

MACC Creek
TBD Cr 272
Breckenridge, TX 76424

\$2,211,958
463.48± Acres
Stephens County



MACC Creek
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD Cr 272 null

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

32.83553 / -98.935091

Taxes (Annually)

\$762

Acreage

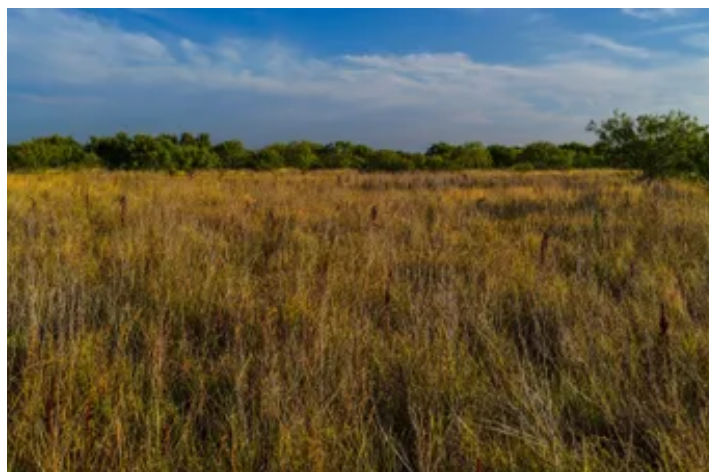
463.48

Price

\$2,211,958

Property Website

<https://cfrland.com/detail/macc-creek/stephens/texas/111366/>



MACC Creek Breckenridge, TX / Stephens County

PROPERTY DESCRIPTION

MACC Creek spans an impressive 463.48 acres nestled between Breckenridge and Woodson, Texas, and is proudly situated in the heart of big cattle country. This remarkable ranch has a rich history as part of a renowned cattle operation and continues to thrive, benefiting from its legacy of exceptional range management for both cattle and wildlife. MACC Creek beautifully features two distinct pastures: an expansive 320-acre front pasture and a serene 143-acre back pasture, each showcasing unique natural and ecological features waiting to be explored.

As you pull into the front pasture, the property appears thick with mesquite trees, but once inside, the landscape is flourishing with native grasses and surface water, beautifully lined with live oak trees. At the heart of the property, gently rolling hills offer a picturesque vantage point to admire the ranch, creating an idyllic setting for a new home. The back pasture boasts an impressive elevated ridge line, showcasing a captivating blend of vibrant native grasses, forbs, and lush vegetation along the picturesque Hubbard Creek. Hubbard Creek provides year-round access to live water, making it an ideal destination for a variety of outdoor activities. The creek's tranquil surroundings offer a perfect setting for families and friends to unwind and connect with nature. This vital waterway is a lifeline for local wildlife, supporting a diverse array of species that depend on its ecosystem for food and habitat. Whether you're casting a line, setting up camp by the water's edge, or simply enjoying a swim on a warm day, Hubbard Creek promises a great experience for all who visit. With several draws cascading from the height into the creek, there's potential for future owners to create new ponds to enhance this beautiful landscape. An additional 84.35 acres is available for purchase directly across the county road from MACC Creek. This property offers an excellent opportunity for a bull or winging trap for cattle operations or to establish a home pasture for a hunting outfit.

AGENT COMMENTS: MACC Creek boasts an incredible location for trophy whitetail and hog hunting, surrounded by large neighbors and minimal hunting pressure. With convenient paved road access, electricity, and potential water availability, this is a wonderful opportunity to craft your dream ranch and share unforgettable outdoor experiences with family and friends. Opportunities to secure creek frontage, like that of Hubbard Creek, are truly rare in this region. Additionally, Hubbard Creek Lake is conveniently just three miles away. The absence of oil and gas production adds significant value to this enchanting location, making it a rare find.

-- IMPROVEMENTS --

- Roads ~ 1 main dirt road; two tract dirt roads and ATV trails
- Fences ~ Boundary line fence; good to fair condition, 1 cross fence
- Electricity ~ Electricity along CR 272 by Oncor
- Water Meter ~ Stephens County SUD water line along CR 272; "Buyer will be responsible for checking water meter availability."
- Water well ~ Little to no groundwater in the area

-- WATER, COVER & TERRAIN --

- Surface Water ~ +/- 660 ft of Hubbard Creek; 5 ponds; biggest 1 ac when full
- Tree Cover ~ Bull Mesquite, Live Oak, Post Oak, Elm, Cottonwood
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 90 ft of elevation; 1,180 ft at the highest point and 1,090 ft at the lowest point
- Grasses ~ Native grass: Side-Oak Grama, Winter Rye, Switchgrass, Indian grass, Blue grama, Little Bluestem
- Grazing ~ Currently being grazed

