

PROPERTY DESCRIPTION

This is your chance to own a Spectacular North Texas Ranch, perfect for Hunting, Fishing, Cattle and only 68 miles to Fort Worth. Property offers 444+/- acres of rolling terrain with mild elevation changes, abundance of cover & wildlife, hay/grazing pastures, multiple (stocked) ponds throughout and good interior roads. The headquarters is centrally located towards the front of the property, where you will find the ranch house, large equipment barn & metal working pens. YOUR LEGACY RANCH ~ GREAT COUNTRY ESCAPE!

DETAILS

Land & Home Features

- SIZE: 444+/- Acres (New Survey Might be Needed)
- LOCATION: The “444 Vista Ranch” is located 7.4 miles southwest of the quaint town of Jacksboro. Jacksboro was first settled in the 1850s, with newcomers attracted by land offers from the Texas Emigration and Land Office. Originally called "Mesquiteville", the community grew up along the banks of Lost Creek and spread out over the pastureland between Lost Creek and the waters of the West Fork of Keechi Creek. It was renamed "Jacksboro" in 1858, when it became the county seat, in honor of brothers William and Patrick Jack, veterans of the Texas Revolution.
- DIRECTIONS: (From Jacksboro) Go west on Hwy 380 for 3.7 mi, turn left on Wesley Chapel Rd, travel 2.4 mi, left on Salt Creek Rd, continue 1.3 mi and (Green) entrance gate/cattle guard will be on the left. (No Trespassing)
- TERRAIN: Rolling terrain with seasonal creeks and about 75% wooded. Land varies from heavily wooded with slight elevation changes (50+/- feet) to level terrain with some small meadows & approximately 90+ac of cleared fields.
- VEGETATION: Tree cover consists of an abundance of oaks, mesquites, elms, hackberry and a variety of shrubs beneficial for all the wildlife. Scattered throughout the property is also wild plum thickets and even some blackberries.
- WATER: Surface water consists of 4 ponds (stocked with bass, catfish & perch) and a couple of seasonal creeks. A water well services the ranch house, that's located between the home & barn.

- **IMPROVEMENTS:** The Ranch house is a 2-bedroom, 2-bath home, with loft area, wood burning stove, large covered front porch and an attached carport. The home is believed to be built in 1980, but an addition was added in 1990.
- **EQUIPMENT BARN:** Approximately 50 yards from the house and near the cattle pens, is a 40 x 60 metal (3-sided) barn used to keep equipment out of the elements.
- **WILDLIFE:** Plenty of hunting opportunities for whitetail deer, turkey, dove, ducks, hogs and varmints.
- **PASTURES:** The property provides 50+ acres of income producing hay pastures, that on an average year produce around 300 round bales. There's also another 40+ acres of coastal/native Bermuda for grazing. Currently running cattle and property is ag exempt.
- **FENCING:** The perimeter and (2) cross fences are in good to excellent condition, with most being in 6-strand barbed wire. There's also a great set of (pipe) cattle working pens, weaning pens and some cattle guards in place.
- **ELECTRIC:** Electricity to the house and barn is provided by Fort Belknap Co-Op
- **EASEMENT:** Some underground pipelines run through parts of the property and one producing well (back of the property), but they have very little impact to this large ranch and adds to the excellent interior road system.

Distances

- **7.4 miles** northeast to Jacksboro
- **23 miles** west to Graham Municipal Airport
- **35 miles** south to Mineral Wells
- **64 miles** north to Wichita Falls
- **68 miles** southeast to Fort Worth
- **86 miles** southeast to DFW Airport
- **117 miles** southwest to Abilene

Price

\$2,708,000 (\$6,100 per acre)