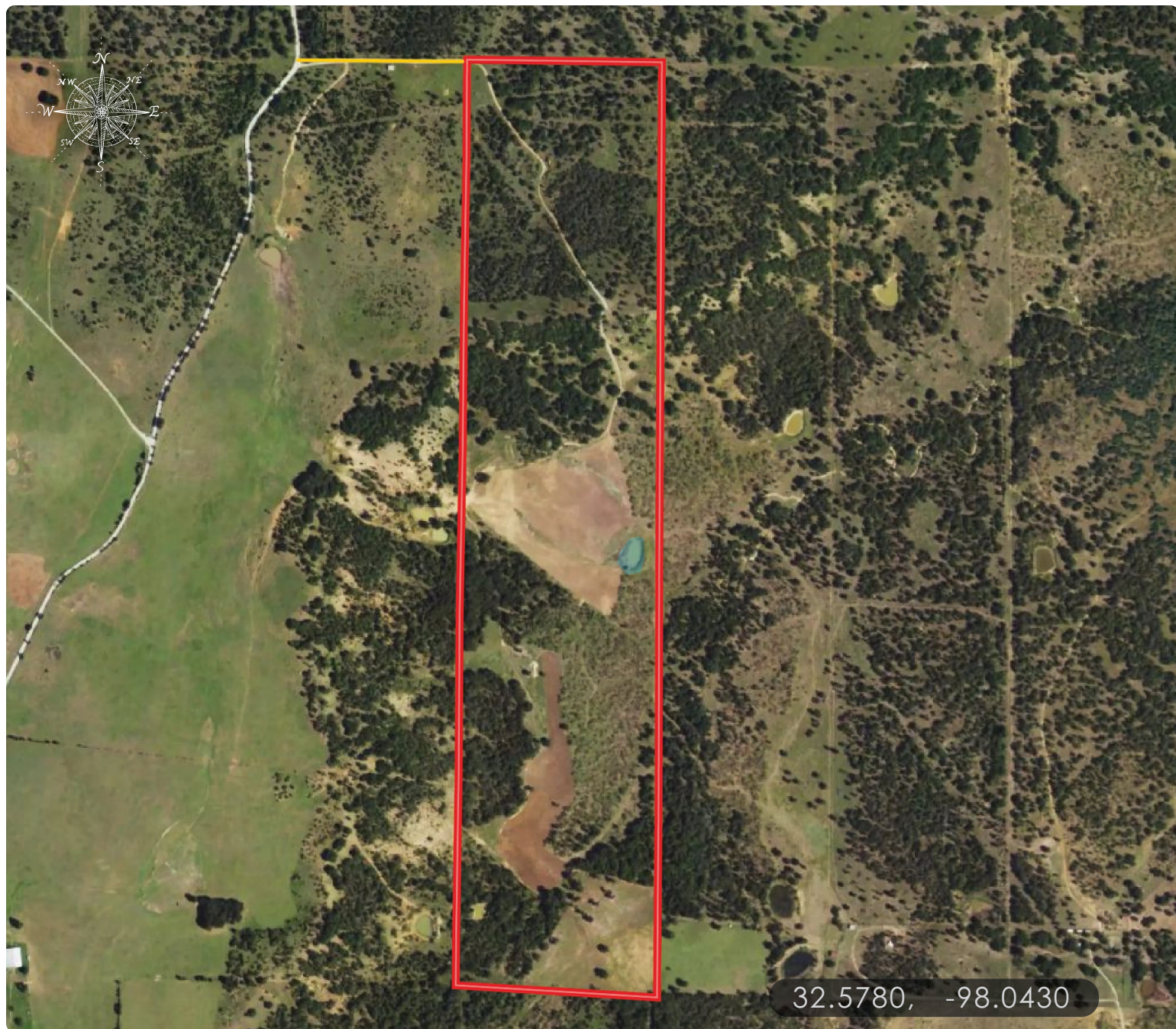
REMARKS

The Stone Ridge Ranch is a great getaway for either running cattle, horses, hunting, fishing or just getting away from the city. Quick access to all areas of the Metroplex make this a must see and great investment.

