

Cross Timbers
2191 CR 183
Breckenridge, TX 76424

\$3,109,600
598± Acres
Stephens County



Cross Timbers
Breckenridge, TX / Stephens County

SUMMARY

Address

2191 CR 183

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Farms, Horse Property, Hunting Land, Ranches, Recreational Land,
Undeveloped Land

Latitude / Longitude

32.700761 / -98.93939

Taxes (Annually)

\$915

Acreage

598

Price

\$3,109,600

Property Website

<https://cfreland.com/detail/cross-timbers-stephens-texas/114578/>



Cross Timbers

Breckenridge, TX / Stephens County

PROPERTY DESCRIPTION

Cross Timbers features 598± acres southwest of Breckenridge, Texas, located in some of the area's most productive ranch country. This property has a long history of ranching and excellent range management. This ranch has been well cared for, providing an ideal environment for both cattle and abundant wildlife.

Thoughtfully managed and well equipped for cattle production, this ranch combines reliable water, strong infrastructure, diverse terrain and an inviting potential homesite. The property has been carefully managed to control cactus, while the western pasture features three stock ponds, previously sprayed mesquite, and some mesquite regrowth. Excellent perimeter and cross-fencing support efficient livestock management, and well-built working pens on both the eastern and western portions of the ranch provide added convenience. The eastern pasture is dotted with live oaks and post oaks, while gently rolling terrain forms a scenic valley that offers beautiful countryside views and an attractive setting for a future homesite. Rural water runs along the northern county road. A total of nine stock tanks and ponds provide dependable surface water during dry conditions while also offering excellent fishing opportunities.

For the avid outdoorsman, Cross Timbers offers an abundance of recreational activities. Thick native grasses create desirable bedding ground for local white-tail deer, and the brush is just thick enough to conceal their movements. The abundance of tanks/ponds creates excellent fishing opportunities. Varied terrain throughout Cross Timbers offers numerous opportunities for hunting, wildlife watching, and enjoying the area's natural beauty.

AGENT COMMENTS: Cross Timbers has been designed and managed as a premium cattle ranch with outstanding native grasses. The sprayed mesquites give just enough cover to maintain the recreational attributes.-- LaChelle Clark

-- RANCHING & HUNTING IMPROVEMENTS --

- Fencing ~ 5-strand barbed, good condition
- Cross-fence ~ 6-strand barbed wire, good condition
- Working pens ~ East and west side; good condition
- Roads ~ ATV/UTV; grass/dirt

-- WATER, COVER & TERRAIN --

- Surface Water ~ 9 ponds; .22 ac, .25 ac, .35 ac, .36 ac, .36 ac, .48 ac, .50 ac, .54 ac, & .61 ac
- Elevation ~ Slightly elevated to flat grass pastures
- Tree Cover ~ Light to heavy woods; mostly mesquite, live oak on hills, scattered post oak
- Underbrush ~ Heavy underbrush on the south and east portion; Lotebush & Prickly Pear
- Pasture Land ~ Mixed native grasses; Bluestem, Sideoat Grama, Kleingrass
- Soil ~ Clay Loam, Sandy Loam, Loam
- Grazing ~ Grazed by owner, rotation program

-- HUNTING & RECREATION --

- Native Wildlife ~ Whitetail Deer, turkey, variety of ducks, hogs, varmints
- Habitat ~ Native grasses; wooded throughout
- Sunflower Field ~ 15+/- acres of sunflowers; great dove hunting

-- MINERALS, WIND & EASEMENTS --

- O&G Production ~ No active production or lease, one old pumping unit
- Mineral Rights ~ No minerals owned
- O&G Pipelines ~ 1-3.5" Natural Gas line on the east side; Taurus Gas Services
- Wind Rights ~ 100% owned and convey; no visible wind farms

-- ACCESS & DISTANCES --



- Road Frontage ~ 1.5 mi of CR 183 frontage-caliche/rock, 2 mi of CR 164 frontage-caliche/rock
- Nearby Towns ~ 5.8 mi SW of Breckenridge; 26 mi N of Cisco; 26 mi E of Albany
- Major Cities ~ 60 mi E of Abilene; 74 mi W of Weatherford; 114 mi W of Fort Worth
- Airport ~ 5.4 mi W of Stephens County Airport; 138 mi W of DFW (Int'l)

-- **ADDITIONAL DETAILS--**

- Subject to existing Rights of First Refusal
- Right held by Seller's five siblings.
- Contact the listing agent for details.

