

# Blue Flat Ranch

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348± acres | \$2,958,000 | Gordon, Texas | Palo Pinto County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Blue Flat Ranch

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## Property Description

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The Blue Flat Ranch is located in Palo Pinto County on I-20 approximately 35 miles west of Weatherford, Texas. The ranch is 348± acres with access both on the north and south sides of the property. Being very centrally located with Stephenville, Texas 25 miles to the south and Mineral Wells, Texas 30 miles to the north. The DFW metroplex is about 70 miles to the east with quick travel down Interstate 20.

The ranch has paved road frontage on both the north and south boundaries. Two entrances are available on the north side of the ranch along the I-20 service road with two additional entrances on the south side located on Blue Flat Road.

The property has been operated as a cow/calf operation for the past 70+ years. A large coastal hay field, approximately 22 acres, is located on the north side of the ranch along the highway access road. Native pastures cover the remaining portion of the property. Large oak trees cover the rolling hills with mesquite flats scattered across the lower areas.

The fences are in average to good condition with the owner putting a new right of way and fence along the eastern boundary.

There are no existing improvements on the ranch.

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## Hunting • Wildlife • Recreation

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Hunting on the ranch is very good. The deer have not had a lot of pressure and many of the neighbors do not hunt. Hogs and turkeys are also frequently seen on the property. Dove hunting is good in season around the tanks. Occasional ducks are also found on the large pond. Fishing is also available in different ponds.

## Water Features

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The ranch is considered to be well watered. There are several good ponds scattered throughout the ranch. There is also one water meter located on the ranch. Water is provided by Barton Water Supply.

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## Remarks

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If you are looking for a small ranch with the ability to run cattle, hunt, and or harvest hay for additional income, you need to come look. Small self-contained tracts in Palo Pinto County are getting very hard to find. Having water available for new improvements is also a major plus.

Restaurants, gas stations, and charming small towns can be found in all directions making this location a very attractive ranch site.

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## Price

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\$2,958,000 • \$8,500 per acre

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Call Layne Walker at (214) 244.6484 or Chad Dugger at (806) 773.4749 for more information.









