

West Stephens Ranch

688.2± acres | \$3,165,720 | Moran, Texas | Stephens County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

West Stephens Ranch

We are proud to have obtained an exclusive listing on a quality recreational tract located in western Stephens County. This 688± acre tract has good terrain features, brush cover, and food plots.

Location

The West Stephens Ranch is located in western Stephens County, approximately 15 miles southwest of Breckenridge and 6 miles northeast of Moran. The property has good access and frontage, with CR 188 along the south boundary.

Property Description

The West Stephens Ranch includes a good variety of terrain features. The topography is level to rolling. The property is drained by several seasonal tributaries and drainages of nearby Battle Creek.

The ranch has not been grazed in several years and has an excellent turf of native grasses, consisting primarily of bluestem. Mesquite is the dominant brush, with live oak, hackberry, and other hardwoods scattered throughout the property. A food plot containing approximately 18 acres is found in the southeast part of the tract.



Water Features

The ranch includes an earthen tank, centrally located off of the northwest corner of the food plot. A rural water line is within about 1/2 mile from the southeast corner of the property.









Hunting • Wildlife • Recreation

The recreational opportunities of the West Stephens Ranch are excellent with quality white-tail deer, hogs, quail, and dove.









Resources

This ranch is offered for sale on a surface-only basis; however, all rights associated with alternative energy production, such as wind and solar energy, will be conveyed.

Price • Remarks

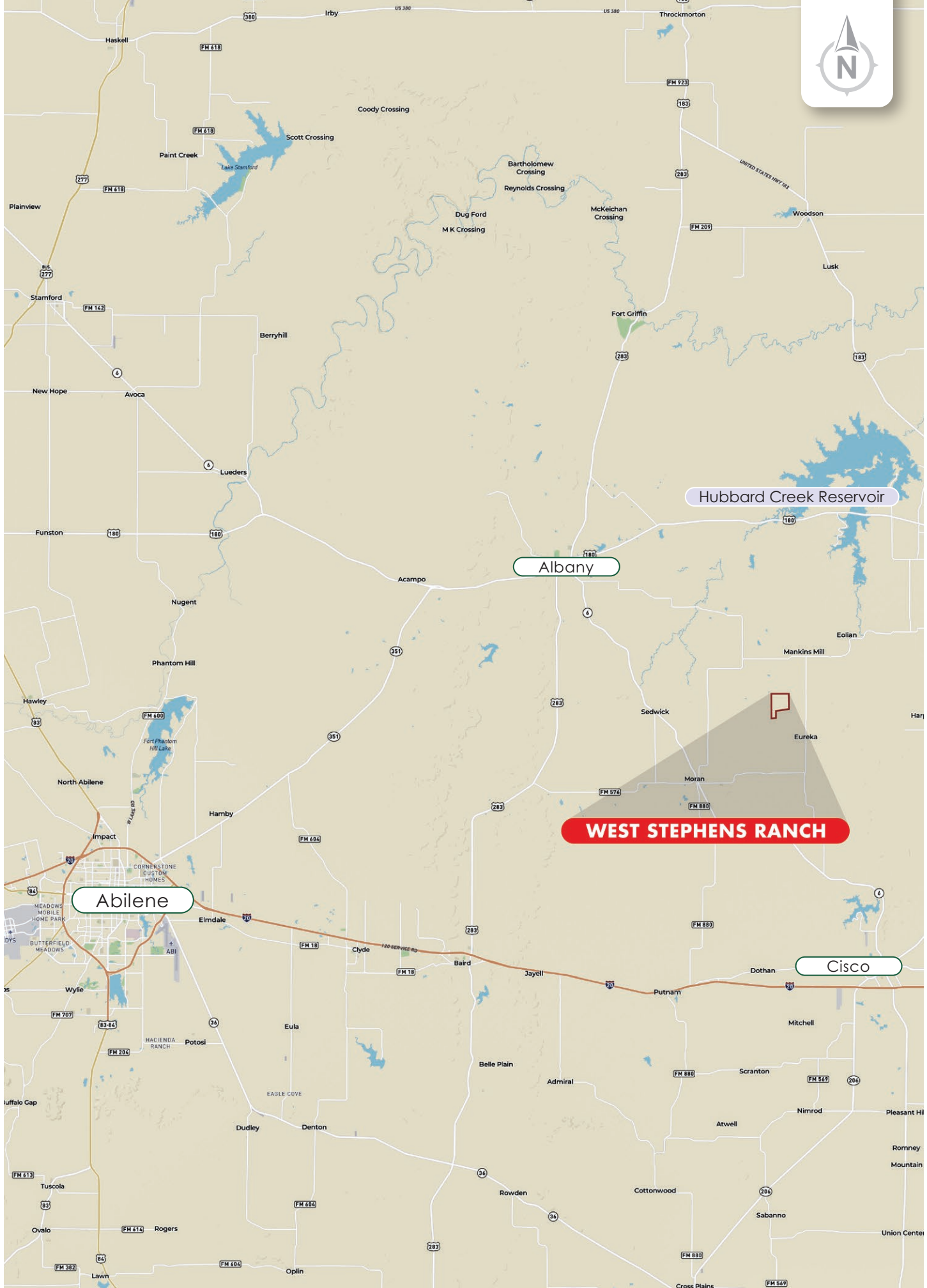
The West Stephens Ranch represents a tremendous opportunity to acquire a quality recreational property with upside potential. This ranch is located in a desirable area with good historical land appreciation.

