

The Rock House Pasture
TBD CR 106
Moran, TX 76464

\$1,207,640
254.24± Acres
Shackelford County



The Rock House Pasture
Moran, TX / Shackelford County

SUMMARY

Address

TBD CR 106

City, State Zip

Moran, TX 76464

County

Shackelford County

Type

Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

32.57283837735386 / -99.114366416951

Taxes (Annually)

\$551

Acreage

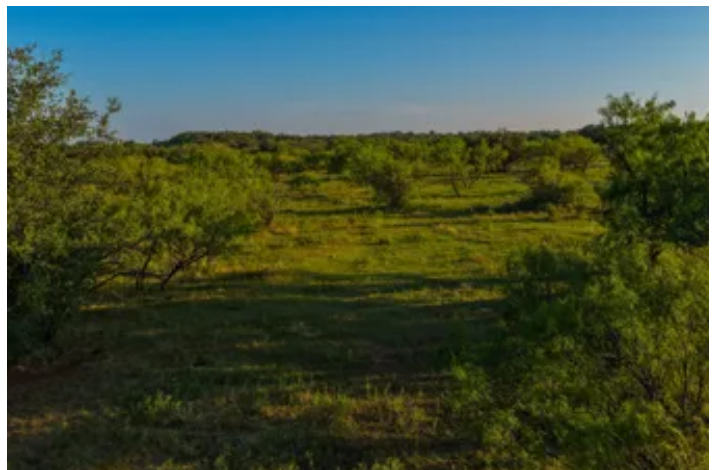
254.24

Price

\$1,207,640

Property Website

<https://cfrland.com/detail/the-rock-house-pasture-shackelford-texas/114683/>



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PROPERTY DESCRIPTION

The Rock House Pasture spans 254 acres in the picturesque southeast region of Shackelford County, Texas. This ranch is a true gem, seamlessly blending recreation and natural beauty. It boasts varied elevations that enhance its stunning vistas, along with abundant surface water, lush grazing land, and a rich diversity of wildlife.

A distinguishing attribute of the property is Battle Creek, which meanders through the northwestern corner, serving as a seasonal water source for both livestock and wildlife while adding to the enchanting landscape. As you roam the land, you'll discover deep draws that act as highways for wildlife, hinting at future potential for enhanced surface water features. In addition to Battle Creek, the terrain is dotted with three scenic ponds that serve as essential water sources for both cattle and wildlife. The landscape is a captivating mix of mesquite trees interspersed with scattered hardwoods, offering a visually appealing drive through the ranch. Come spring, the hilltops come alive as vibrant wildflowers blanket the terrain in a stunning array of colors.

Just beyond the front gate stands a remarkable old home said to have been built in 1909. Its distinctive rock work stands out, showcasing craftsmanship that has withstood the test of time. This stone structure remains in surprisingly good condition, presenting a wonderful opportunity to transform it into a cozy home or charming hunting cabin. If refurbishing the rock home isn't an option, several breathtaking home sites beckon in the western and southern portions of the ranch, each offering idyllic views that would make for a perfect rural retreat. In the southwest corner of the property, you'll find a spacious metal building, perfect for storage, along with a carport designed to secure equipment. Adjacent to this building, a set of pipe cattle pens that are ready to be revitalized for cattle management, adding even more functionality to this remarkable ranch.

AGENT COMMENTS: The Rock House Pasture has been owned by the same family for generations and offers an environment for recreation, hunting, and cattle ranching. This property features good access and reliable roadways throughout. In my opinion, the only thing this ranch lacks is a food plot or some form of cultivation. However, this absence provides a perfect blank canvas for a hunter to develop it according to their preferences. Overall, this is a very clean and unique property with tremendous potential.

