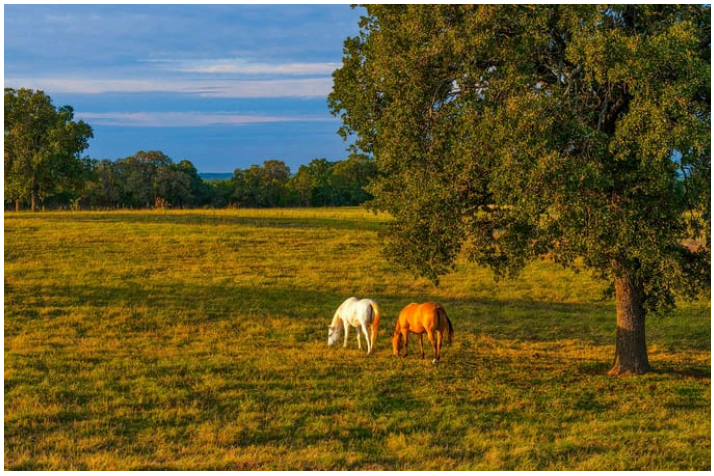
The Coastal 105
1751 CR 335
Ranger, TX 76470

$861,000
105± Acres
Eastland County







CAMPBELL
FARM & RANCH

MORE INFO ONLINE:

https://cfrland.com/

SUMMARY

Address
1751 CR 335

City, State Zip
Ranger, TX 76470

County
Eastland County

Type
Horse Property, Farms, Hunting Land, Ranches, Residential Property, Recreational Land, Single Family

Latitude / Longitude
32.496776 / -98.741382

Taxes (Annually)
$1,200

Dwelling Square Feet
1,500

Bedrooms / Bathrooms
3 / 2

Acreage
105

Price
$861,000

Property Website
cfrland.com







PROPERTY DESCRIPTION

Discover the possibilities on this versatile 105-acre tract north of Ranger, Texas. The Coastal 105 comprises productive coastal fields & native pasture. This property offers a variety of possibilities in a desirable rural setting.

The tract features a newly remodeled 3-bedroom, 2-bathroom mobile home. Additional improvements include a shop, barn, and working pens. This functional set-up provides comfortable country living and easy day-to-day ranch operations. Water infrastructure includes two water wells, with one currently operational. A windmill and a 1,000-gallon storage tank provide additional water infrastructure. Two stock tanks provide additional water features throughout the property.

The coastal fields produce excellent hay, with each field yielding approximately 100 bales per cutting. Perimeter fencing and cross-fencing make this tract well-suited for a variety of agricultural and livestock uses. The cross-fenced pastures allow for efficient rotational grazing and livestock management. Approximately 10 acres of native grass under mature post oaks and mesquites, creating bedding areas and natural cover for wildlife. The Coastal 105 is designed to run cattle and grow coastal with ease, with just enough native pasture to provide hunting as well.

AGENT COMMENTS: With productive coastal fields, cross-fencing for rotational grazing, and working pens, this property suits an efficient cattle operation.

-- RESIDENTIAL IMPROVEMENTS --

- Mobile Home ~ 3 bed/2 bath, 1500 sq ft, newly remodeled
- Porch ~ 200 sq ft porch with concrete slab. 70 sq ft awning
- Appliances ~ Stainless steel appliances; washer & dryer negotiable
- Kitchen ~ New cabinets, granite countertops, mobile cart with butcher block
- Primary Bedroom ~ Large bathroom, walk-in closet, walk-in shower
- Septic ~ Installed 2025

-- IMPROVEMENTS --

- Perimeter fences ~ Net fencing, good condition
- Cross fences ~ 5-strand barbed wire, great condition
- Working pens ~ 60 ft x 90 ft pens with working chute; water in place
- Gates ~ Metal gates throughout; metal gates at entrance
- Trails/Roads ~ dirt/grass trails throughout the property
- Rural Water ~ Morton Valley Water Supply
- Rural Electric ~ Comanche Electric Coop

-- WATER, COVER & TERRAIN --

- Surface Water ~ Two ponds; .65 acre & .20 acre (when full)
- Water Well- 2 water wells; 1 operating; 1000-gallon storage tank & windmill
- Tree Cover ~ 15% wooded; moderate cover of Mature Oaks & Mesquite
- Native Grasses ~ 90 ac.; coastal, native grasses grazed by owner
- Elevation Changes ~ Minimal, mostly flat ground
- Soils ~ Pedernales, Chaney stony loam, Truce fine sandy loam, Demona loamy sand

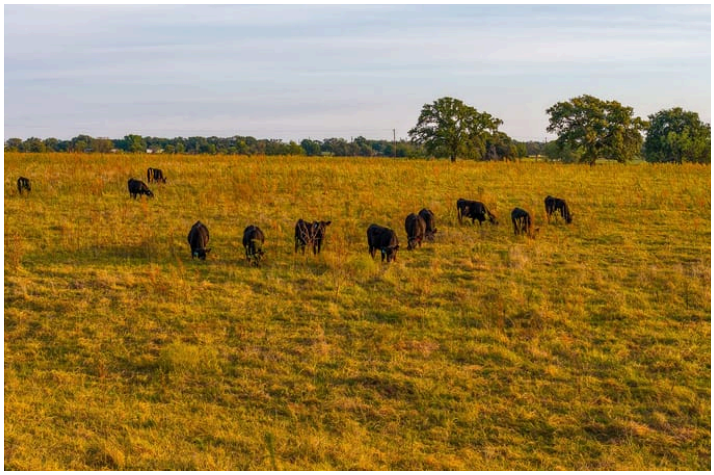
-- MINERALS & WIND --

- Mineral Rights ~ Owned minerals do not convey
- O&G Production ~ 1 producing well, BRAKA Operating
- Gas Pipelines ~ Gas lines leading to a gas gathering station; Ranger Gas Gathering
- Wind & Solar Rights ~ 100% wind & solar rights convey
- Wind & Solar Production ~ No active wind lease; wind lease 7 mi NE of property

-- ACCESS & DISTANCES --

- Road Frontage ~ 0.7 mi of county road frontage
- Nearby Rivers & Lakes ~ 36 mi SW of Possum Kingdom Lake
- Nearby Towns ~ 6 mi N of Ranger, 36 mi SE of Breckenridge, 70 mi SW of Weatherford
- Major Cities ~ 36 mi E of Abilene, 91 mi W of Ft. Worth
- Airports ~ 38 mi E of Abilene Municipal; 97 mi W of DFW International

Listing Agent: LaChelle Clark (254) 477-3500













LISTING REPRESENTATIVE

For more information contact:



Representative
LaChelle Clark

Mobile
(254) 477-3500

Office
(940) 549-7700

Email
lachelle@cfrland.com

Address
801 Elm Street

City / State / Zip
Graham, TX 76450

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