


TWO CREEK COMANCHE RANCH

141± Acres | Comanche County, Texas



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RANCH
SALES, L.L.C.

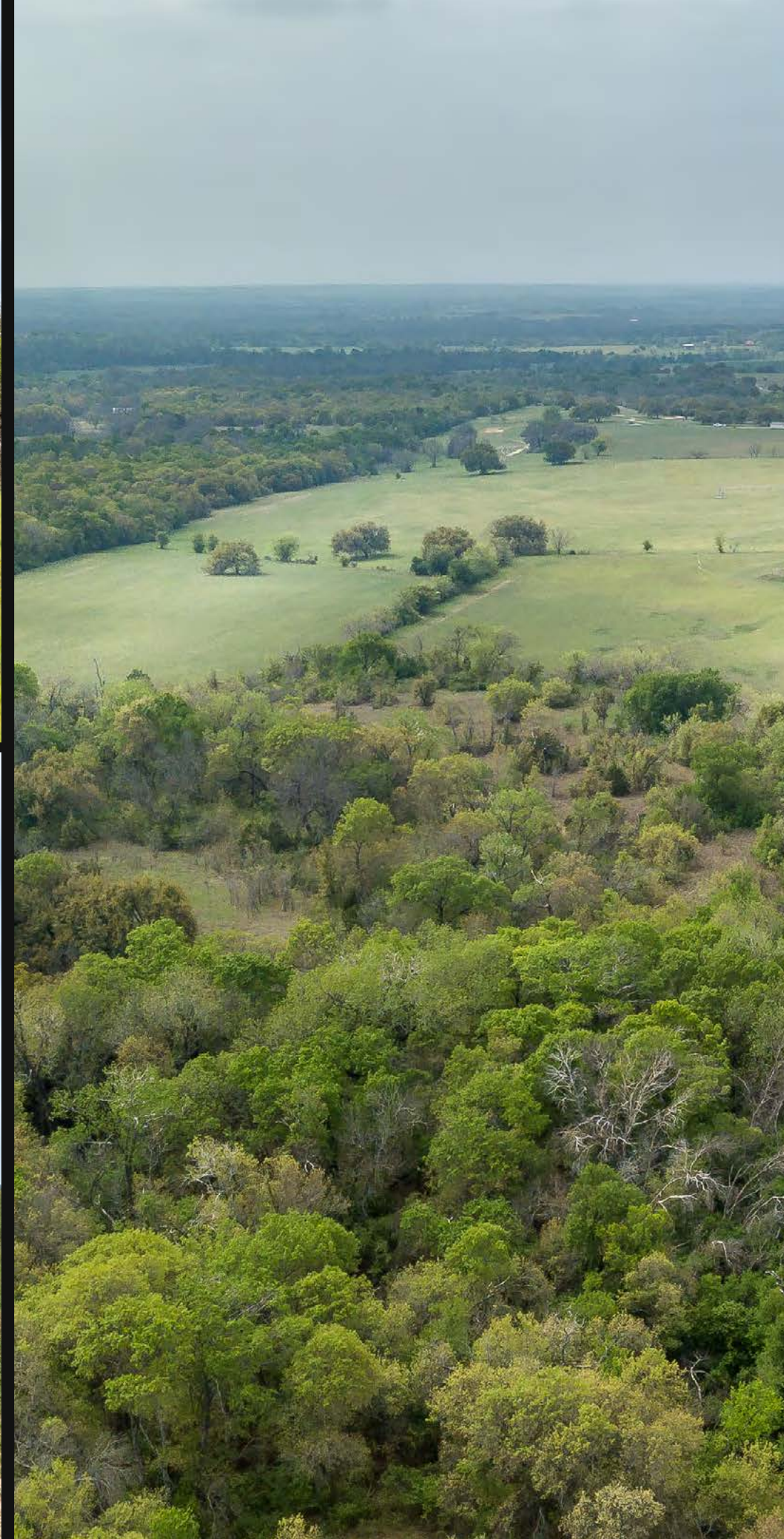
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Property Details

