

# Stocker Ranch

228± acres | \$2,700,000 | Graford, Texas | Palo Pinto County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Stocker Ranch

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We are pleased to have been selected as the exclusive broker on the Stocker Ranch. The 228 acres are in Palo Pinto County just north of Graford, Texas, and Possum Kingdom Lake. Located just off Highway 337 along Sikes Road, you will find the main gated entrance to the property. The current owner has improved and manicured the property to be a turn-key recreational ranch.

The ranch is perimeter fenced with some new fencing, 3800 feet of 5-strand barb wire, on the north side along with a road completely around the inside of the fence. Several nice ponds are scattered across the ranch along with 4 elevated blinds, each with a 600-pound wildlife feeder. Numerous areas have been cleared and the tree canopies raised. Winter wheat and sunflowers have been planted in a small field in the back portion of the property.

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## Location

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The Stocker Ranch is in a great location with Possum Kingdom Lake a 15-minute drive away. Located on Sikes Road off Highway 337 makes access very easy. Graham, Texas, is approximately 30 minutes north with Mineral Wells, Texas, 30 minutes to the south. The Dallas-Fort Worth metroplex is less than a 2-hour drive with many dining options in all directions.

Possum Kingdom Lake is a short 15-minute drive from the ranch, offering fishing, skiing, and other water sports. The ranch also has many activities available such as hunting, fishing, hiking, riding ATVs, a gun range, and a private Pickle Ball court.

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## Water Features • Improvements

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The ranch has numerous ponds on the property that provide water for wildlife. There has been no livestock on the ranch in several years, putting the current native grass in great condition. The fences and roads are also in very good condition. A new tank at the entrance has been added with a concrete bottom, a waterfall with a timer and lighting. Other ponds on the ranch have been redone and cleaned out to at least 5 feet deep each.

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## 40'x60' Barndominium

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1. Living quarters-with air and Heat
    - 2 bedrooms with closets and 40" TV in each
    - 1 full bath
    - Living room and full Kitchen and big screen TV
    - Sports court has pickleball and full basketball goal and Big Ass fan
    - Washer and dryer
    - Overhead garage door to handle any RV inside w/30 and 50 amp hookup and sewer.
  2. Sewer and 200 amp service
  3. Rain recapture system with filtering system
    - Two 3,000 gal. tanks to hold water
  4. Irrigation system w/two 2500 gal. tanks and they are tied to recapture system.
  5. Carport - 20'X60' with full sewer and 30 and 50 amp power source.
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## Outside the Barn

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1. One 8'x40' X Caliber container for misc storage with shelves.
  2. 15'x15' over patio with fire pit area.
  3. All furniture is included in sale.
  4. Hillbilly swim pool with heating system.
  5. Gun range – 100 yard with metal targets that go with sale.
  6. Clay shooting – Atlas 250 clay shooter with woggle with shed. Included in sale.
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## Equipment Shed and Quarters

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1. Equipment shed for equipment
  - 25' deep X 80' with lights and power.
2. Enclosed room with door and overhead door
  - Lights and power
  - 25' X 20'.
3. X Caliber bunkhouse
  - 8' X 40' with full sewer, water, and power
  - 2 AC units.
  - 1 bedroom with bunk beds
  - Full bath
  - Kitchen and fridge and microwave
  - Living room with furniture that is included in sale.

## Land Improvements

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1. New Tank by barndominium
    - Concrete bottom and side to hold water
    - Waterfall with timer
    - Cross with lighting
  2. Redid back tank by deepening from 18" to plus 5' deep.
  3. Winter wheat and sunflowers in 3-4 acre field by back tanks.
  4. 4 Elevated blinds with 600lb deer feeders with winter wheat planted at 3 locations.
  5. Fenced protein feeder in middle of ranch with water trough.
  6. 3,800' new north fence with 5-strand fence.
  7. Cleared portion of ranch and raised canopy on east side.
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## Remarks

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The Stocker Ranch is a turnkey property ready for the new owner's immediate enjoyment. All the improvements are new and in great working condition. Properties like this one are tough to find in such a great location with Possum Kingdom Lake a quick drive away, and most locations in the metroplex are less than 2 hours away. This recreational ranch deserves a look if you are in the market and want something ready to go.

