

**Campbell
Farm and Ranch**
Rural Land Specialists
806-470-6015
www.campbellfarmandranch.com

PROPERTY: 81 Acres
Ranch Road 576
Breckenridge, TX 76424

PROPERTY TITLE: Secluded Retreat
LANDS OF TEXAS/AMERICA ID#: 754891
LISTING AGENT: Boone Campbell

CHARACTERISTICS	QUANTITY	DETAILS
Acres	81	22 Additional Acres Under Fence
Acres of Native Cover	103- 81 To Be Sold	Thick Mature Mesquites
Acres of Cultivation	None	
Tree Cover	85% Heavily Wooded	Mesquites & Post Oaks
Elevation Change	80ft	Dramatic, Hill Side
Tank/Ponds	2	One Seeps & One w/Water System
Access	1.5 Miles	Easement

Aerial Photo Available at www.campbellfarmandranch.com.

DETAILS	DESCRIPTION
Utilities	Water & Electricity
Hunting	Deer, Dove, Turkey, Hogs, Quail, & Varmint
Improvements	Small Cabin, Under 400 Sq Ft, 500 Gallon Holding Tank w/ Chlorine Water Treatment System, 2 RVs, 2 Blinds & 2 Feeders
Perimeter Fences	Good to Fair
Cross Fences	None
Production	None, 1 Shut Out Oil Well
Minerals	No Minerals Convey
Tank/Ponds	2
Neighbors	N- 320+ acres, S- 200 acres, E- 320+ acres

The information contained in this fact sheet is understood to be accurate and reliable, but it is not guaranteed. Campbell Farm & Ranch makes every effort to ensure that the information in this fact sheet is accurate and reliable, but the information cannot be warranted or guaranteed. Please verify all information before using the information contained on this fact sheet for decision-making purposes.

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Broker-Betty Brewer