- Frontage on FM 591
- Low fenced with cross fencing
- Spring-fed creek & wet-weather creek
- 2 ponds
- 3 water wells
- 40± acres of irrigated coastal hay fields
- Manufactured home & open-concept cabin
- Shooting range with caliche berm





Property Description

An excellent and highly productive 141± acre hay farm, cattle ranch, and live water recreation property located on FM 591, in Dublin, Texas. The property is just 21± minutes from Comanche, 40± minutes from Stephenville or Hamilton, about an hour and a half from Abilene, and under two hours to Fort Worth.

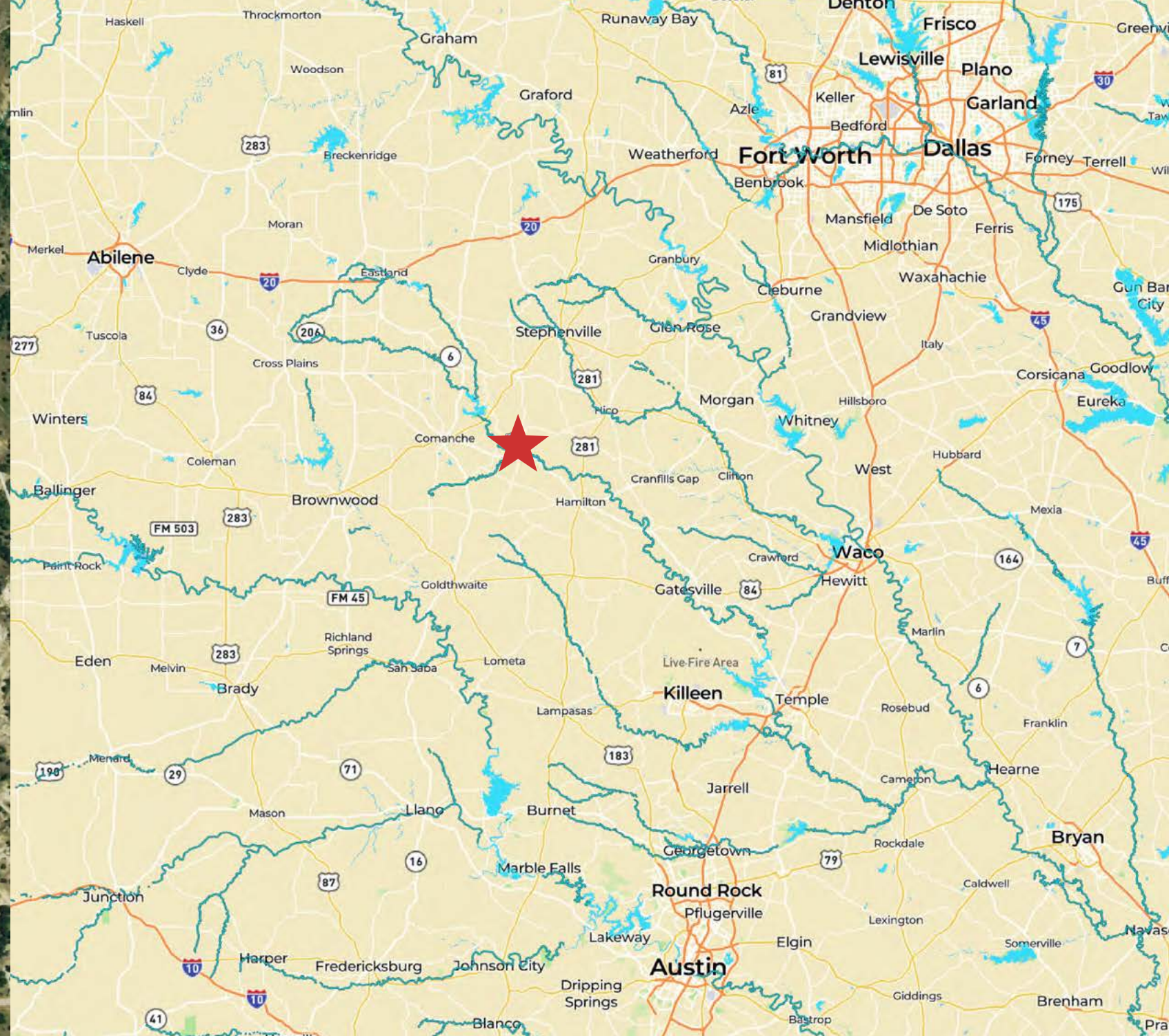
Two Creek Comanche Ranch has around 1,750± feet of spring-fed Wet Joplin Creek that serves as the northern boundary of the ranch and has not gone dry during drought conditions. Another 1,230± feet of wet-weather Dry Joplin Creek traverses the southern end of the acreage. There are two large irrigation wells, each producing 140± GPM, that are grandfathered into the water district with no limit on pumping and no reporting required. An additional residential water well on the property pumps at 20± GPM. Two small ponds, in the front and middle pastures, provide additional drinking water to livestock and wildlife.