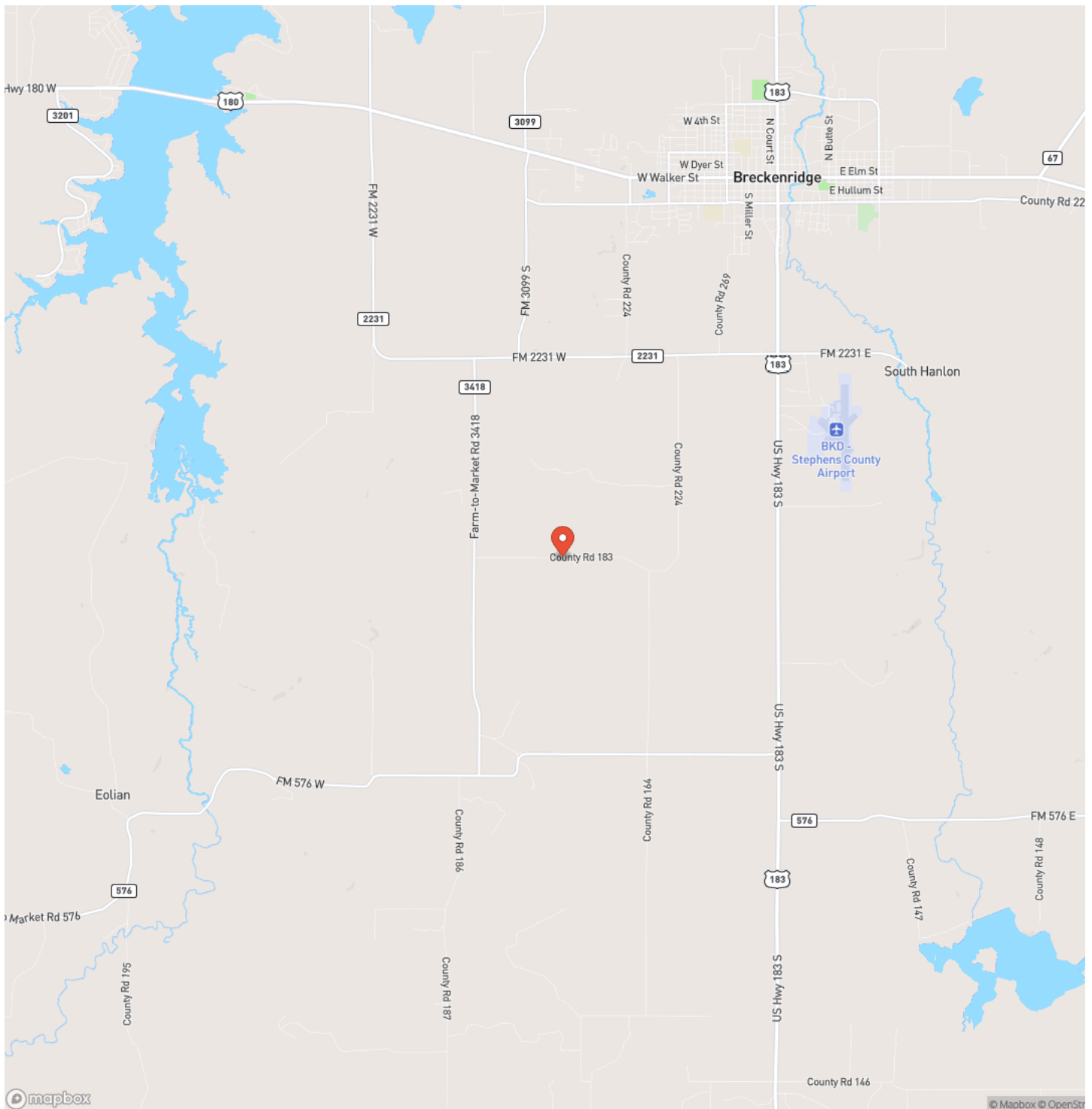
Listing Agent: LaChelle Clark [\(254\) 477-3500](tel:2544773500)



