

**Brown Branch View**  
TBD HWY 183 S  
Breckenridge, TX 76424

**\$592,052**  
151.42± Acres  
Stephens County



**Brown Branch View**  
**Breckenridge, TX / Stephens County**

---

**SUMMARY**

**Address**

TBD HWY 183 S null

**City, State Zip**

Breckenridge, TX 76424

**County**

Stephens County

**Type**

Hunting Land, Undeveloped Land

**Latitude / Longitude**

32.73745915530493 / -98.902779210844

**Taxes (Annually)**

\$246

**Acreage**

151.42

**Price**

\$592,052

**Property Website**

<https://cfreland.com/detail/brown-branch-view/stephens/texas/111087/>



## **Brown Branch View**

### **Breckenridge, TX / Stephens County**

---

#### **PROPERTY DESCRIPTION**

Brown Branch View is a 151-acre property located just outside the city limits, south of Breckenridge, Texas. It features excellent access with county road frontage on two sides and paved frontage on a third side. This property showcases a diverse landscape, including mature live oaks along the ridges, scattered mesquite trees, and a variety of native grasses. There are also dramatic elevation changes that offer beautiful views to the west and south, making it ideal for future home plans. In addition, Brown Branch View is an active oil field operation. A unique advantage to this scenario is the well-maintained internal road system provided by the oil company. These roads provide all-weather access throughout the ranch, making it easy to explore, manage livestock, reach hunting areas, or simply enjoy the land without incurring the costs of developing or maintaining your own road network. The property also boasts a valuable wet-weather creek named Brown Branch, which provides a natural water source and habitat for wildlife. Along with the creek, there are two small ponds that enhance the property's surface water and overall appeal.

AGENT COMMENTS: Brown Branch View is priced with oil and gas production considerations in mind. Given its access, elevation, and close proximity to town, this ranch is ideal for someone seeking a recreational property for hunting and raising a few cattle without breaking the bank. In the southwest corner, along Brown Branch, there are approximately 18 acres in a 100-year flood zone; however, this area has minimal impact on most of the land. Please note that the current owner does not possess any mineral rights to convey.

#### **-- IMPROVEMENTS --**

- Roads ~ Excellent gravel roads
- Fences ~ 1 pasture; all boundary lines are in great shape
- Electricity ~ Electricity along HWY 183 by TXU
- Water Meter ~ Stephens County SUD runs along HWY 183. "Buyer will need to check water meter availability."

#### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ +/- 2,714 ft of Brown Branch creek; 2 ponds; biggest .23 ac when full
- Water Wells ~ Water wells in this area are highly unlikely
- Tree Cover ~ Large Elm trees, scattered Live Oak, Mesquite
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia, Prickly pear
- Elevation ~ 78 ft of elevation change; 1,264 ft at the highest point and 1,186 ft at the lowest point
- Grasses ~ Native grass: Side-Oak Grama, Little Bluestem, Winter Rye, Switchgrass
- Grazing ~ Not currently being grazed

#### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ No hunting pressure
- Blinds & Feeders ~ No blinds or feeders on the property
- Land ~ Lightly wooded; creek frontage, high elevation to build on; 12% of the land is in a 100-year flood zone
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ No cultivation
- Soil ~ Owens-Harpersville, Gageby clay loam, Lindy silt loam, Thurber clay loam, Palopinto clay loam

**-- MINERALS & WIND --**

- Mineral Rights ~ No Oil & Gas minerals owned
- O&G Production ~ Operator: Post Oak Operating, LLC; 5 oil wells; 1 gas well; 1 injection well; 1 pad with tank batteries for crude oil gathering
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

**-- ACCESS & DISTANCES --**

- Road Frontage ~ +/- 2,593 ft of HWY 183 N frontage; +/- 2,471 ft of CR 269; gate on each road
- Nearby Town ~ .75 mi S of Breckenridge
- Major Cities ~ 52 mi E of Abilene, 91 mi W of Fort Worth, 192 mi E of Midland
- Airports ~ 1 mi N of Stephens County Airport, 108 mi W of DFW