The lush rolling terrain features multiple areas with panoramic views for a homesite location. Currently, there is a three-bedroom, two-bathroom manufactured home and a one-bedroom, one-bathroom hunting cabin in place. Next to the home is a small metal shed for implement and equipment storage. In addition, there is a shooting range with a caliche berm. The ranch has both single-phase and three-phase electricity servicing the improvements.

The ranch is low-fenced and cross fenced into three pastures. Approximately 40± acres of this property make up an irrigated and highly productive coastal hay field. The field is fertilized and weed-controlled and is able to have 4-6± cuttings per year. Another 100± acres of lush pastureland on the ranch offers ideal livestock grazing. Scattered live oak trees and other mature hardwoods and brush line the creek frontage, giving privacy to the ranch and providing forage and cover for wildlife. Whitetail, turkey, dove, and quail can frequently be spotted, and the farm can support a small cattle herd.

Towards the front of the property there is an area of petrified wood, while the back of the acreage offers unearthed pea-sized gravel. In addition, the soils identified on the property include Bolar Clay Loam, Bosque Loam, Brackett-Karnes Complex, Pedernales fine sandy loam, Menard fine sandy loam, Purves-Bolar association, undulating, Karnes loam, and Brackett-Bolar complex.

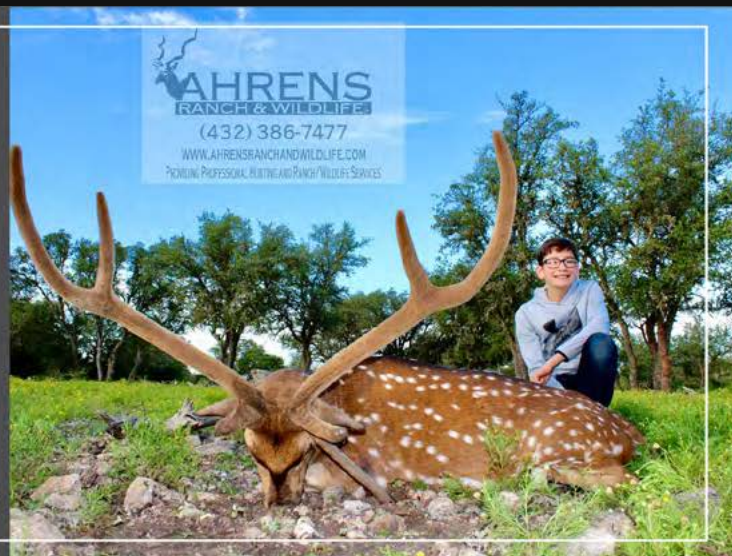
This productive hay farm and cattle ranch with live water, rich soils, and improvements already in place would make the perfect investment opportunity and hunting getaway with many nearby amenities and recreational opportunities.



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