

Crow Valley Ranch
16139 FM 1148
Breckenridge, TX 76424

\$1,649,100
150.34± Acres
Stephens County



Crow Valley Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

16139 FM 1148

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.892696 / -98.63797

Taxes (Annually)

\$402

Acreage

150.34

Price

\$1,649,100

Property Website

<https://cfmland.com/detail/crow-valley-ranch-stephens-texas/115647/>



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PROPERTY DESCRIPTION

Crow Valley Ranch encompasses approximately 150 acres in the far northeastern corner of Stephens County, just minutes from Possum Kingdom Lake and the Possum Hollow boat ramp. From its entrance on FM 1148, the ranch road gently descends toward a manicured, level ridge offering several potential building sites with sweeping views.

The ranch headquarters features a spacious shop with ample room for equipment storage, projects, or casual gatherings. A rainwater collection system serves as the property's primary water source. From this elevated setting, the ranch offers impressive views to the east, south, and west.

Just below the ridge is a carefully established food plot accompanied by a newly constructed pond that attracts and supports local wildlife. The owners have strategically cleared portions of the pasture, creating clear sightlines from the headquarters area to multiple feeders. This thoughtful layout provides excellent wildlife-viewing opportunities throughout the day.

A well-maintained trail system winds through the ranch's rugged and varied terrain, offering convenient vehicle access to hunting areas, ponds, and other water features. Each established hunting location includes a deer blind, corn feeder, and food plot. Additional off-road trails invite exploration and provide an enjoyable way to experience the property's natural character.

Crow Valley Ranch includes three ponds and several natural draws that carry runoff from the surrounding elevations. Along the southern boundary, elevated hilltops offer especially impressive views across the ranch and toward Possum Kingdom Lake, ideal spots to relax, enjoy the scenery, and take in the property's quiet beauty.

Although some sections of the boundary fencing are in poor condition or nonexistent, fencing has been a lower priority given the ranch's primary focus on wildlife habitat rather than livestock use. Since 2023, Crow Valley Ranch has been managed under a dedicated wildlife-management program with guidance from a biologist. The result is a thoughtfully managed recreational property offering hunting, wildlife viewing, scenic privacy, and easy access to Possum Kingdom Lake.

AGENT COMMENTS: Crow Valley Ranch stands apart for its convenient location near Possum Kingdom Lake, distinctive terrain, and thoughtful improvements. Years of care have created a welcoming, turnkey recreational retreat, ready for its next owners to enjoy and make their own memories.

-- IMPROVEMENTS --

- Shop ~ Built in 2015; 40 ft X 30 ft
- Rain Water Collection ~ 2 - 5,000-gallon water storage tanks
- Roads ~ 1 mi of dirt roads and ATV trails
- Camper ~ 2003; Cedar Creek 5th Wheel; conveys
- Fences ~ Boundary line fence; fair to non-existent
- Electricity ~ Electricity on the property; TXU provider
- Water Meter ~ PK Water line is .5 mi to the east; buyer will be responsible for availability
- Water Well ~ A few water wells in the area

-- WATER, COVER & TERRAIN --

- Surface Water ~ 3 Ponds; biggest .20 ac when full
- Draws ~ 3 deep draws
- Tree Cover ~ Bull Mesquite, Live Oak, Post Oak, Salt Cedar, Elm, Juniper, Hackberry



- Underbrush ~ Heavy underbrush; Elbow bush, Skunk bush, Sumac, Bumelia
- Elevation ~ 110 ft of elevation; 1,140 ft at the highest point and 1,030 ft at the lowest point
- Grasses ~ Native grass: Side-Oak Grama, Winter Rye; Buffalograss; Little Bluestem; Indiangrass
- Grazing ~ No cattle lease

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Wildlife Exemption ~ Under a wildlife management plan; 2023-2028
- Hunting Pressure ~ Little hunting pressure, hunted by family
- Blinds & Feeders ~ 3 deer blinds and 3 deer feeders; conveys
- Land ~ Heavy wooded; deep draw, steep elevation
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ 3 foodplots; biggest is 4 ac
- Soil ~ 7 different soils: Bonti-Exray, Gageby clay loam, Bonti fine sandy loam, Set-Palopinto complex, Owens clay, Truce fine sandy loam