-- IMPROVEMENTS --

- Rock Home ~ Built in 1909; will need to be remodeled
- Roads ~ 2 mi of dirt roads and ATV trails
- Shop ~ 50 ft x 30 ft, cement floor
- Carport ~ 40 ft x 30 ft carport for equipment
- Cattle Pens ~ Pipe cattle pens with sheds
- Fences ~ Boundary line fence; excellent condition
- Electricity ~ Electricity on the property; AEP provider
- Water Meter ~ Fort Griffin water line along CR 106 and CR 125
- Water Well ~ Little to no groundwater in the area

-- WATER, COVER & TERRAIN --

- Surface Water ~ 3 ponds; biggest .5 ac when full
- Creek ~ 882 ft of Battle Creek
- Tree Cover ~ Bull Mesquite, Live Oak, Post Oak, Elm, Juniper
- Underbrush ~ Heavy underbrush; Elbow bush, Skunk bush, Sumac, Bumelia



- Elevation ~ 100 ft of elevation; 1,390 ft at the highest point and 1,290 ft at the lowest point
- Grasses ~ Native grass: Side-Oak Grama, Winter Rye
- Grazing ~ Currently being grazed; Willing to stay, if not, requires 90 days to relocate the cattle

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; little hunting pressure, hunted by family
- Blinds & Feeders ~ No blinds or feeders convey with the property
- Land ~ Heavy wooded; deep draw, sloping elevation
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ No cultivation
- Soil ~ 9 different soils: Bluegrove Loam, Truce sandy loam, Palo Pinto clay loam, Throck-Palo Pinto, Throck Clay are the main soils

-- MINERALS & WIND --

- Mineral Rights ~ Surface estate only; No minerals will convey
- O&G Production ~ No active production; 1 - 4.5" pipeline; operator is ONEOK NGL Pipeline, LLC
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ The closest windmill farm is 14 mi south

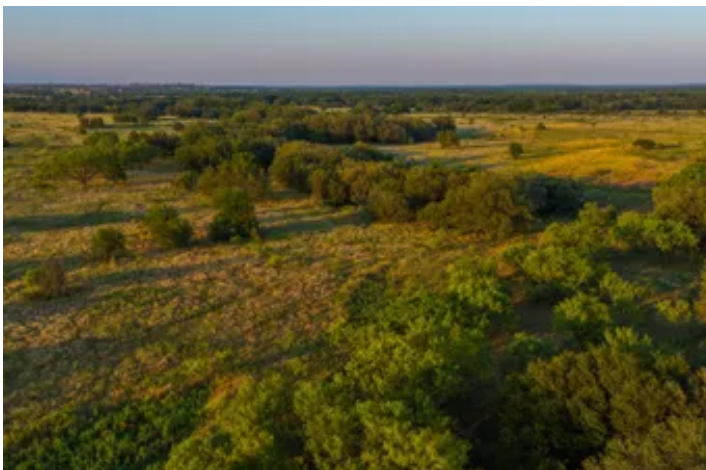
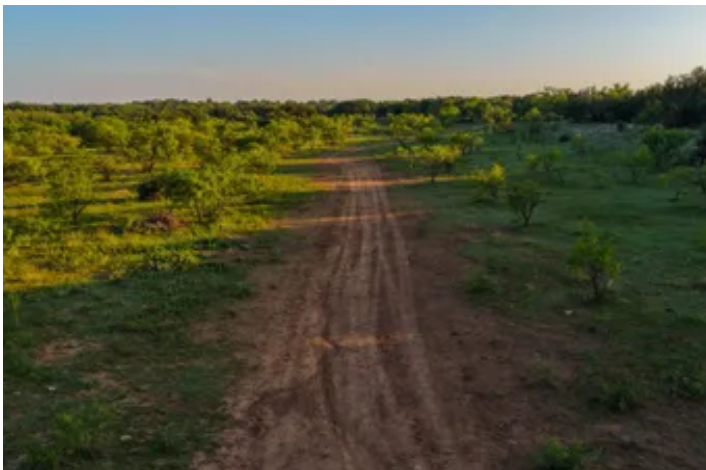
-- ACCESS & DISTANCES --

- Road Frontage ~ 4,371 ft of CR 106 and 2,992 ft of CR 125
- Nearby Towns ~ 3 mi NE of Moran, 14 mi SE of Albany
- Major Cities ~ 38 mi E of Abilene, 104 mi W of Fort Worth, 177 mi E of Midland
- Airports ~ 16 mi NW of Gregory Simmons Memorial Airport, 122 mi W of DFW