-- HUNTING & RECREATION --



- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; no hunting on MACC Creek
- Blinds & Feeders ~ No blinds or feeders convey with the property
- Land ~ Lightly wooded; deep draw, sloping to steep elevation
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ No cultivation
- Soil ~ 11 different soils: Bonti-Exray complex, Leeray Clay, Bluegrove Loam, Truce sandy loam, Throck clay are the main varieties

-- MINERALS & WIND --

- Mineral Rights ~ No owned mineral rights to convey
- O&G Production ~ No active production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

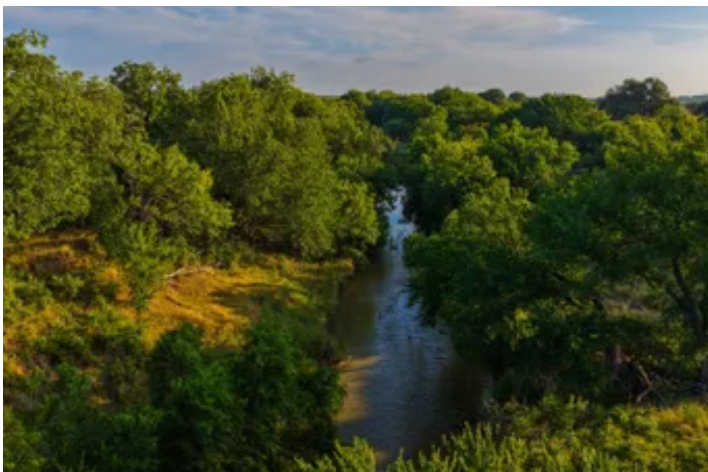
-- ACCESS & DISTANCES --

- Road Frontage ~ 3,747 ft of CR 272 (Paved)
- Nearby Towns ~ 6 mi NE of Breckenridge, 14 mi SE of Woodson
- Major Cities ~ 53 mi NE of Abilene, 93 mi W of Fort Worth, 193 mi NE of Midland
- Airports ~ 8 mi NW of Stephens County Airport, 109 mi W of DFW

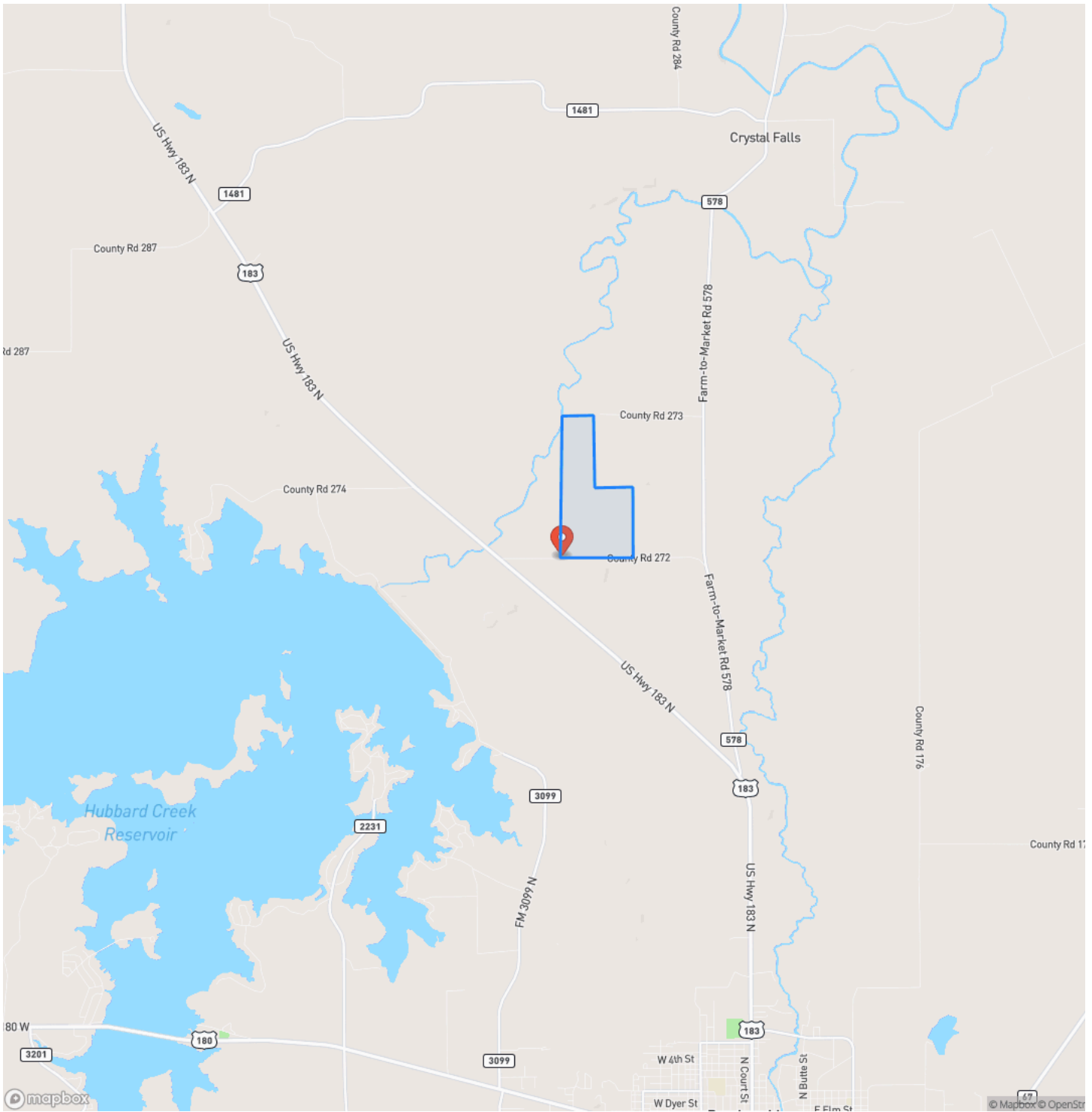
Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)