-- MINERALS & WIND --

- Mineral Rights ~ Surface estate only; no minerals owned
- O&G Production ~ No active production; 4.5 in natural gas pipeline; 8 in natural gas pipeline; Operator is Taurus Gas Services
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmills in sight

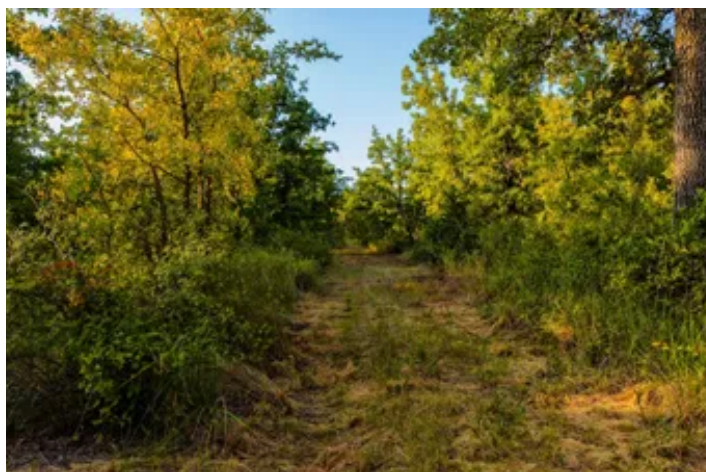
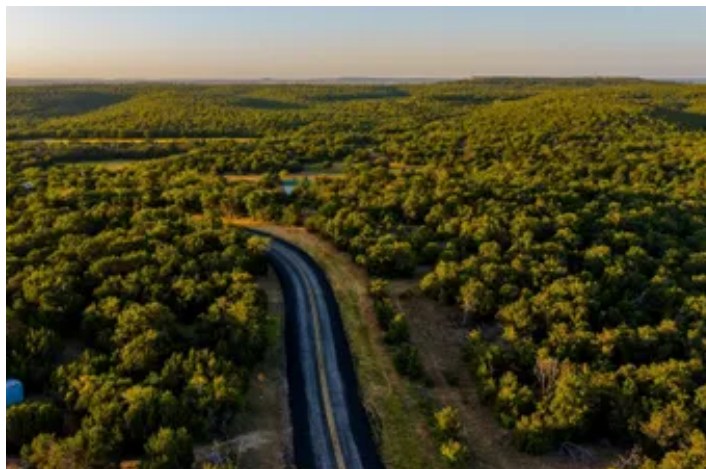
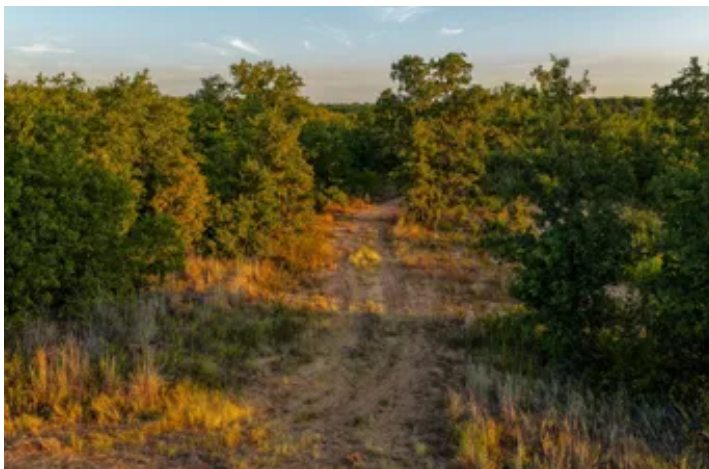
-- ACCESS & DISTANCES --

- Road Frontage ~ 955 ft of FM 1148
- Nearby Towns ~ 15 mi S of Graham, 17 mi NE of Breckenridge, 4.6 miles W of Possum Hollow
- Major Cities ~ 70 mi E of Abilene, 76 mi W of Fort Worth, 209 mi E of Midland
- Airports ~ 16 mi S of Graham Municipal Airport, 92 mi W of DFW