**Owner Financing Available**

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## Price

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\$2,700,000 • \$11,842 per acre

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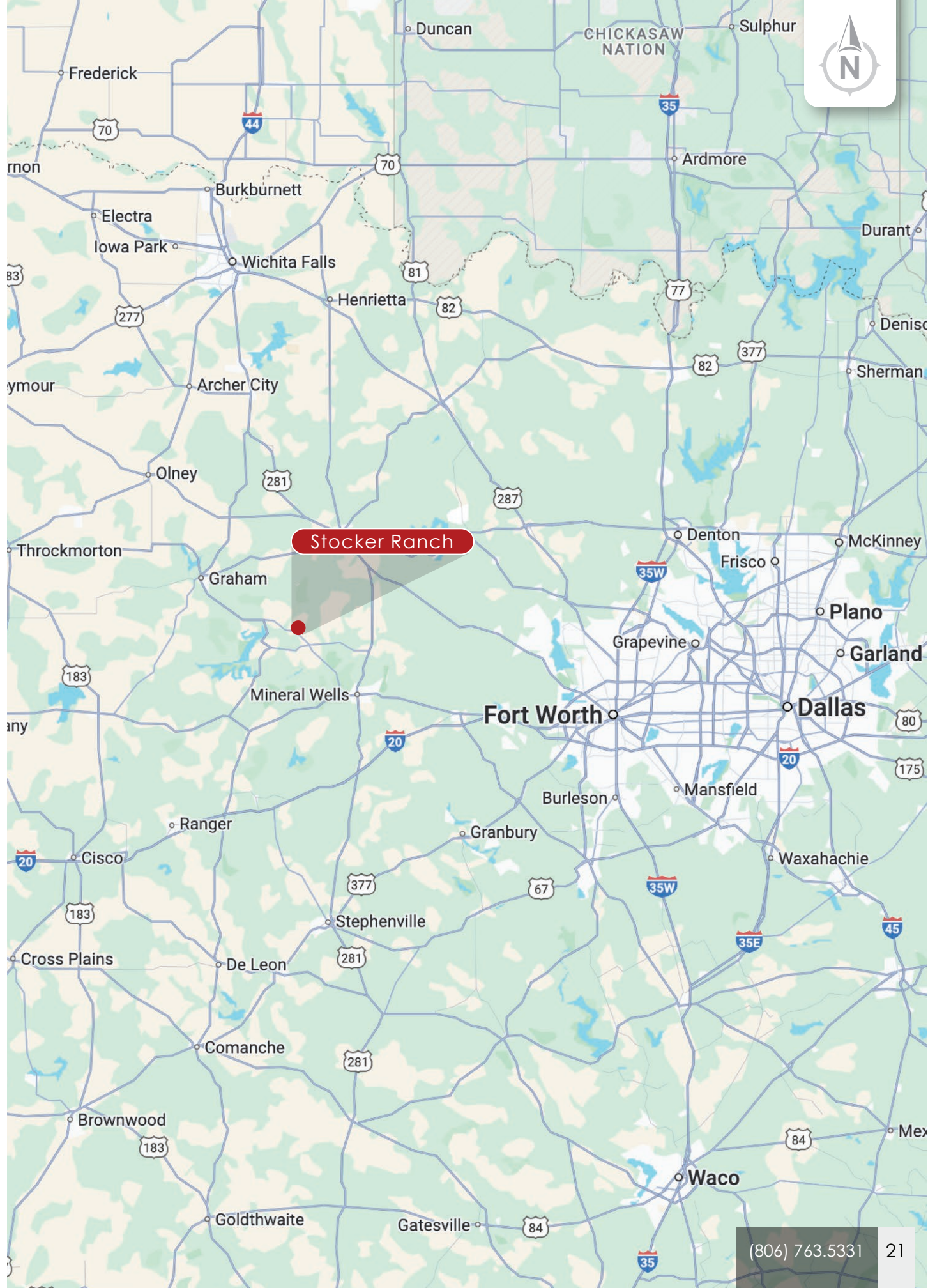
**Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.**