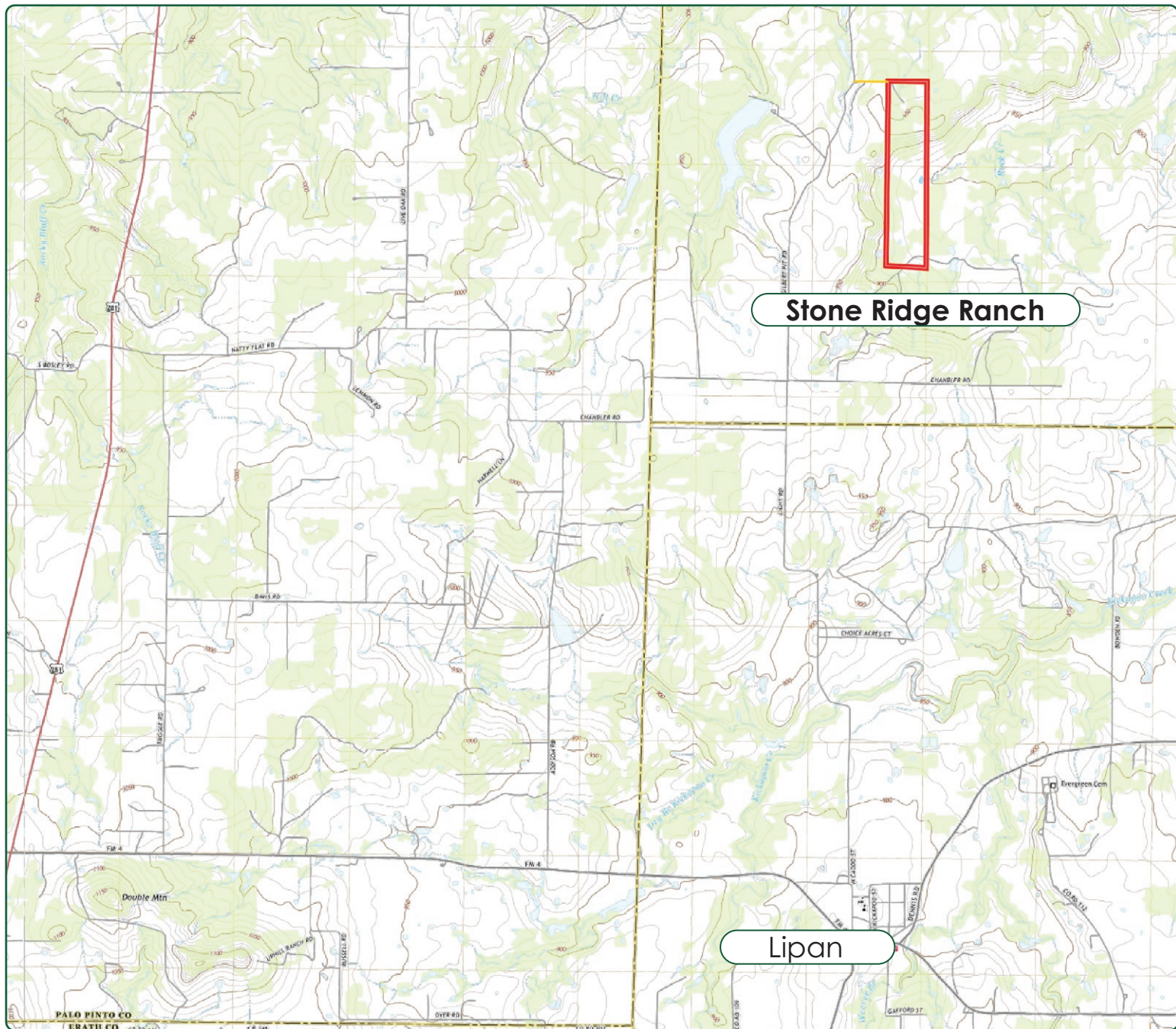








32.5780, -98.0430



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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



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