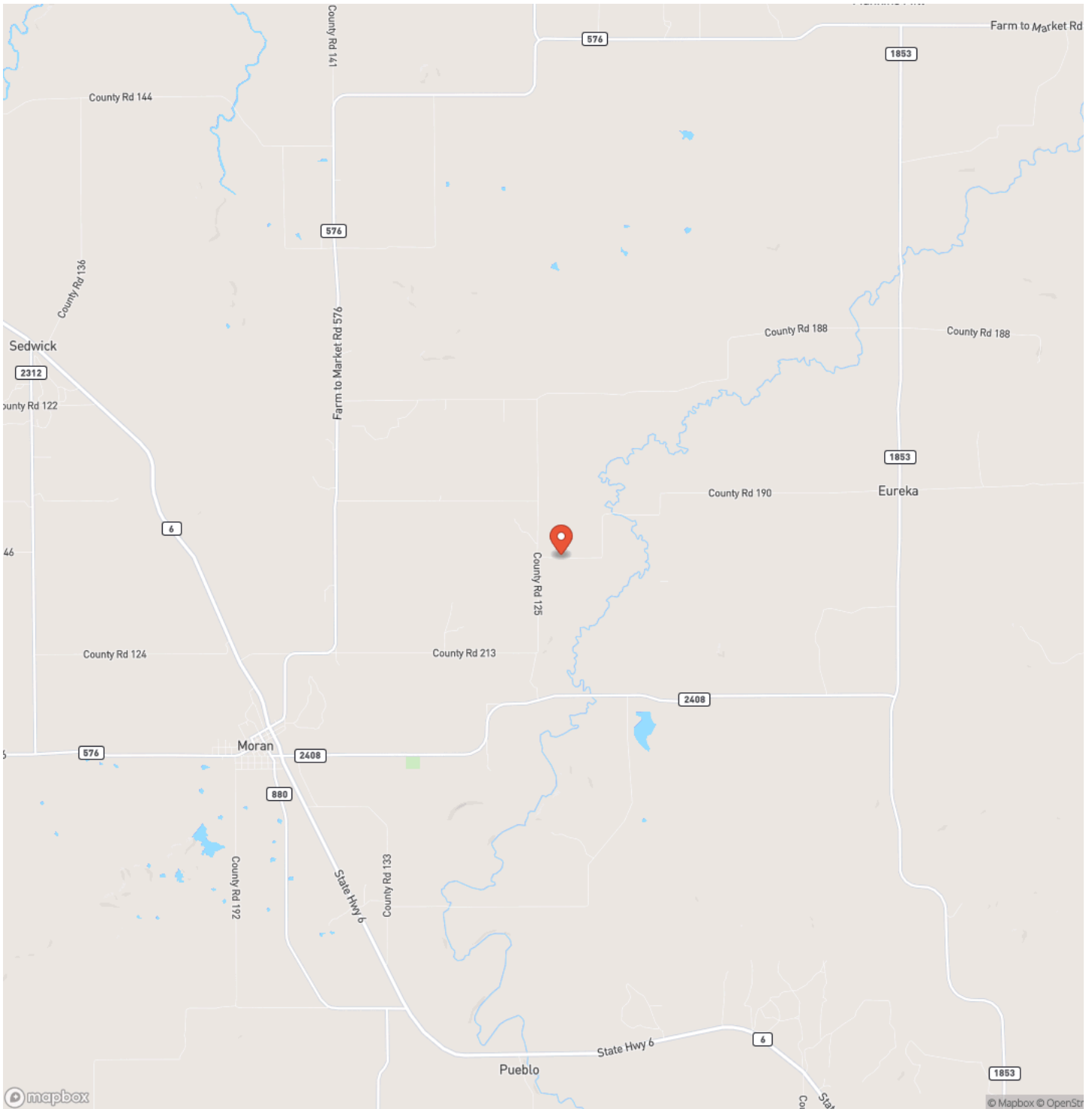
Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)



