

North Fork Ranch  
TBD FM 1191 S  
Bryson, TX 76427

**\$1,300,000**  
188± Acres  
Jack County



**North Fork Ranch**  
**Bryson, TX / Jack County**

---

**SUMMARY**

**Address**

TBD FM 1191 S null

**City, State Zip**

Bryson, TX 76427

**County**

Jack County

**Type**

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

**Latitude / Longitude**

33.141433 / -98.386723

**Taxes (Annually)**

\$1,063

**Acreage**

188

**Price**

\$1,300,000

**Property Website**

<https://cfreland.com/detail/north-fork-ranch/jack/texas/108539/>



## North Fork Ranch Bryson, TX / Jack County

---

### **PROPERTY DESCRIPTION**

North Fork Ranch encompasses 188 acres of premier hunting and grazing land in southwestern Jack County, Texas, and is conveniently located just 1.4 miles south of Bryson. This versatile property offers an attractive blend of open, improved pasture and native rangeland, complemented by scattered mesquite and an abundance of mature hardwood trees, providing both wildlife habitat and scenic beauty.

Two seasonal creeks traverse the ranch from east to west, feeding three stock ponds that enhance the property's recreational and agricultural appeal. Long used for both livestock grazing and hunting, North Fork Ranch has proven itself to be a productive, well-balanced multi-use property. Diverse terrain supports healthy populations of native wildlife while providing ample forage for livestock. North Fork Ranch features productive soils suitable for cultivation and has historically been managed with improved grasses, offering opportunities for continued agricultural use or future enhancement. Electricity is available nearby, and the area is known for reliable groundwater resources, with neighboring properties supported by productive water wells.

Whether you're seeking a recreational retreat, a cattle operation, or a combination of both, North Fork Ranch presents an exceptional opportunity to own a highly usable property in a desirable area of North Texas.

### **-- IMPROVEMENTS --**

- Utilities ~ Texas New Mexico Power is located close by, a good area for underground water
- Road System ~ Rock entry and main road, mowed ATV roads throughout
- Fencing ~ Great exterior fencing, good interior fencing, some new fencing
- Entryway ~ Electric entry gate

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ Three ponds, two seasonal waterways
- Water ~ Three water wells on the south neighbor, all produce between 16-40 gpm
- Tree Cover ~ 60% tree cover, mature oak, cedar, elm, and mesquite
- Underbrush ~ Thick underbrush
- Native Grasses ~ Improved and native grasses, 13 ac cultivated field
- Grazing ~ Currently under AG exemption by the owner
- Elevation ~ 50 ft, rolling terrain

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, Rio-Grande Turkey, duck, dove, hogs, varmint
- Hunting ~ No current hunting lease
- Land ~ Native grassland, mature oaks, scattered mesquite
- Native Grasses ~ Thick grasses, some native and improved grasses

### **-- MINERALS & WIND --**

- Mineral Rights ~ No minerals available
- O&G Production ~ No active oil and gas production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ Senate Wind Farm is 2.2 mi north



**-- ACCESS & DISTANCES --**

- Road Frontage ~ FM 1191 South - 905 ft
- Nearby Towns ~ 1.3 mi S of Bryson
- Major Cities ~ 60 mi SE of Wichita Falls, 75 mi NW of Fort Worth
- Airports ~ 15 mi E of Graham Municipal, 90 mi NW of DFW airport

AGENT COMMENTS: North Fork Ranch is a well-maintained property that reflects years of responsible stewardship and pride of ownership. Conveniently located just minutes from the charm of a small Texas town, the ranch offers an ideal balance of rural seclusion and easy access to everyday amenities.

