

The Veale Triangle
TBD HWY 183 N
Breckenridge, TX 76424

\$438,620
84.350± Acres
Stephens County



The Veale Triangle
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD HWY 183 N

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Recreational Land, Ranches, Undeveloped Land, Lot

Latitude / Longitude

32.830359 / -98.938246

Taxes (Annually)

111

Acreage

84.350

Price

\$438,620

Property Website

<https://cfrland.com/detail/the-veale-triangle-stephens-texas/106529/>



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PROPERTY DESCRIPTION

The Veale Triangle is an 84-plus-acre property six miles north of Breckenridge, Texas. This land is part of a historic local ranch situated in the heart of big cattle country in Stephens County, where hunting pressure is minimal. In the past, the property was cleared of all mesquite trees; however, the land is experiencing a healthy resurgence of regrowth, which opens up two compelling options for potential buyers. They can embrace natural vegetation to facilitate a more wooded habitat that will attract wildlife, or choose to apply aerial spraying techniques for a rapid, efficient way to manage mesquite. Spraying the mesquites would pave the way for a thick pasture of native grasses, providing a vibrant grazing area for cattle and a manicured landscape that is easy on the eyes.

Along the southern boundary line lies the property's highest point, offering enough elevation to provide views over the entire ranch to the north. This spot offers an excellent building opportunity, allowing you to overlook a large pond, watch over cattle, and observe local wildlife from your own yard. Two high-quality ponds enhance the landscape, provide year-round fishing opportunities, and serve as dependable water sources for cattle and wildlife. The Veale Triangle also boasts convenient access with paved road frontage on two sides, ensuring easy travel to and from the property.

A significant appeal for potential buyers is that The Veale Triangle is free from past and present oil and gas production, including all buried or above-ground pipelines. This is a rarity, adding considerable value to the land and making it an attractive investment for buyers keen on preserving the natural integrity of the landscape. Whether you envision a cattle operation or a serene home site, The Veale Triangle offers an enticing blend of opportunity and tranquility. For outdoor enthusiasts, Hubbard Creek Lake is conveniently located just three miles away, making it ideal for a day of skiing, fishing, and even exceptional duck hunting.

The seller has recently had the property surveyed; a copy can be provided upon request to the listing agent. Game pictures coming soon.

AGENT COMMENTS: The Veale Triangle, suitably named for its unique layout, boasts a fantastic location that offers mature deer, abundant dove, and, during winter, a variety of ducks. This property offers immense potential, whether you're an investor looking to expand your cattle holdings, seeking a serene countryside retreat, or simply in search of a beautiful getaway. Its manicured landscapes and inviting atmosphere make Veale Triangle a truly remarkable choice for anyone with a passion for the outdoors.

-- IMPROVEMENTS --

- Roads ~ Two-tract dirt road through the property
- Fences ~ 1 pasture; all boundary lines are in good shape
- Electricity ~ Electricity along HWY 183 and CR 272
- Water Meter ~ Stephens County SUD runs along HWY 183. "Buyer will need to check water meter availability."

-- WATER, COVER & TERRAIN --

- Surface Water ~ 2 ponds; biggest 3 ac when full
- Water Wells ~ Water wells in this area are highly unlikely
- Tree Cover ~ Large Elm trees, scattered Live Oak, Mesquite regrowth, Chinaberry
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 30 ft of elevation change; 1,160 ft at the highest point and 1,130 ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Little Bluestem, Winter Rye
- Grazing ~ Currently being grazed; lessee is willing to stay, but his agreement can be terminated

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; Low hunting pressure
- Blinds & Feeders ~ No blinds or feeders on the property
- Land ~ Lightly wooded; 1 deep draw, sloping elevation to build on
- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ No cultivation
- Soil ~ Wichita clay, Throck clay, Thurber clay, Frio silty clay, Truce fine sandy loam

-- MINERALS & WIND --

- Mineral Rights ~ No Oil & Gas minerals will convey
- O&G Production ~ No active production; no pipelines
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ +/- 3,556 ft of HWY 183 N frontage; +/- 3,095 ft west of CR 272 (paved); gate on each road
- Nearby Towns ~ 5.5 mi N of Breckenridge, 14 mi S of Woodson
- Major Cities ~ 52 mi E of Abilene, 93 mi W of Fort Worth, 191 mi E of Midland
- Airports ~ 8 mi N of Stephens County Airport, 110 mi W of DFW

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



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