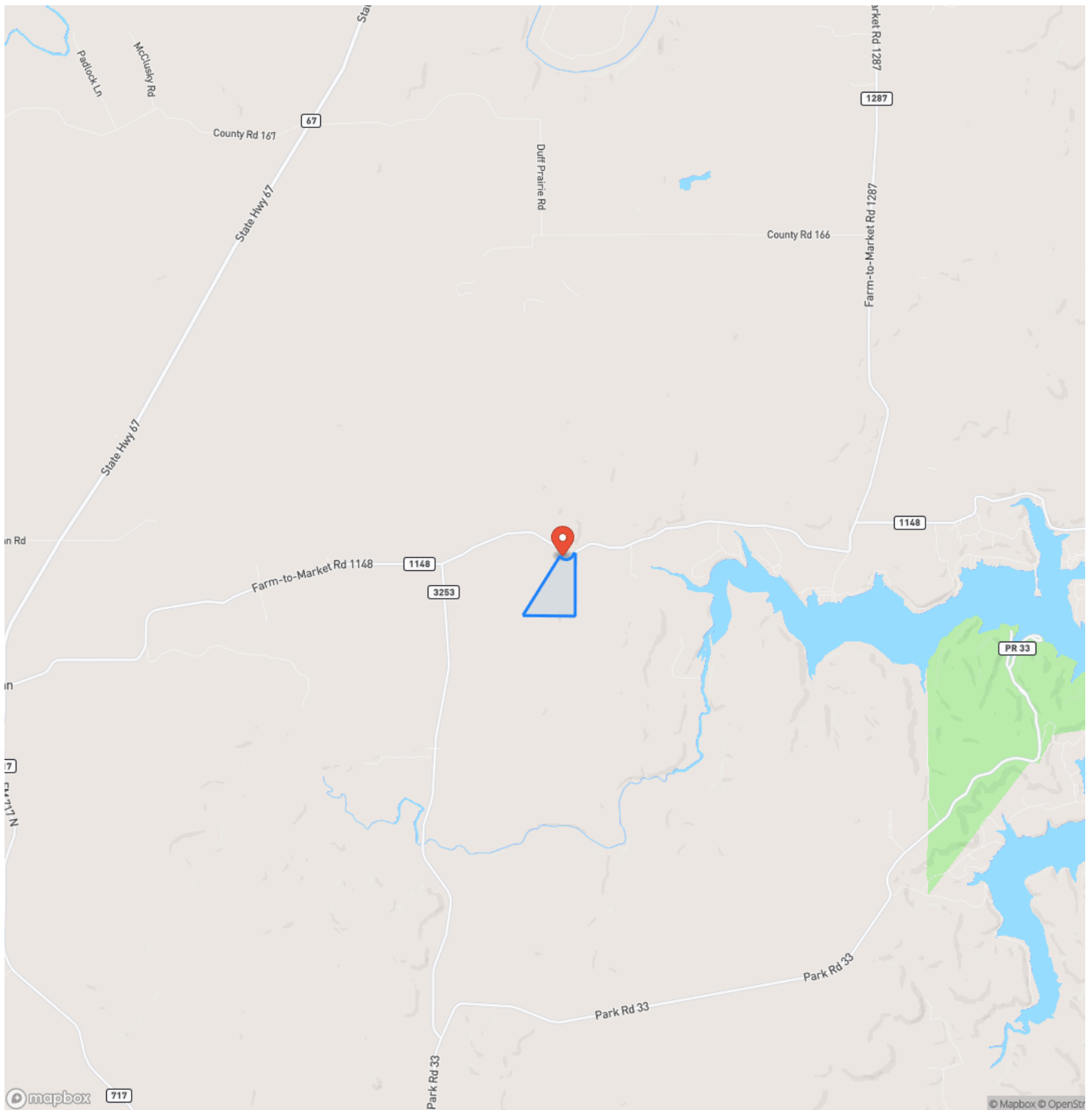
Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)