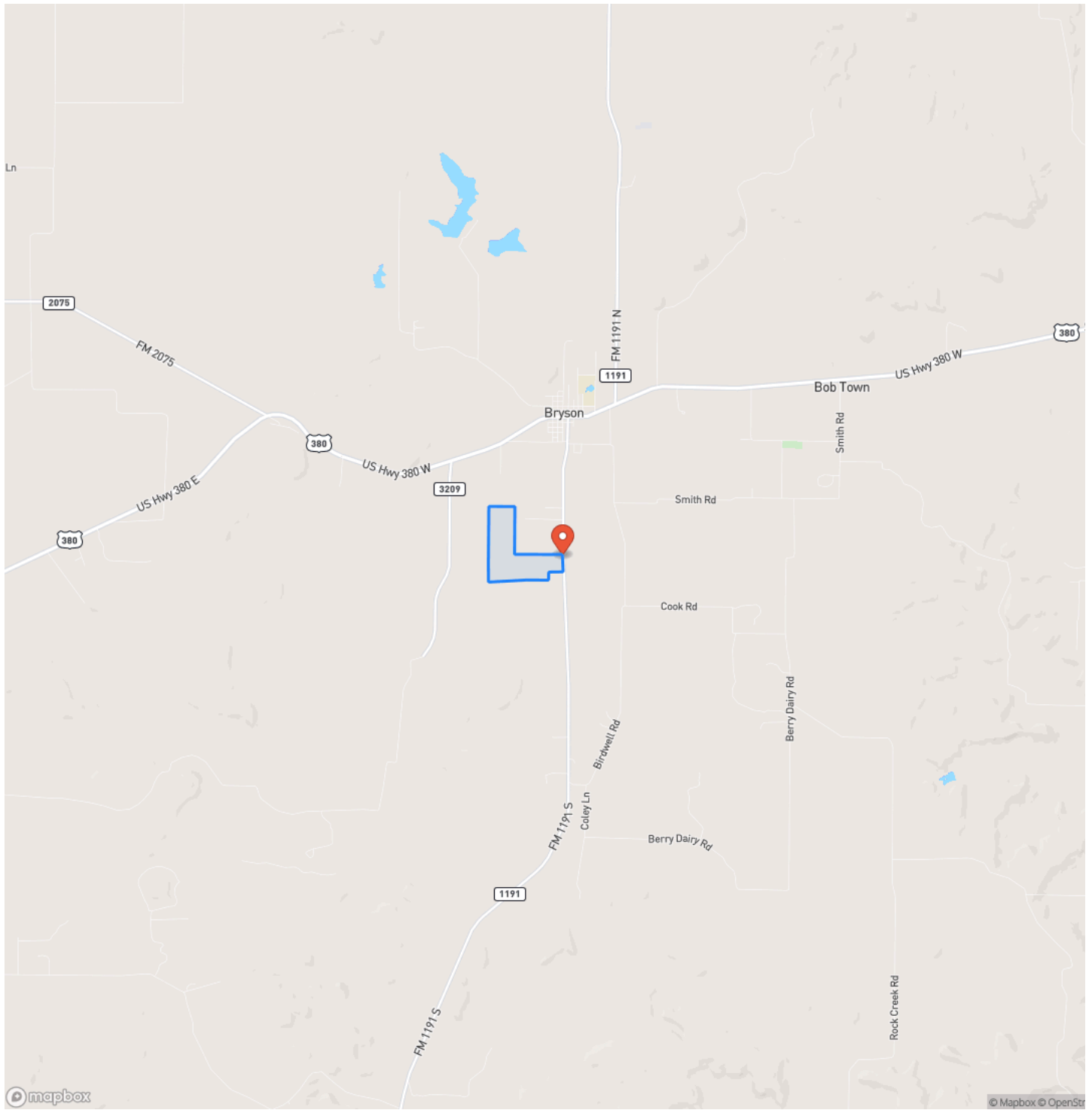
**Listing Agent: Heath Kramer [940-456-0575](tel:940-456-0575)**