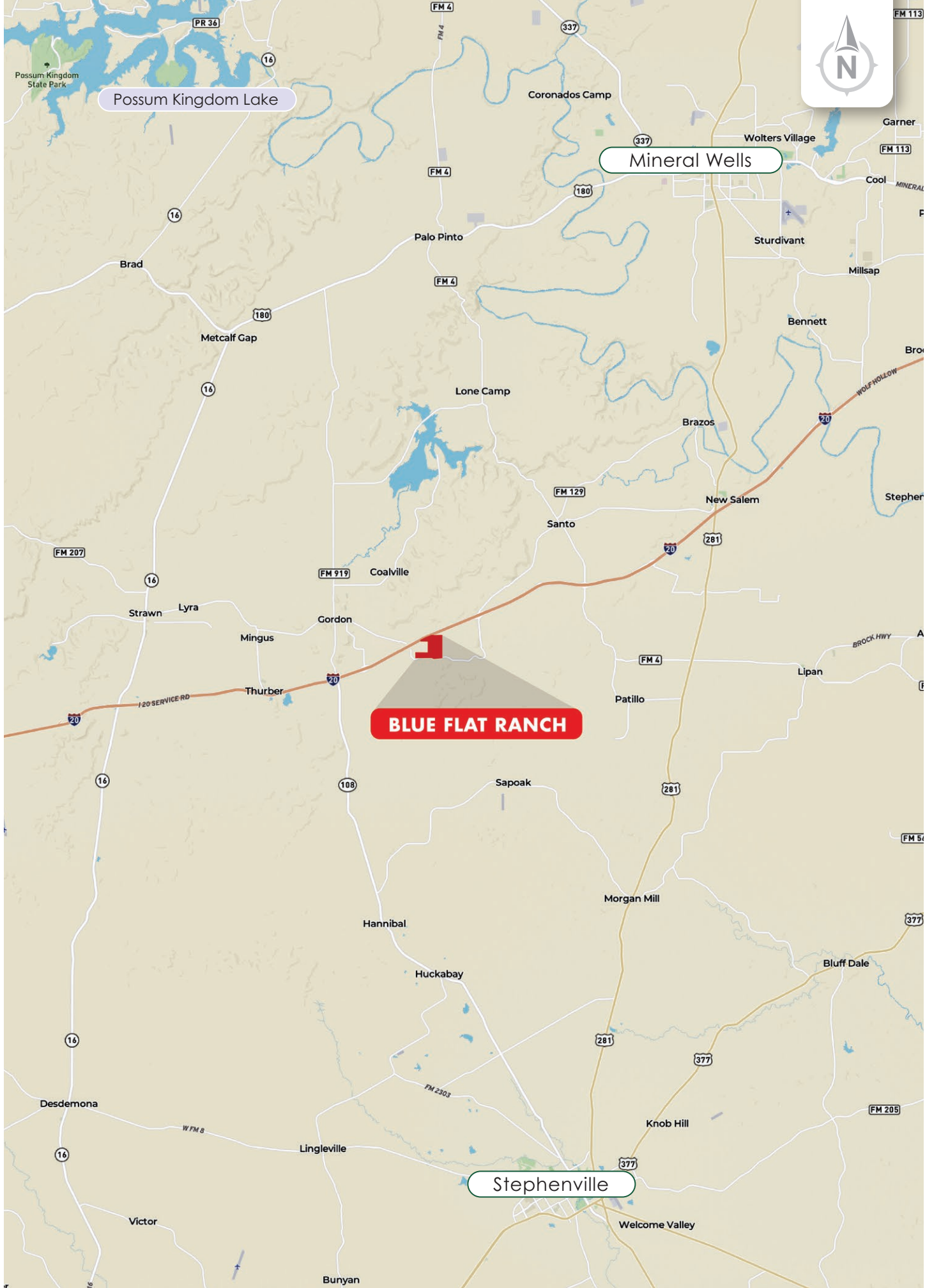


Possum Kingdom Lake

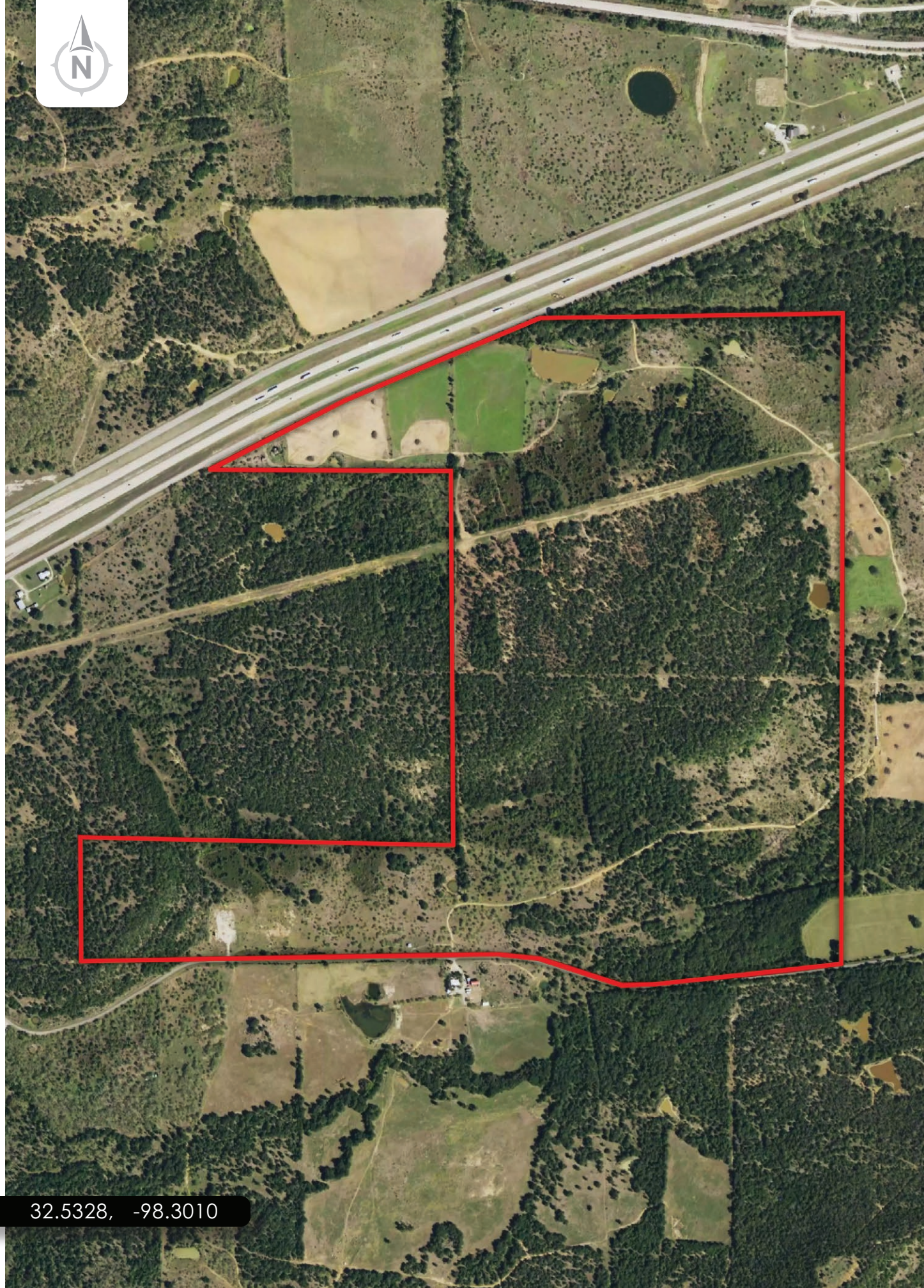
Mineral Wells

**BLUE FLAT RANCH**

Stephenville

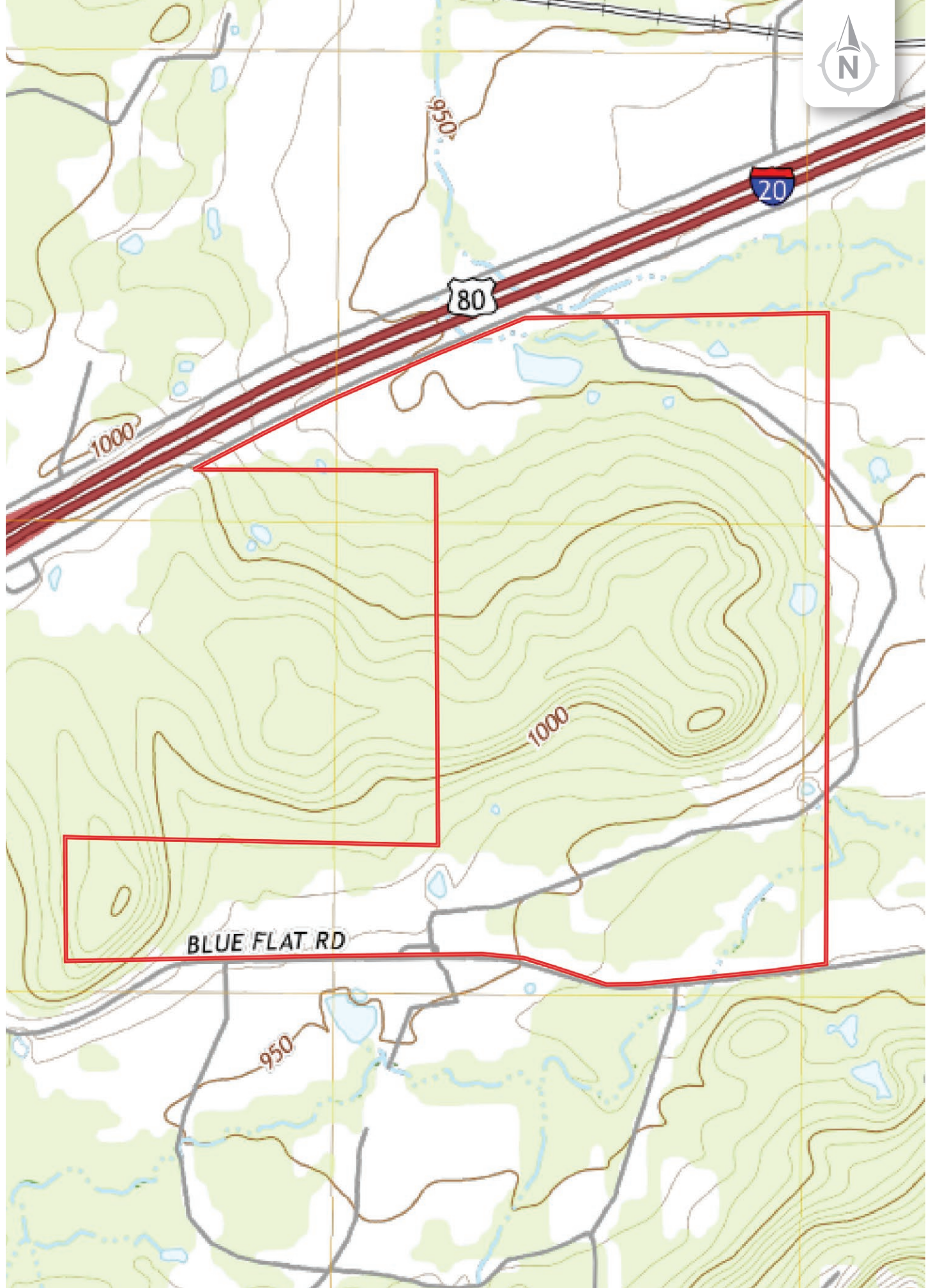






32.5328, -98.3010







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Scan QR Code for more details on the Blue Flat Ranch.

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