

TBD CR 434 County Road 434, Dublin, Texas 76446

MLS#: 21406129 **N** Active
Property Type: Land

TBD CR 434 County Road 434 Dublin, TX 76446
SubType: Improved Land

LP: \$2,353,200
OLP: \$2,353,200

Recent: 10/11/2026 : NEW



Subdivision: SDE MKT ADJ
County: Comanche
Country: United States
Parcel ID: [000000012835](#)
Lot: **Block:**
Legal: A01035 YARBERRY, SWANSON, ACRES 311., LIFE ES
Unexempt Tx: \$489
Spcl Tax Auth: **PID:**No

Lst \$/Acre: \$7,400.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 13,852,080 **Acres:** 318.000 **\$/Lot SqFt:** \$0.17
Lot Dimen: **Will Subdv:** No
Land Leased: Yes

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: **# Lakes:** **Pasture Acres:** 225.00
Land Leased: Yes **# Tanks/Ponds:** 3 **Cultivated Acres:** 90.00
AG Exemption: Yes **# Wells:** 7 **Bottom Land Ac:**

School Information

School Dist: De Leon ISD
Elementary: Deleon **Middle:** Perkins **High:** Deleon

Features

Lot Description: Acreage, Agricultural, Brush, Cleared, Many Trees, Native - Mesquite, Native - Oak, Pasture, Tank/ Pond
Lot Size/Acres: Over 100 Acres **Restrictions:** None
Present Use: Agricultural, Crops, Hunting/Fishing, Ranch **Easements:** Utilities
Proposed Use: Agricultural, Cattle, Horses, Hunting/Fishing, Livestock, Residential, Single Family **Documents:** Aerial Photo
Zoning Info: None **Type of Fence:** Barbed Wire, Cross Fenced
Development: Unzoned, Other **Exterior Bldgs:**
Street/Utilities: Dirt, Electricity Available, Gravel/Rock, Outside City Limits, Overhead Utilities, Well
Road Front Desc: County Road **Miscellaneous:**
Road Surface: Gravel **Road Frontage:**
Crops/Grasses: Improved Pasture **Special Notes:** Aerial Photo
Soil: **Prop Finance:** 1031 Exchange, Cash, Conventional
Surface Rights: **Possession:** Closing/Funding
Waterfront: Creek **Showing:** Appointment Only, Restricted Hours, See Remarks
Vegetation: Crop(s), Wooded **Plat Wtrfn Bnd:**

Remarks

Property Description: Discover 318± acres near Dublin, TX, offering an impressive combination of productive acreage, exceptional wildlife habitat, water features & recreational opportunities. Approximately 228 acres are heavily wooded, while approximately 90 acres are currently in cultivation, providing potential for continued farming, grazing or agricultural income. Fenced & unfenced pastures are found throughout the ranch, adding versatility for livestock, grazing & land management. Post Oak, Live Oak & other hardwoods provide the predominant tree coverage, with beautiful mature tree canopies throughout the ranch. The dense timber, open fields & natural travel corridors create outstanding habitat for whitetail deer, turkey & other native wildlife, making this property especially appealing for hunting & outdoor recreation. The Leon River crosses a corner of the property, while seasonal creeks & 3 ponds add diversity, character & additional water sources for wildlife. The combination of river frontage, mature hardwoods, cultivated acreage, pastures & surface water gives this ranch the versatility to serve as a hunting property, recreational retreat, working ranch or future homestead. Seven registered water wells are located on the property, although the number currently in use is unknown. Electricity is available at various locations throughout the ranch, offering flexibility for future improvements or potential homesites. Conveniently located on CR 434 near Dublin, approximately 10–15 minutes from Lake Proctor, 20 minutes from Comanche & 1 hour 45 minutes from Fort Worth. Enjoy the privacy & natural beauty of a sizable Texas ranch while remaining within convenient reach of surrounding communities & the DFW area. The property is currently leased

for hunting. Appointments are required for safety—please do not enter the property without a scheduled showing. Buyer & Buyer's Agent to verify all information.

Public Driving Directions: From Comanche tak Hwy 377 toward Proctor and go 12 miles, turn left onto FM 1476 and go 3.7 miles to CR 434, turn left. Property will be down CR approximately 1.7 miles. Look for TRL signs.

Private Rmks: Ranch will need to be surveyed

Seller Concessions YN:

Agent/Office Information

CDOM: 4 **DOM:** 4 **LD:** 10/08/2026 **XD:** 04/08/2027
List Type: Exclusive Right To Sell
List Off: [Trinity Ranch Land Cross Plain \(TRLCP1\) 254-725-4181](#) **LO Fax:** 855-398-4520 **Brk Lic:** 9000216
LO Addr: 225 SW 5th Cross Plains, Texas 76443 **LO Email:**
List Agt: [Stephen Reid \(0799318\) 432-301-5517](#) **LA Cell:** 432-301-5517 **LA Fax:**
LA Email: stephen@trinityranchland.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA2 Cell: 325-668-3604
List Agt 2: [Karen Lenz \(0432195\) 325-668-3604](#) **LA2 Email:** karen@trinityranchland.com
LA Website: **LO Sprvs:** Karen Lenz (0432195) 254-725-4181

Showing Information

Call: Agent **Appt:** 4323015517 **Owner Name:** Stephen D Reid
Keybox #: 0000 **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr: Call listing agent for appointment the land is leased for deer hunting, and we have to let them know land being shown for safety purposes.
Show Allowed: Yes
Show Srvc: None
Showing: Appointment Only, Restricted Hours, See Remarks
Surveillance Devices Present: Video
Consent for Visitors to Record: Audio, Video, None

Prepared By: Lori Jobe Trinity Ranch Land Cross Plain on 10/12/2026 09:38

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