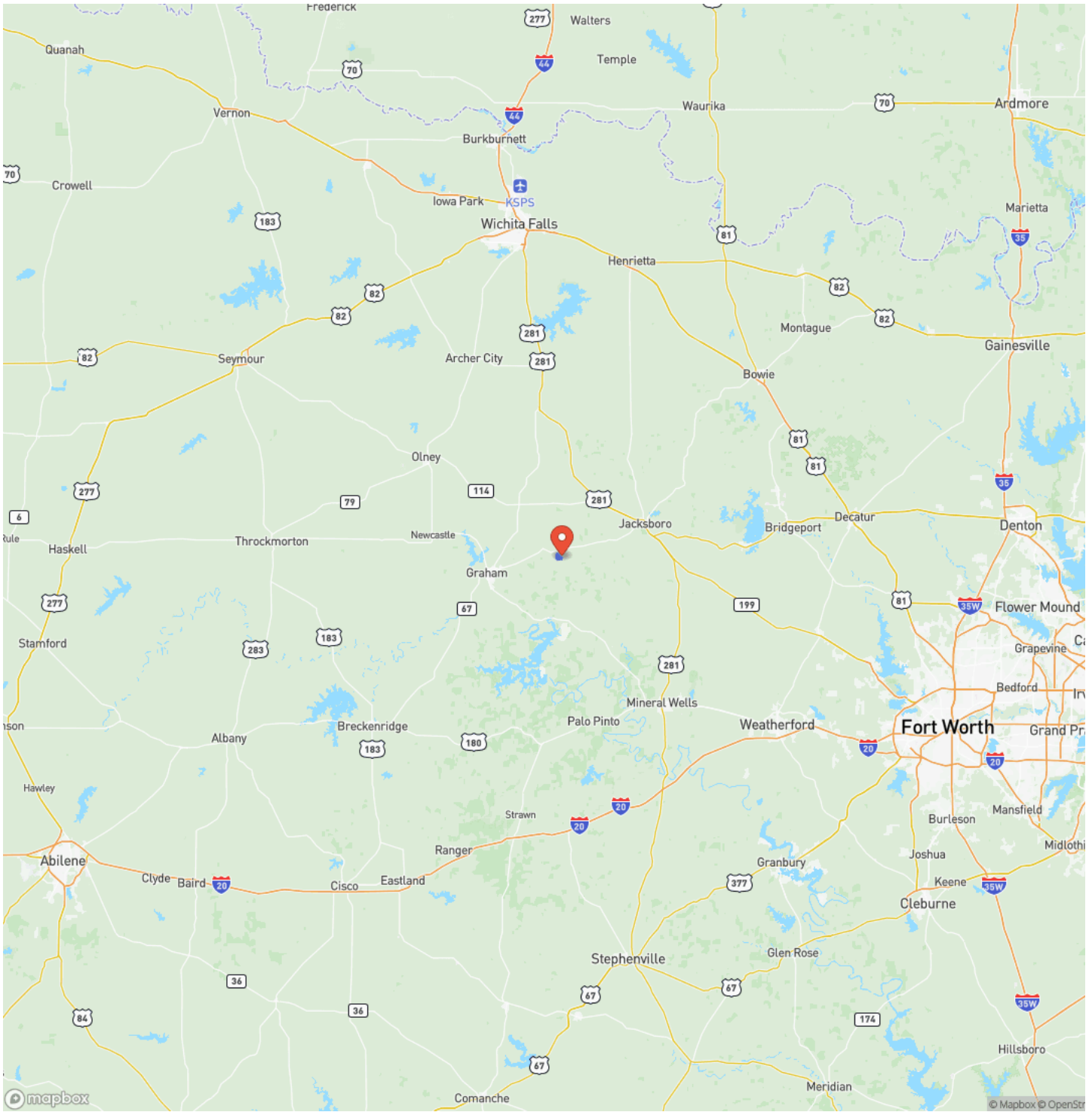
North Fork Ranch  
Bryson, TX / Jack County