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

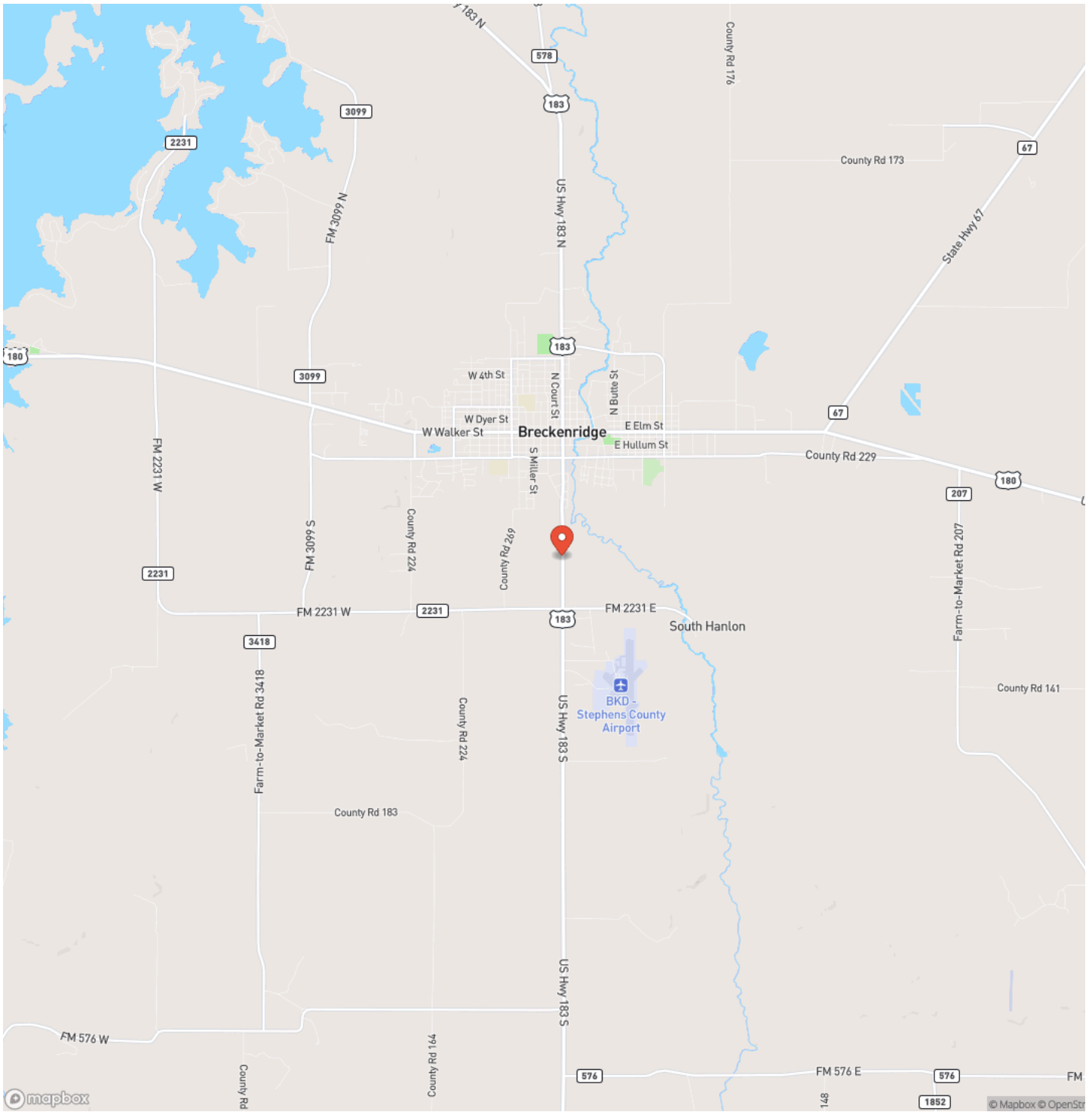


**Brown Branch View**  
**Breckenridge, TX / Stephens County**

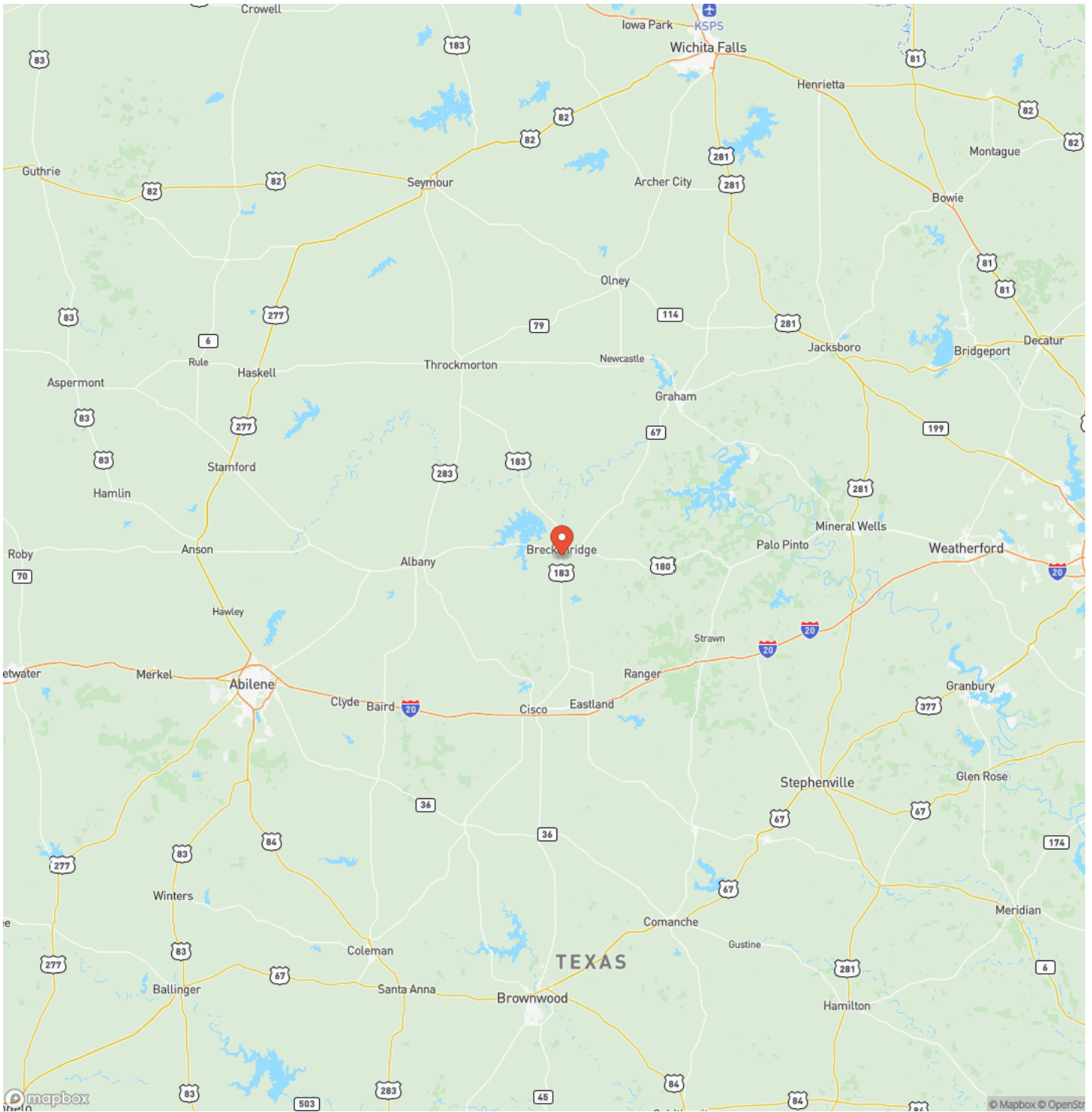
---



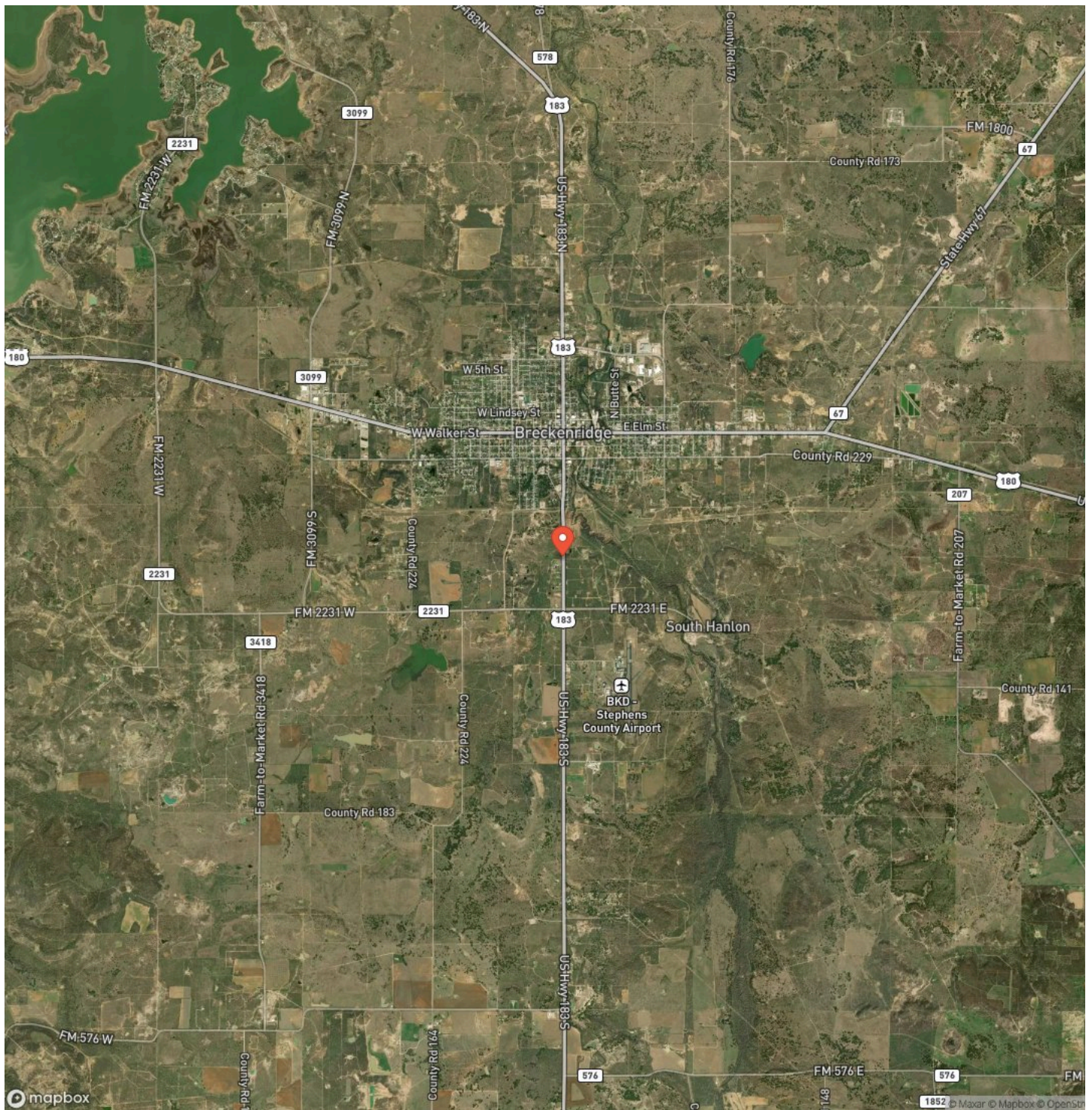
# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

**Additional Notices & Disclaimers:** Campbell Farm & Ranch welcomes all cooperating agents and brokers. To participate fully in the commission split, cooperating agents and brokers must make "first contact" with the listing agent and be present at all showings. The commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing—Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using it for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.

---

**Campbell Farm & Ranch**  
801 Elm Street  
Graham, TX 76450  
(940) 549-7700  
<https://cfrland.com/>

---