This outstanding property is reasonably priced at \$4,600 per acre.

For more information or to schedule a showing,
please contact Chad Dugger at (806) 773-4749 or Layne Walker at (214) 244-6484.







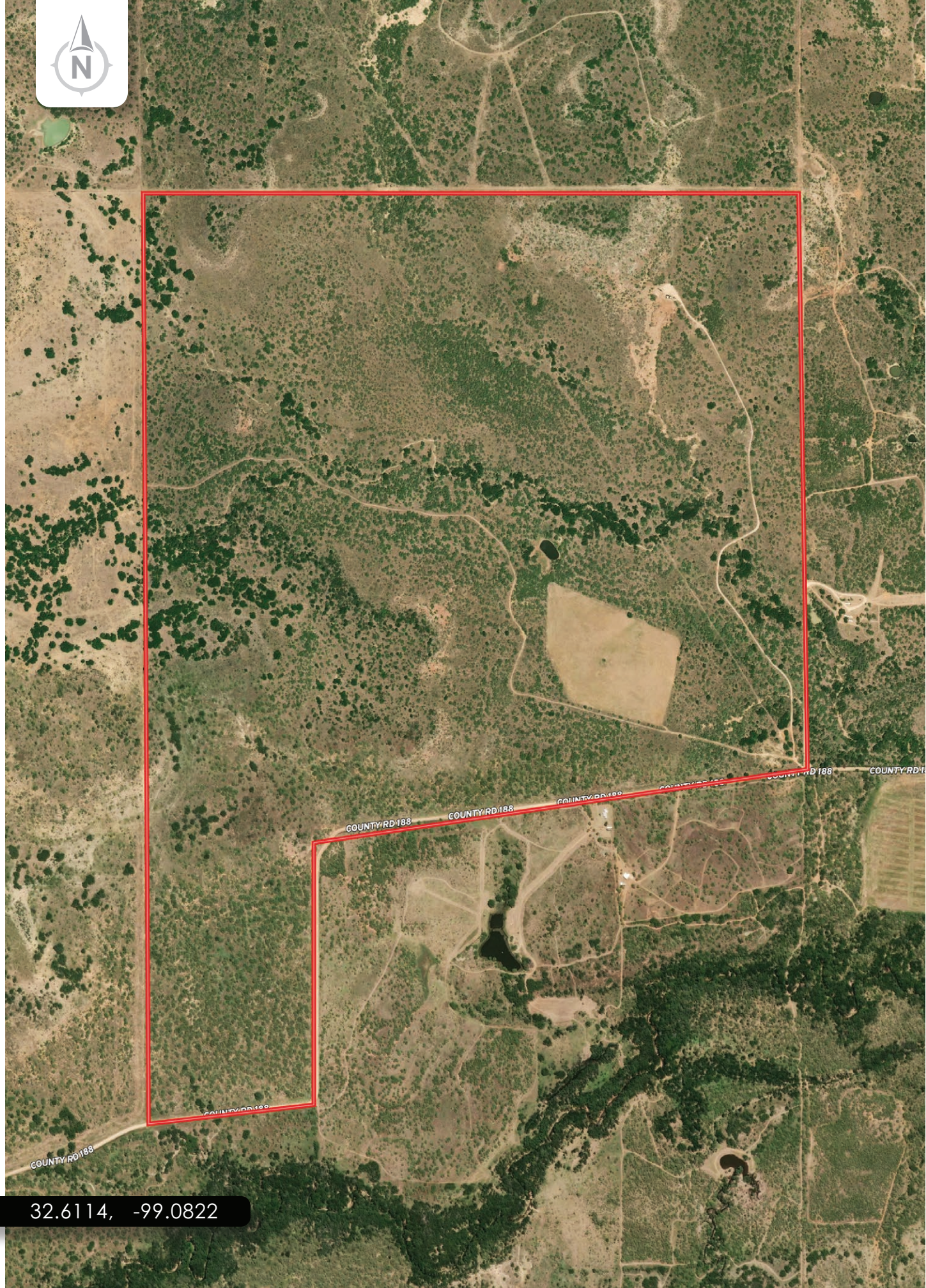
Hubbard Creek Reservoir

Albany

WEST STEPHENS RANCH

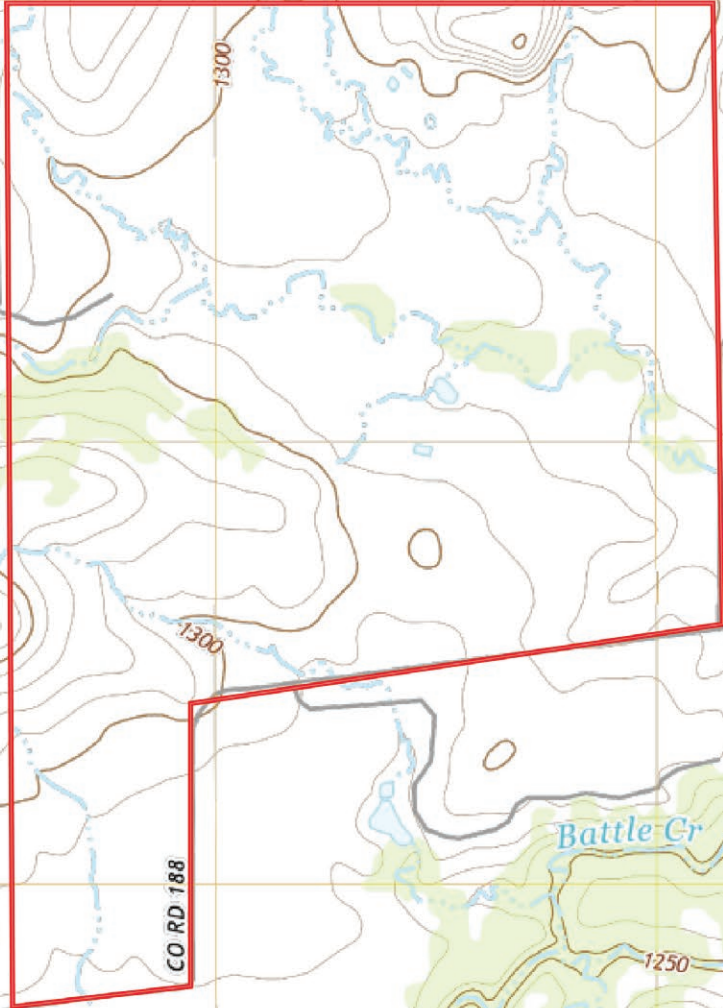
Abilene

Cisco



32.6114, -99.0822

SHACKELFORD CO
STEPHENS CO



CO RD 188

Battle Cr

1350

1300

1350

1300

1350

1300

1250

1250

1300

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Scan QR Code for more details on the West Stephens Ranch.

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YouTube

