

CCR RANCH WEST

502± ACRES | COMANCHE COUNTY, TEXAS



TEXAS RANCH SALES, LLC
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TEXAS RANCH SALES
• TEXAS IS OUR BRAND •

CCRRanch West is a premier hunting and cattleranch in Comanche County, Texas. Discover the epitome of Texas ranch living at this sprawling 502± acre property, conveniently located 20± minutes from the Circle T Arena in Hamilton, Texas. This completely turnkey Central Texas property offers all new improvements, two homes, rolling topography, and a lush combination of grazing and farmland.

CCR RANCH WEST

502± ACRES | COMANCHE COUNTY, TEXAS



- DUBLIN, TEXAS
- NEW PIPE FENCING WITH CROSS FENCES & AUTOMATIC GATES
- 1,342± SQ/FT MAIN HOME & 352± CABIN
- 4,000± SQ/FT BARN, 100± SQ/FT SHED
- CHICKEN COOP
- 2 WATER WELLS WITH WELL HOUSES
- WET-WEATHER CREEK, 2 PONDS, & 1 LAKE
- CONCRETE LOW WATER CROSSINGS
- 5 TOWER PIVOT IRRIGATION SYSTEM
- 140± ACRES OF FARMLAND
- ROLLING TOPOGRAPHY & BEAUTIFUL VIEWS
- 250± YEAR OLD LIVE OAKS & LARGE MESQUITES
- GRAVEL RESERVE FOR MAINTAINING RANCH



SCAN TO VIEW WEBSITE

MAIN HOME



The centerpiece of the ranch is a newly built 1,342± square-foot home, completed in 2022, offering two bedrooms and two bathrooms. This modern retreat features a thoughtfully designed open floor plan in the kitchen and living areas, enhanced by wooden vaulted ceilings and wood-tiled flooring. The home boasts custom cabinets, decorative lighting, high-speed internet availability, and a master suite with an ensuite bathroom and walk-in closet. The guest bedroom also includes a walk-in closet and a separate bathroom. The exterior of the home features a covered deck and patio, as well as a fire pit and xeriscaped landscaping. Notably, the property operates entirely off-grid, powered by a state-of-the-art Sol-Ark Home Grid System discreetly located on the equipment barn, with a backup generator for added peace of mind.