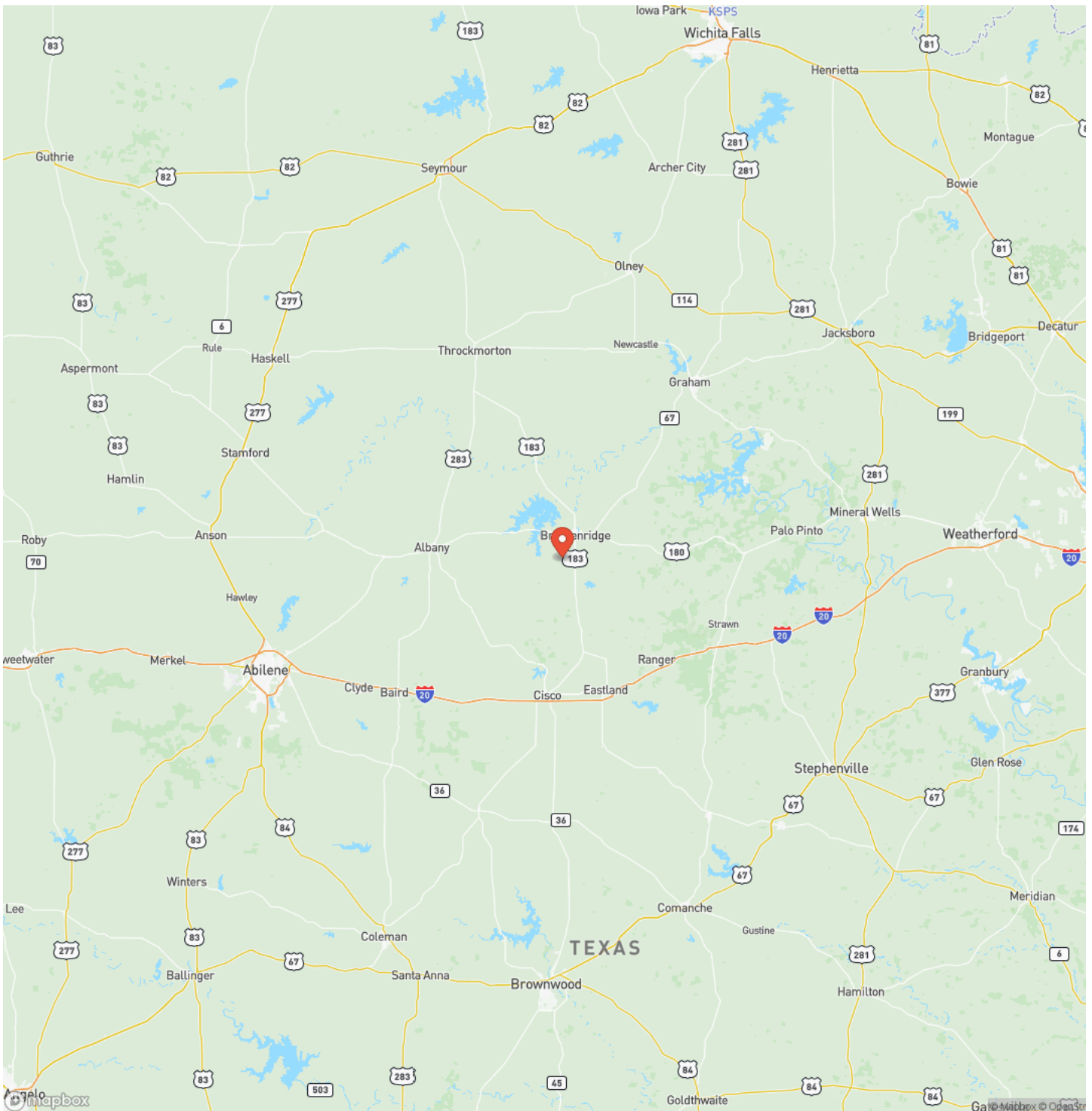
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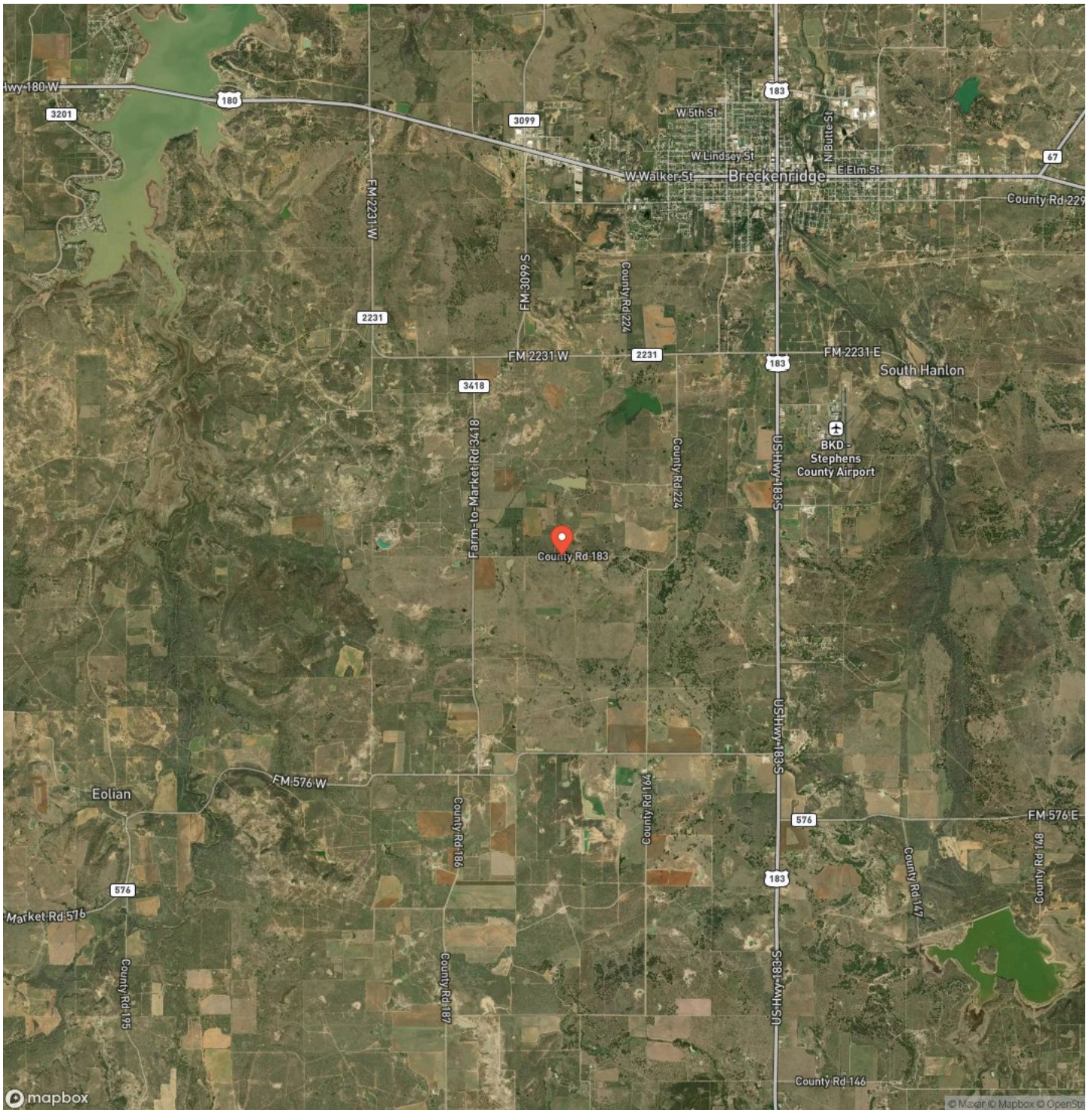
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

LaChelle Clark

Mobile

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Email

lachele@cfreland.com

Address

801 Elm Street

City / State / Zip

Graham, TX 76450

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal blue or grey lines across its entire width, typical of notebook paper. The lines are uniform in thickness and spacing, providing a guide for writing. There are no margins, text, or other markings on the page.

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