

Lazy S Retreat
14264 State Highway 67
Breckenridge, TX 76424

\$385,000
19.020± Acres
Stephens County



Lazy S Retreat
Breckenridge, TX / Stephens County

SUMMARY

Address

14264 State Highway 67

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

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

Latitude / Longitude

32.912855 / -98.709195

Dwelling Square Feet

768

Bedrooms / Bathrooms

1 / 1

Acreage

19.020

Price

\$385,000

Property Website

<https://cfreland.com/detail/lazy-s-retreat-stephens-texas/110364/>



PROPERTY DESCRIPTION

Lazy S Retreat is a beautifully maintained 19.02-acre recreational property with convenient frontage along Highway 67 between Breckenridge and Graham, Texas. Offering the perfect blend of comfort, privacy, and outdoor recreation, this retreat is an ideal escape from city life.

A well-maintained gravel drive leads to a charming cabin tucked near the north end of the property. The one-bedroom and one-bath cabin is carefully positioned not to impede on the local wildlife habitat. An inviting open-concept design provides a comfortable space for weekend getaways or extended stays. Adjacent to the cabin is a 40-foot Conex providing ample storage for tools and equipment. The highfence provides a game funnel leading to the small food plot and feeder. This unique property is designed for ease of use and can be used on day one!

The land itself is a haven for outdoor enthusiasts, with a stocked pond for fishing (see pics) and a wildlife food plot. Scenic trails meander through mature hardwoods. These trails offer endless opportunities for ATV riding and exploring. Whether you're seeking a hunting retreat, a family getaway, or a peaceful place to enjoy the outdoors, Lazy S Retreat delivers exceptional recreational appeal.

AGENT COMMENTS: The Lazy S Retreat is designed to make relaxing and enjoying the outdoors easy and comfortable. Added bonuses of Possum Kingdom Lake being so close include the restaurants and boat ramps of PK, conveniently located a short drive away.

-- CABIN & STORAGE --

- Cabin ~ Built in 2020; 768 sqft; 1 bed, 1 full bath
- Kitchen ~ Modern kitchen with appliances
- Living Area ~ Open concept dining, kitchen, & living room
- Closet ~ Large walk-in closet
- AC & Heat ~ 2020 Concord AC Unit
- Parking ~ Rock/gravel parking area
- Water ~ 550-gallon storage tank; rainwater collection or hauled water
- Septic ~ Installed in 2021; No issues
- Electric ~ TXU; average \$100/month

-- RANCHING & HUNTING IMPROVEMENTS --

- Entrance gate ~ Custom entrance on the north end
- Roads ~ Excellent gravel road to cabin; ATV trails throughout
- Fencing ~ Good; 5-strand barbed wire along Hwy 67; 8' high fence east & south boundary
- Storage ~ 40 ft conex container; conveys with property
- Roads ~ ATV/UTV dirt roads, gravel

-- WATER, COVER & TERRAIN --

- Surface Water ~ 1 pond; 1/3ac max capacity
- Elevation ~ 10 ft of elevation; sloping; flat in large area
- Tree Cover ~ 90% wooded; live-oak, elm & mesquite
- Underbrush ~ moderate to heavy; lotebush, bumelia, skunkbush, cat claw, pricklypear

- Native Grasses ~ Bluestem, Grammas, ryegrass; ideal seeds for wildlife
- Pasture Land ~ has not been grazed in several years
- Soil ~ bonti clay loam

-- HUNTING & RECREATION --

- Deer blinds & Feeders ~1 large blind; 1 feeder
- Food plots ~ 1 food plot; maintained; .40 of an ac
- Native Wildlife ~ whitetail deer, dove, turkey, quail, variety of ducks, hogs & varmint
- Hunting ~ little to no hunting pressure; S & E high fenced
- Fishing ~ 1 pond; bass, catfish
- Habitat ~ heavy wooded along the draws with small open grassy areas

-- MINERALS & WIND --

- O&G Production ~ No active production; not leased
- Pipelines ~ 6' Natural gas line along HWY 67; Targe Midstream
- Wind Rights ~ 100% wind rights convey; no windfarms in the area
- Mineral Rights ~ No mineral rights owned to convey

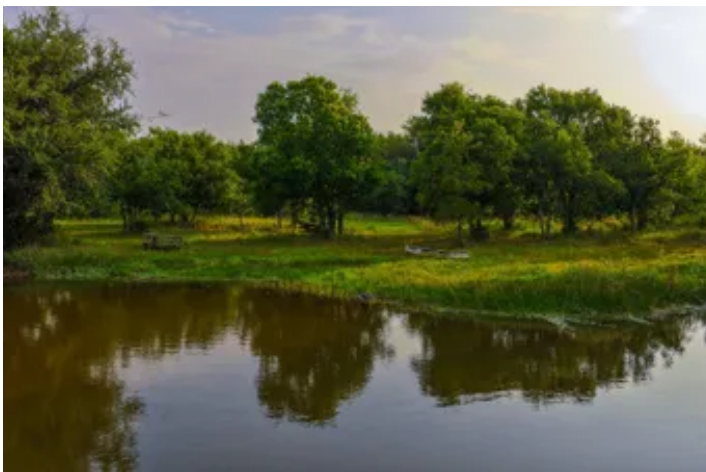
-- ACCESS & DISTANCES --

- Road Frontage ~ Gate on HWY 67 (1995 ft of HWY 67 frontage)
- Nearby Towns ~ 15 mi NE of Breckenridge; 15 mi SW of Graham
- Major Cities ~ 67 mi E of Abilene; 81 mi W of Fort Worth
- Airport ~ 17 mi NE of Stephens County Airport (Mun'l), 97 mi W of DFW (Int'l)

Listing Agent: LaChelle Clark [\(254\) 477-3500](tel:2544773500)



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