RUSTIC CABIN



WATER FEATURES

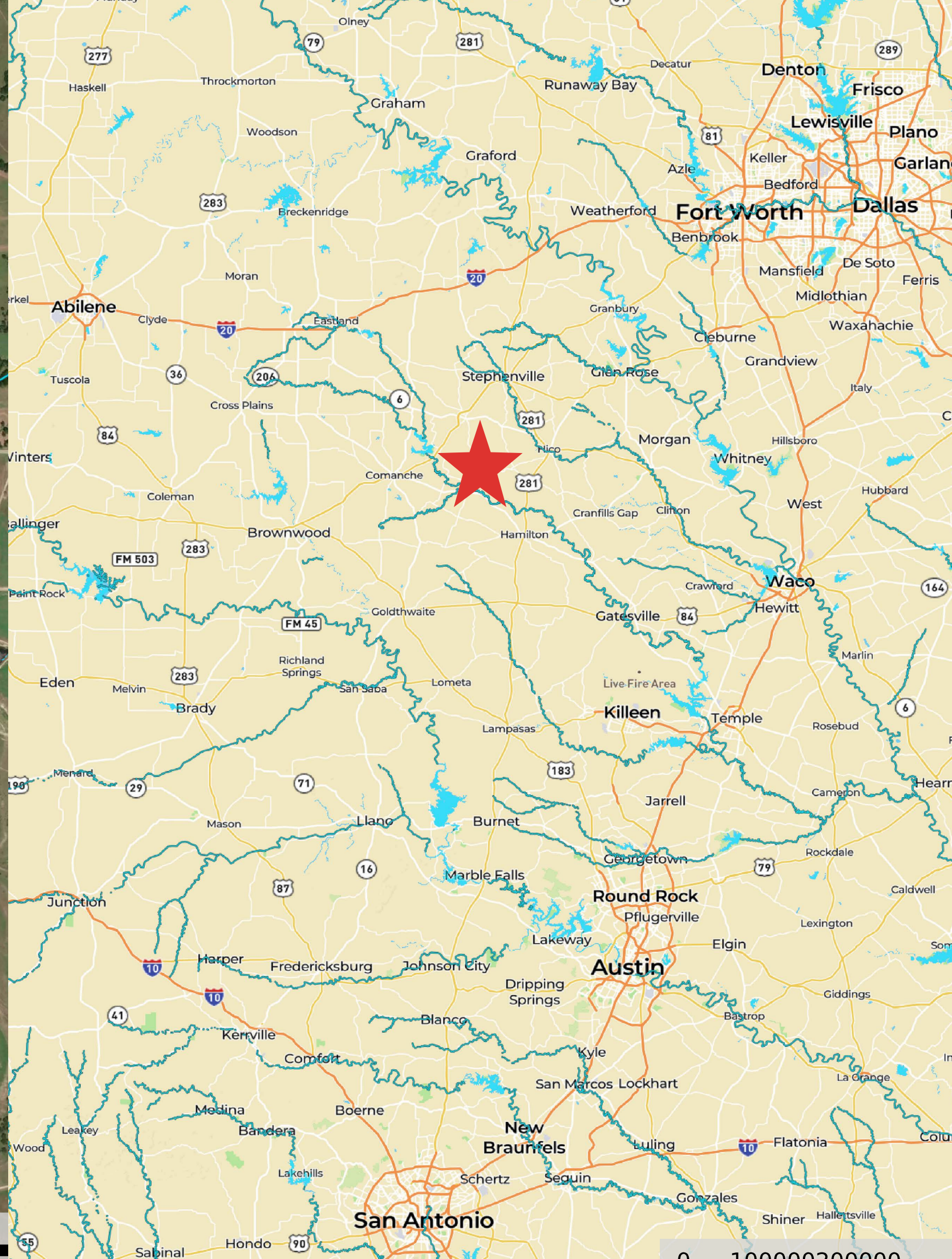
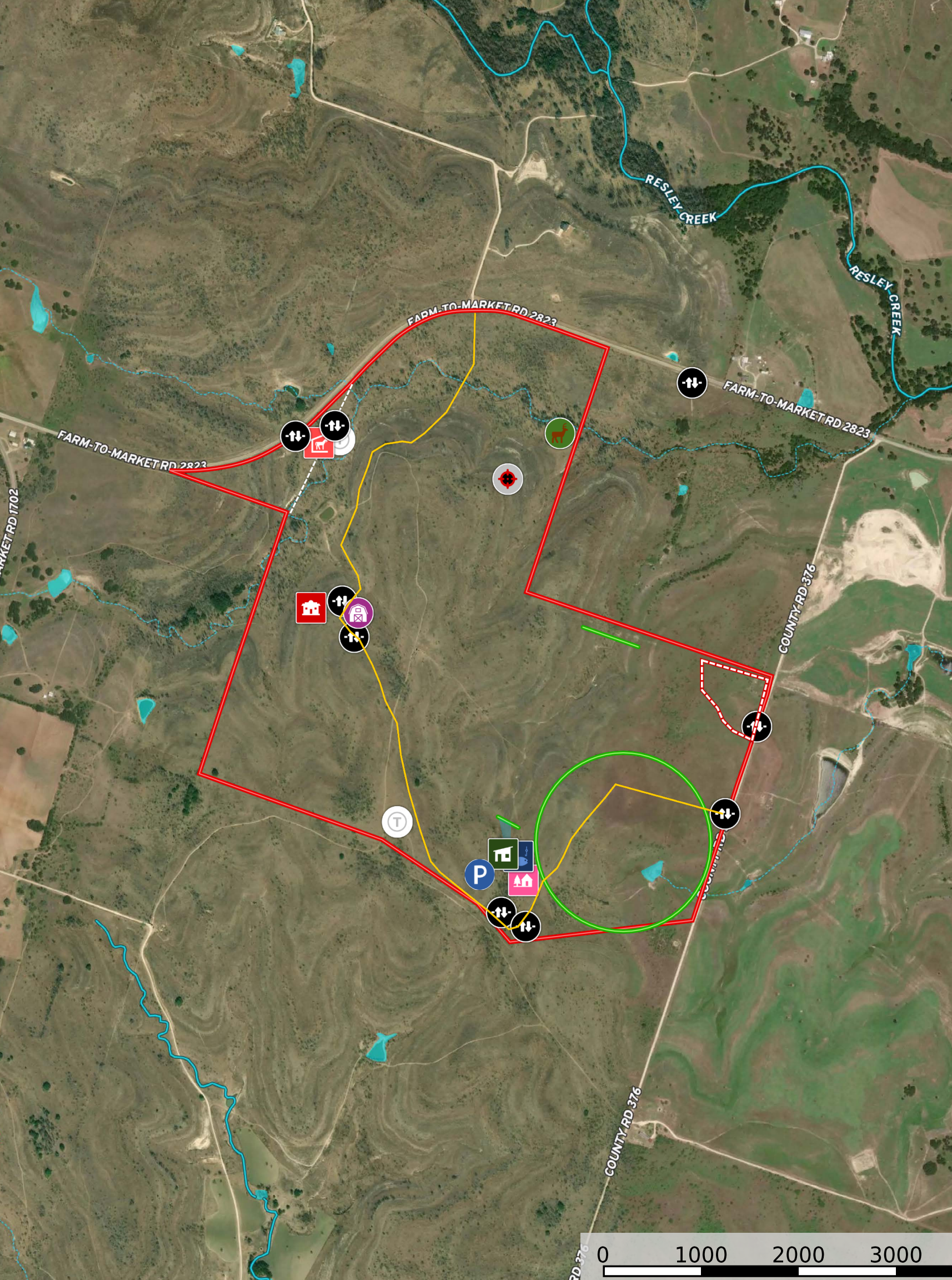


LANDSCAPE



BARN & STRUCTURES







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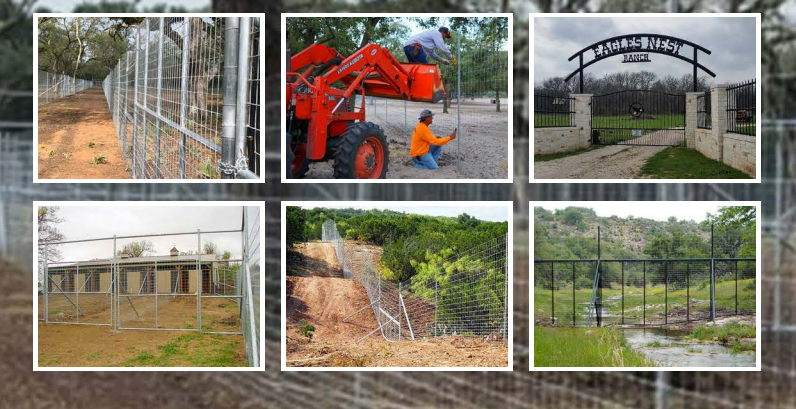
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SCAN FOR CONTACT CARD



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Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

Ranch. financing made simple



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