

**120± Acre Ranch with 2 Homes, Large Barns, Fencing & Development Potential**  
15317 County Rd A  
Allison, TX 79003

**\$650,000**  
120± Acres  
Wheeler County



**120± Acre Ranch with 2 Homes, Large Barns, Fencing & Development Potential  
Allison, TX / Wheeler County**

**SUMMARY**

**Address**

15317 County Rd A

**City, State Zip**

Allison, TX 79003

**County**

Wheeler County

**Type**

Single Family, Horse Property, Residential Property, Business Opportunity, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

35.59157 / -100.00827

**Dwelling Square Feet**

4,000

**Bedrooms / Bathrooms**

3 / 4

**Acreage**

120

**Price**

\$650,000

**Property Website**

<https://greatplainslandcompany.com/detail/120-acre-ranch-with-2-homes-large-barns-fencing-development-potential/wheeler/texas/84939/>



## 120± Acre Ranch with 2 Homes, Large Barns, Fencing & Development Potential Allison, TX / Wheeler County

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### **PROPERTY DESCRIPTION**

Discover the potential of this 120± acre ranch property offering space, versatility, and multiple improvements ideal for ranching, recreational land use, or future development. Located in a desirable rural setting, this acreage for sale features a spacious 3-bedroom, 4-bath ranch-style home with nearly 4,000 square feet of living space ready for updates or customization.

Built in 1979, the main home includes a full basement, two HVAC units, a recently replaced roof, propane system, private well, and an attached two-car garage. Inside, you'll find large living areas, two family rooms, a generous kitchen, and an indoor hot tub area ready for renovation. Two outdoor courtyards provide multiple entry points and shaded spaces for relaxing under mature elm trees surrounding the homestead.

This ranch land also includes a 2-bedroom, 1-bath guest house offering additional living quarters or rental potential, though it will require significant improvements. The property is well-equipped for agricultural or livestock use with a 30x70 open barn and a 40x80 fully enclosed barn featuring large access doors for equipment, trailers, or hay storage.

The land itself is fenced with a combination of pipe and barbed wire, making it suitable for horses, cattle, or other livestock. With a mix of open ground and established tree cover, this property also holds strong appeal as hunting land or recreational property with room to expand.

Whether you're looking for a working ranch, investment land, or a rural homestead with multiple dwellings, this property offers the foundation to build your vision.

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### **Property Highlights**

- 120± acres of ranch land / recreational land
- 3 bed, 4 bath main home (~4,000 sq ft)
- Full basement + 2 HVAC units
- Roof replaced approximately 1.5 year ago
- Private well + propane system
- 2-car garage + multiple entry courtyards
- 2 bed, 1 bath guest house (fixer-upper)
- 30x70 open barn
- 40x80 enclosed barn with large access doors
- Pipe and barbed wire fencing
- Suitable for livestock, horses, or ranching
- Mature elm trees and shaded homesite
- Development and investment potential
- Mineral rights do not convey
- Grain bin and small shed excluded



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## Locator Map



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## Satellite Map







**DISCLAIMERS**

Boundaries are approximate and exact acreage and boundaries to be determined via survey.



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**Great Plains Land Company**  
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