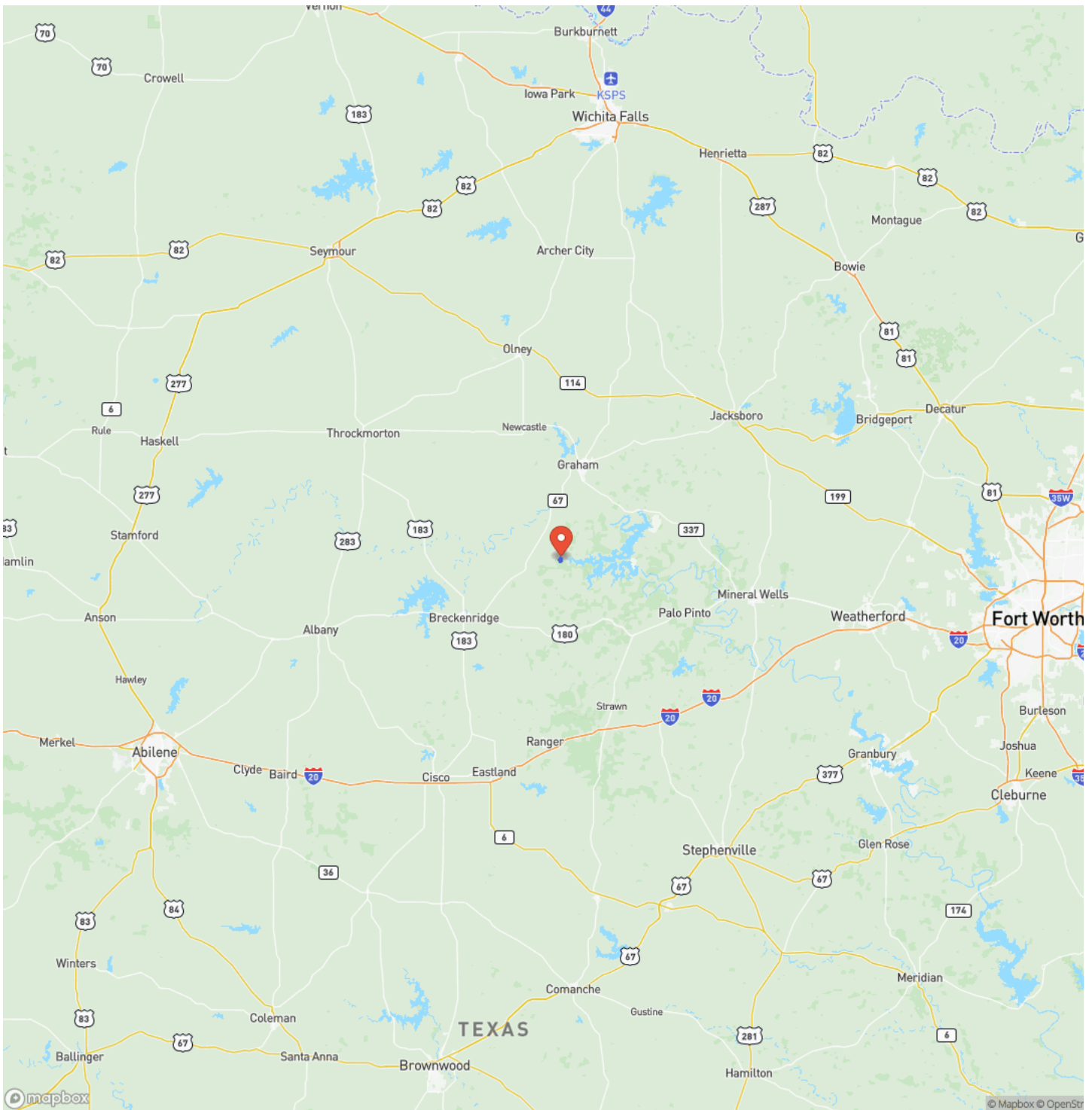
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Breckenridge, TX / Stephens County