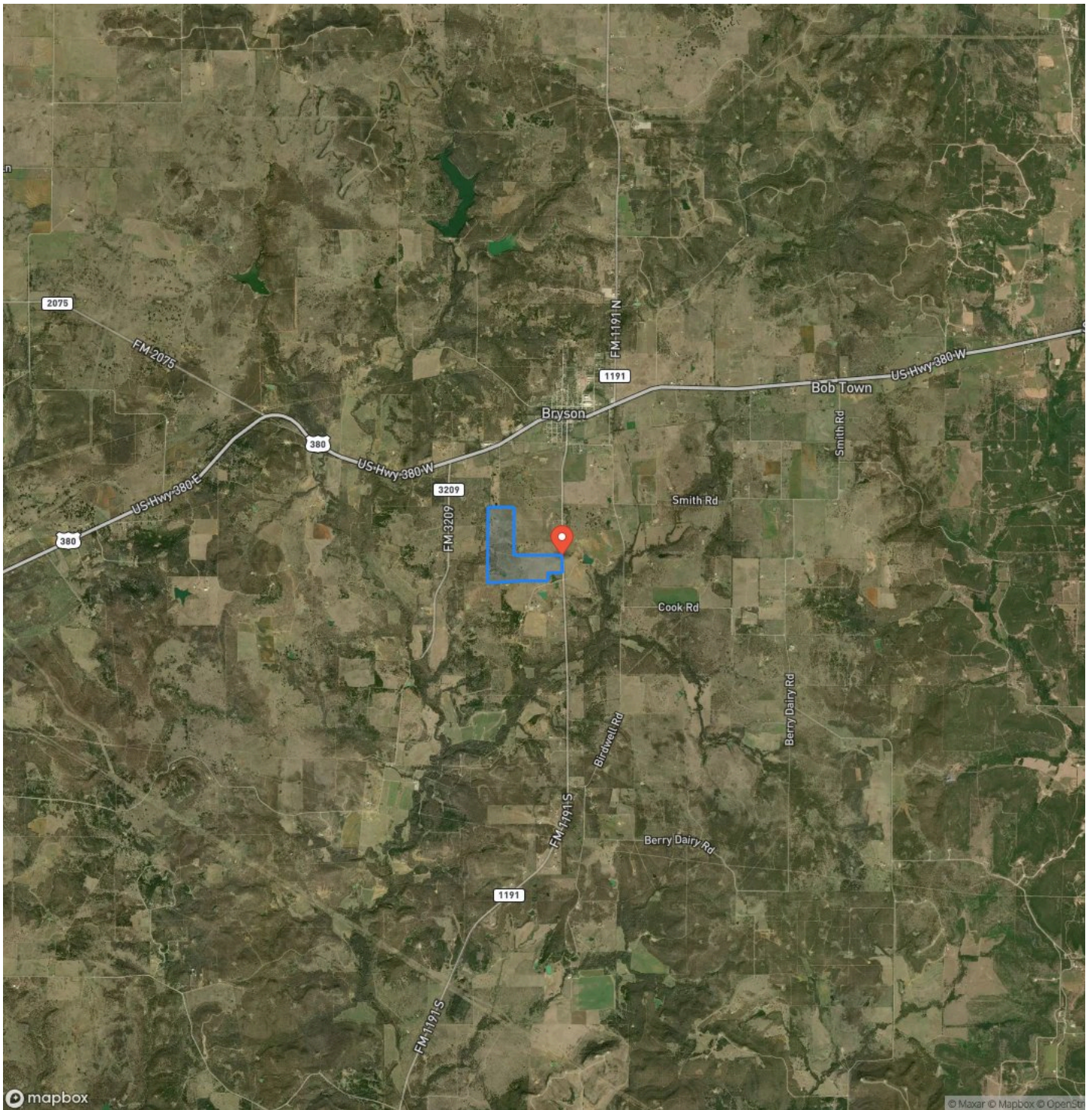
# Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers, the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



---

**Campbell Farm & Ranch**  
801 Elm Street  
Graham, TX 76450  
(940) 549-7700  
<https://cfrland.com/>

---