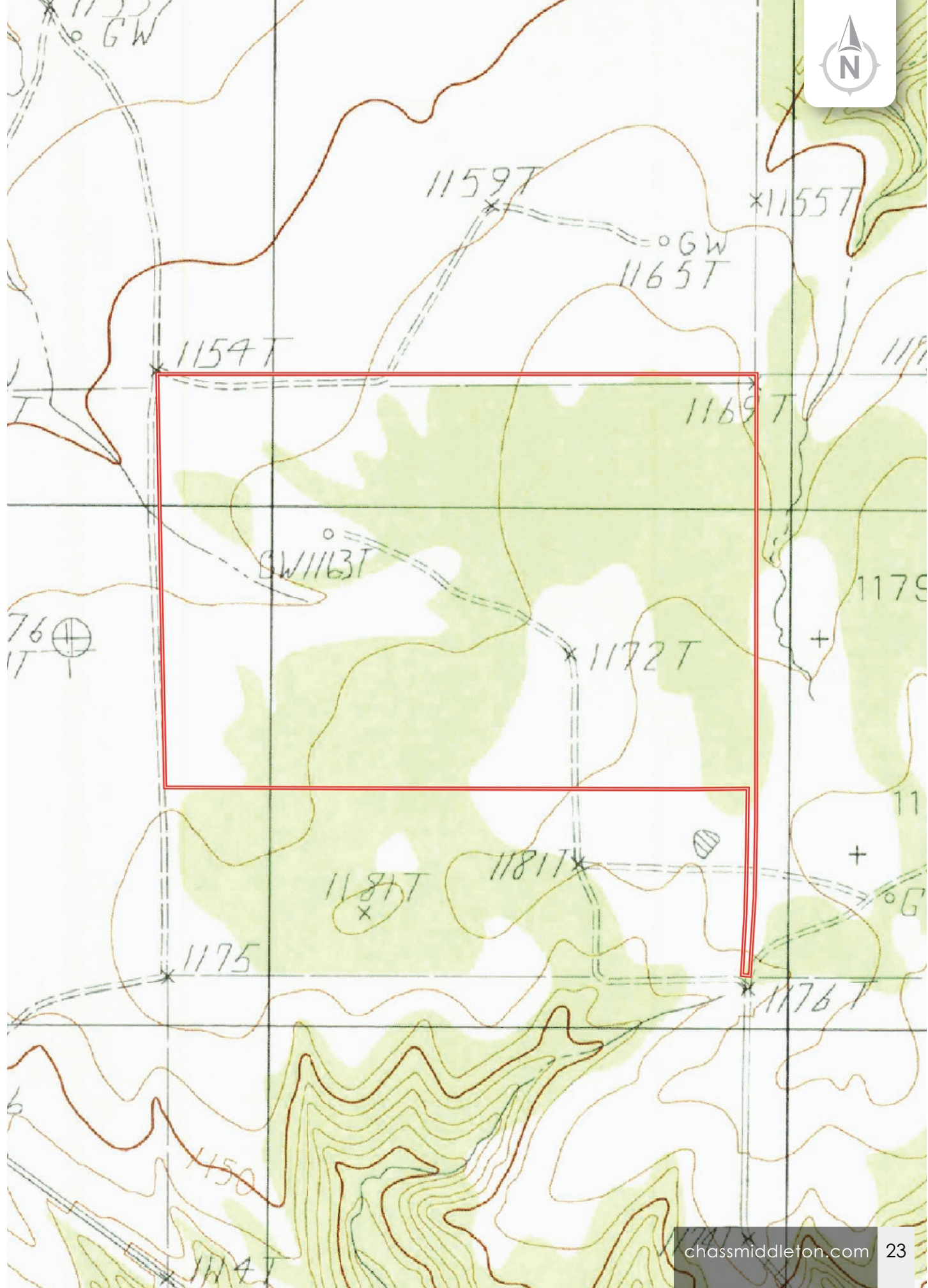






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