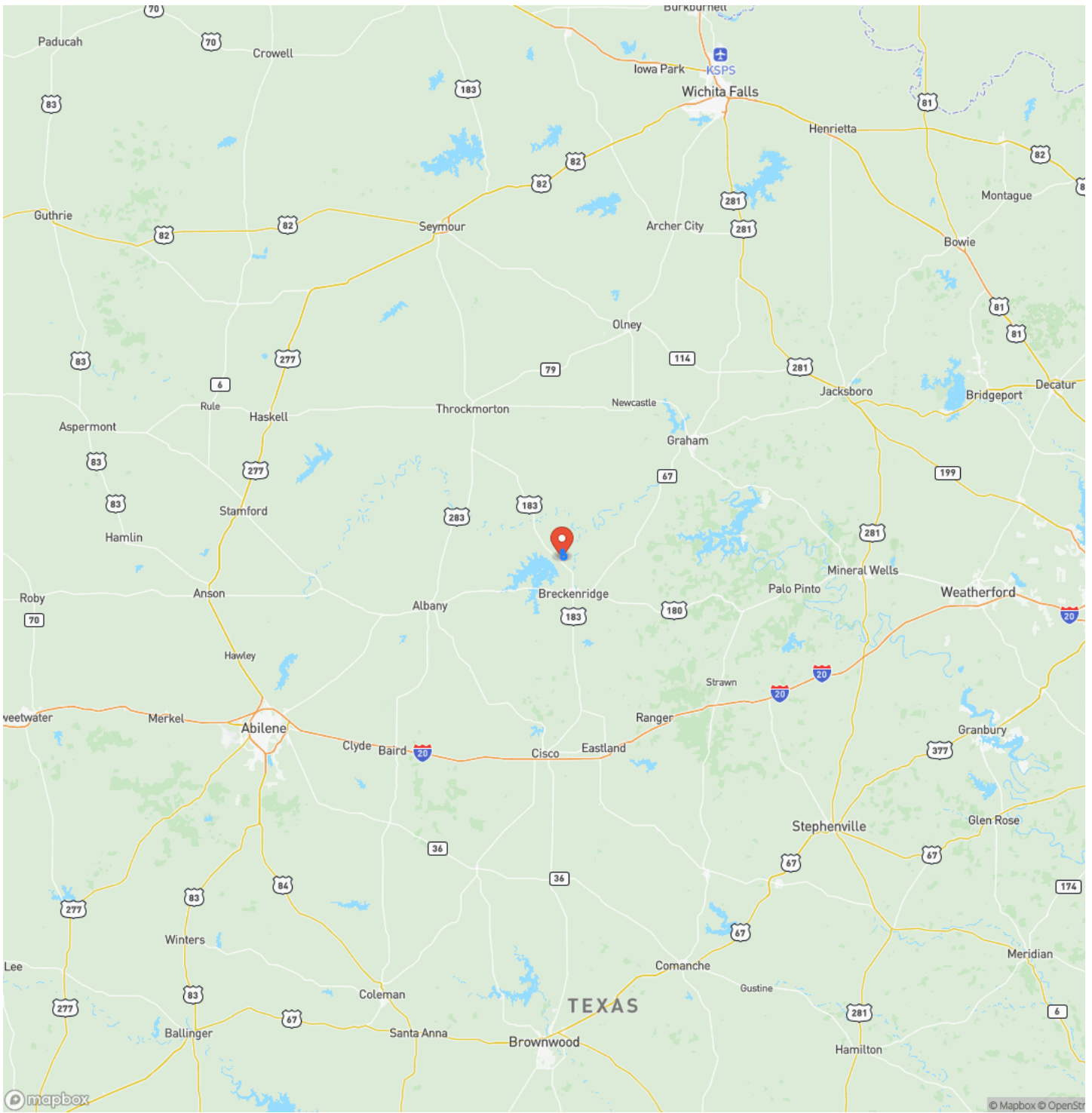
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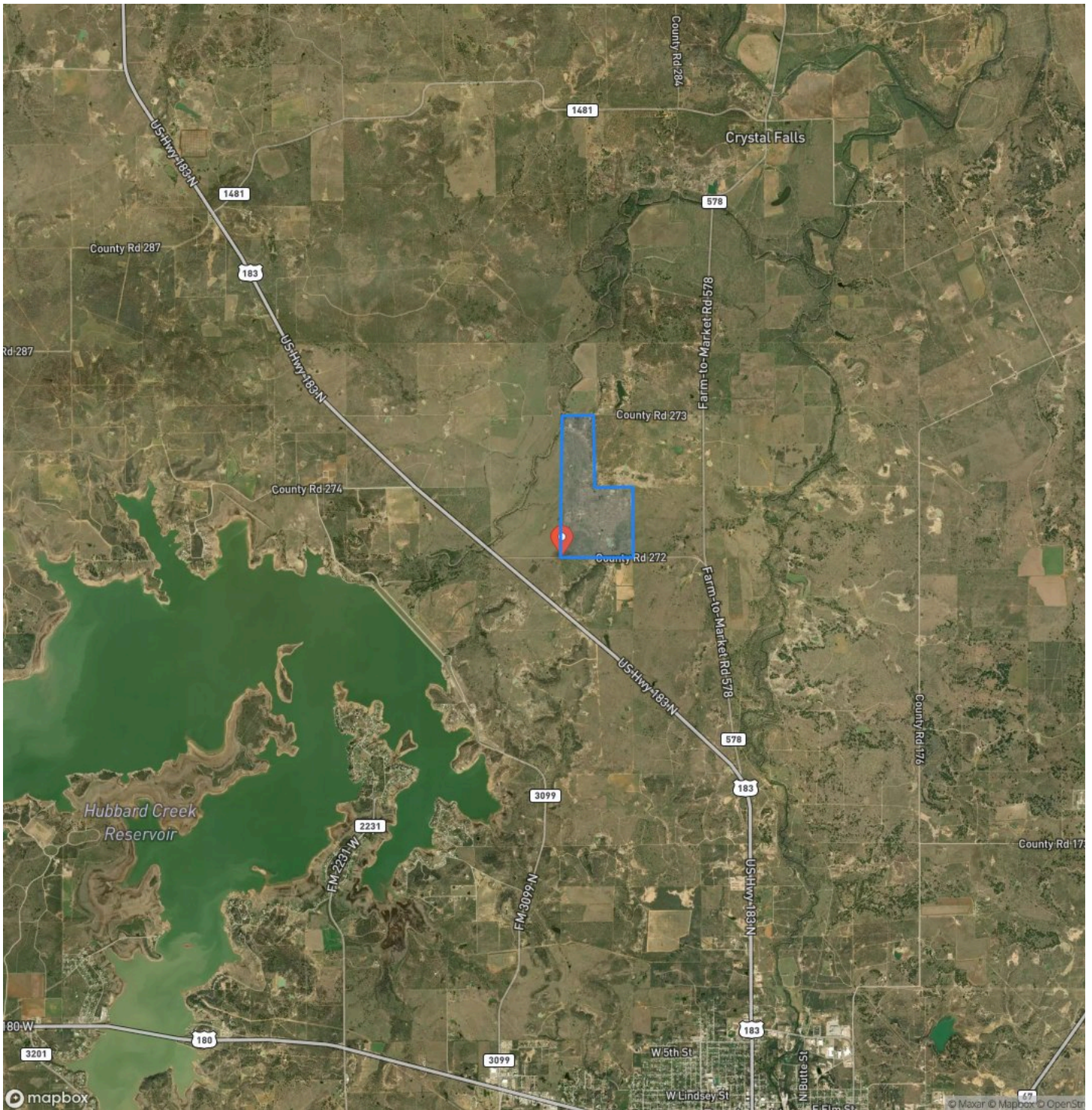
Locator Map



Locator Map



Satellite Map



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