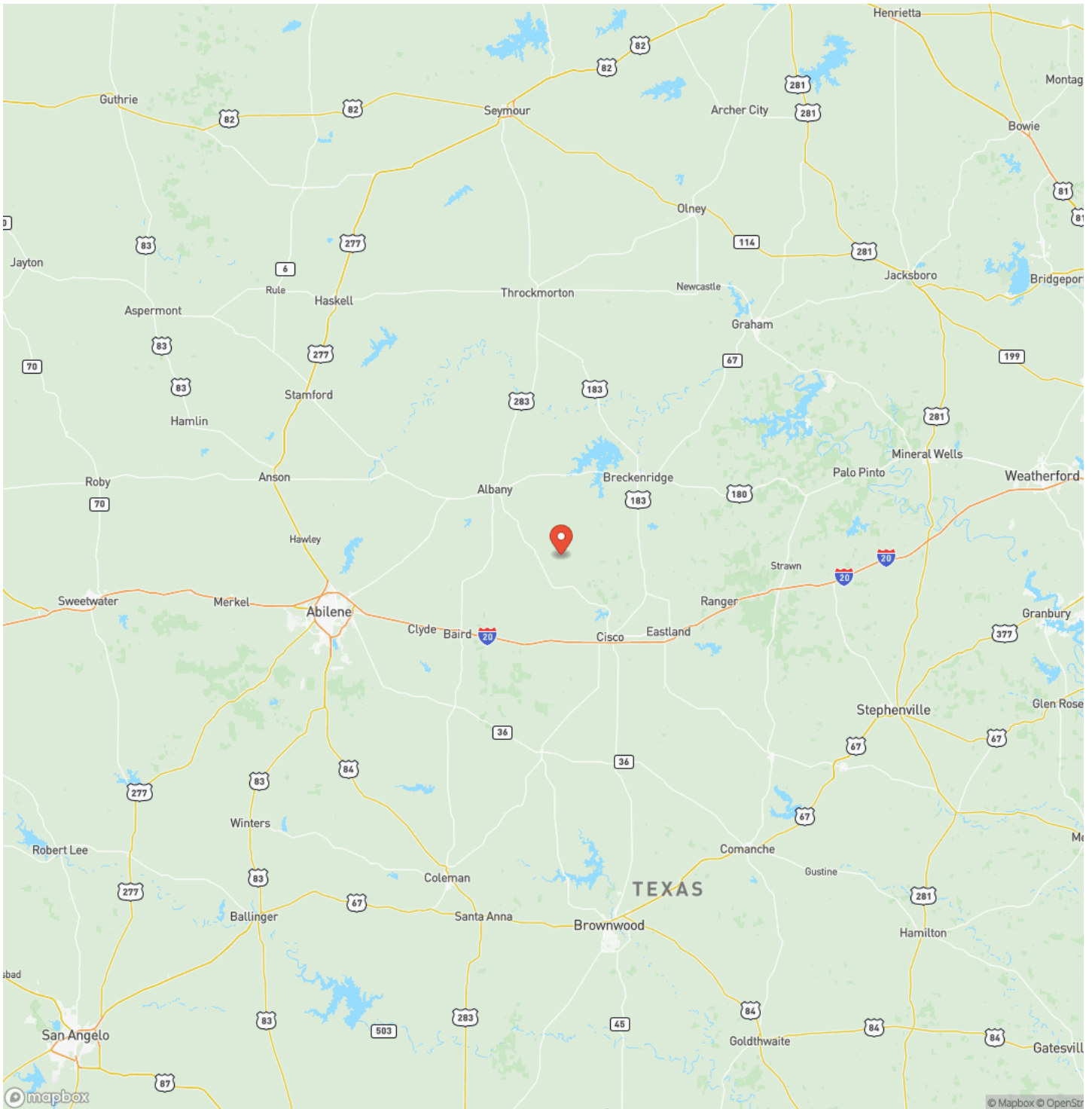
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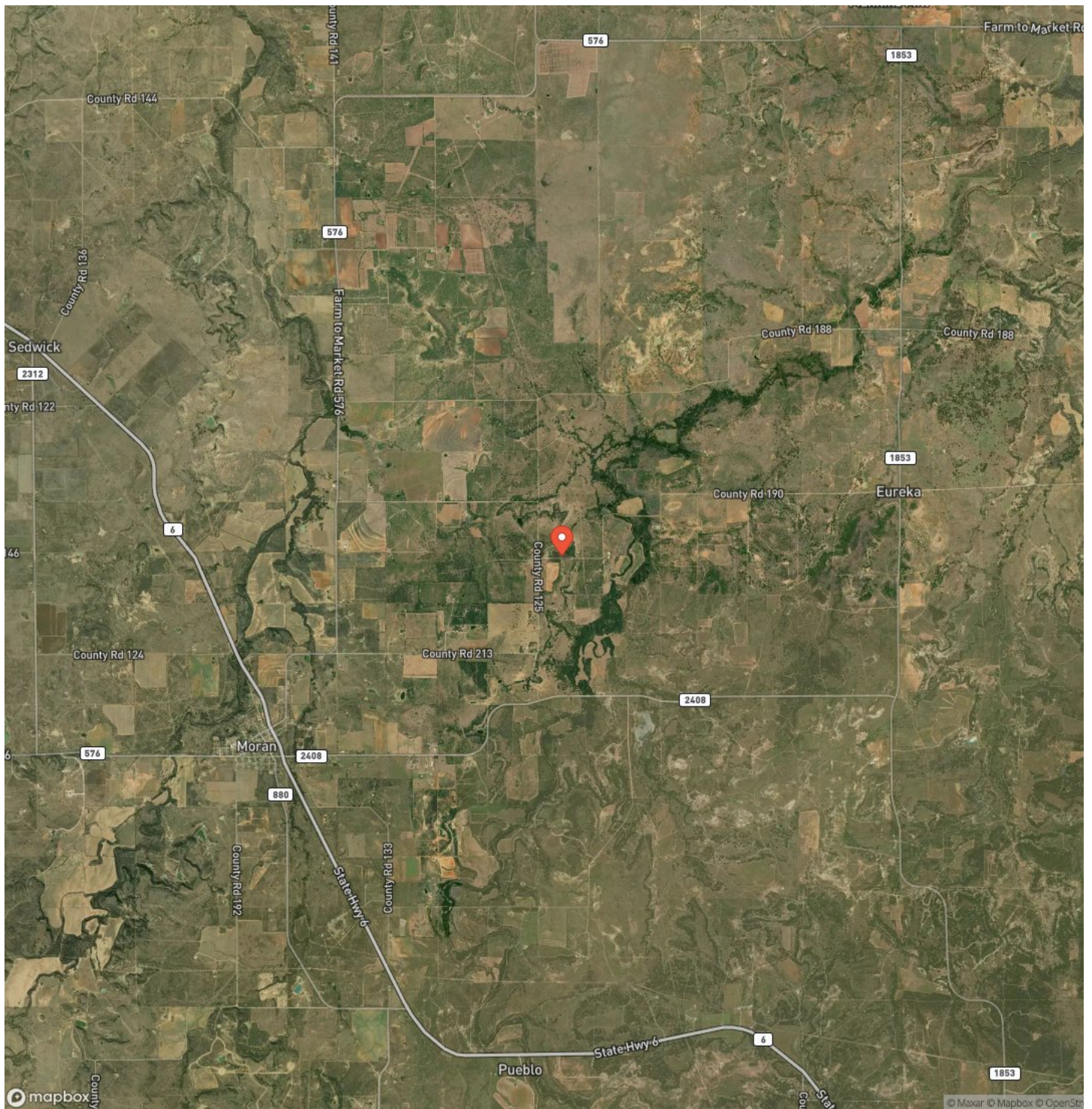
Locator Map



Locator Map



Satellite Map



The Rock House Pasture

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LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

City / State / Zip

Albany, TX 76430

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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