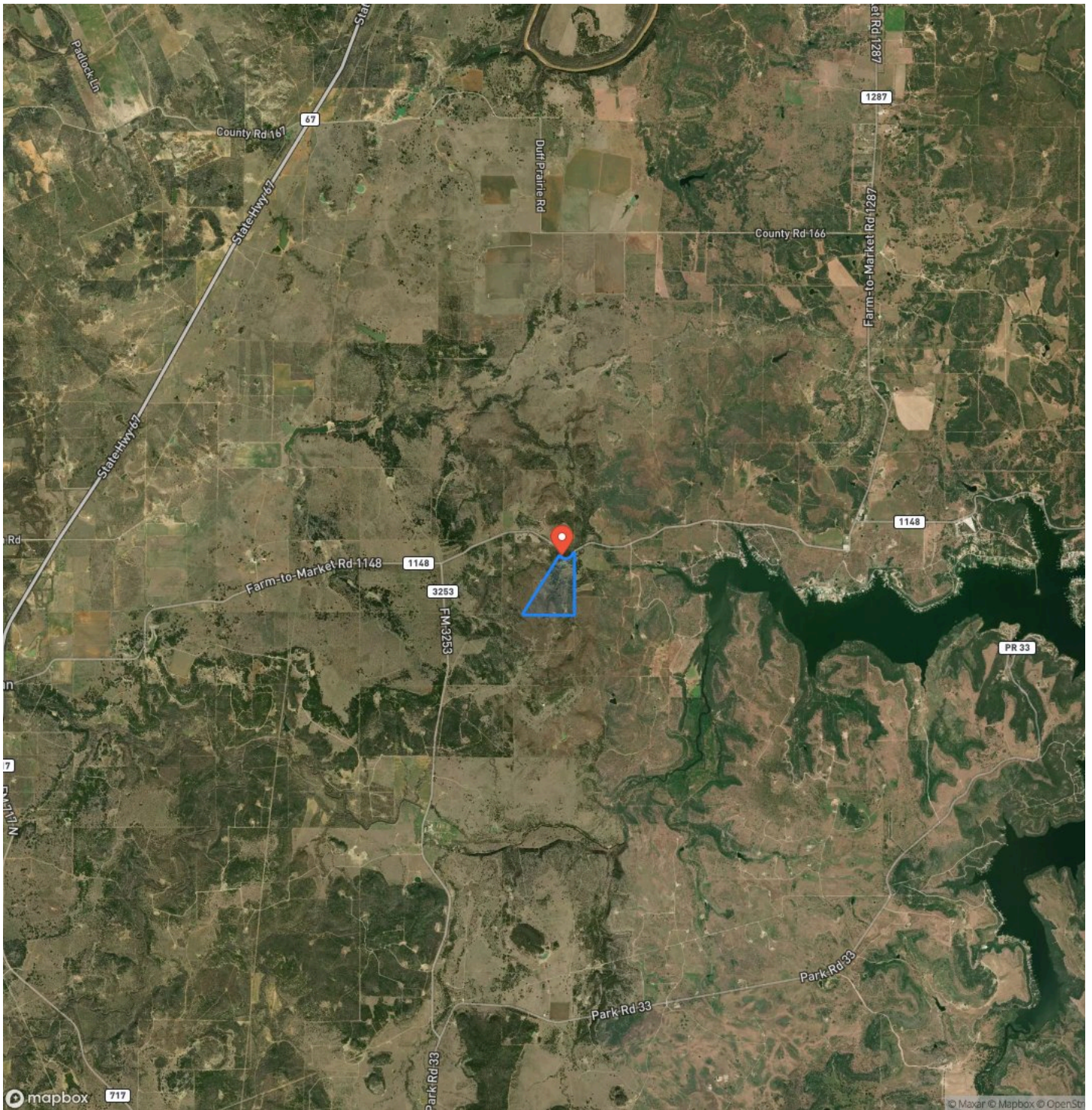
Locator Map



Locator Map



Satellite Map



Crow Valley Ranch
Breckenridge, TX / Stephens County

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 run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.

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