



Triple J Ranch  
GUSTINE, TEXAS







## Triple J Ranch

GUSTINE, TEXAS

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**\$4,000,000 | 731± ACRES**

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## TRUSTED *by* GENERATIONS, *for* GENERATIONS,

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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**SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT**





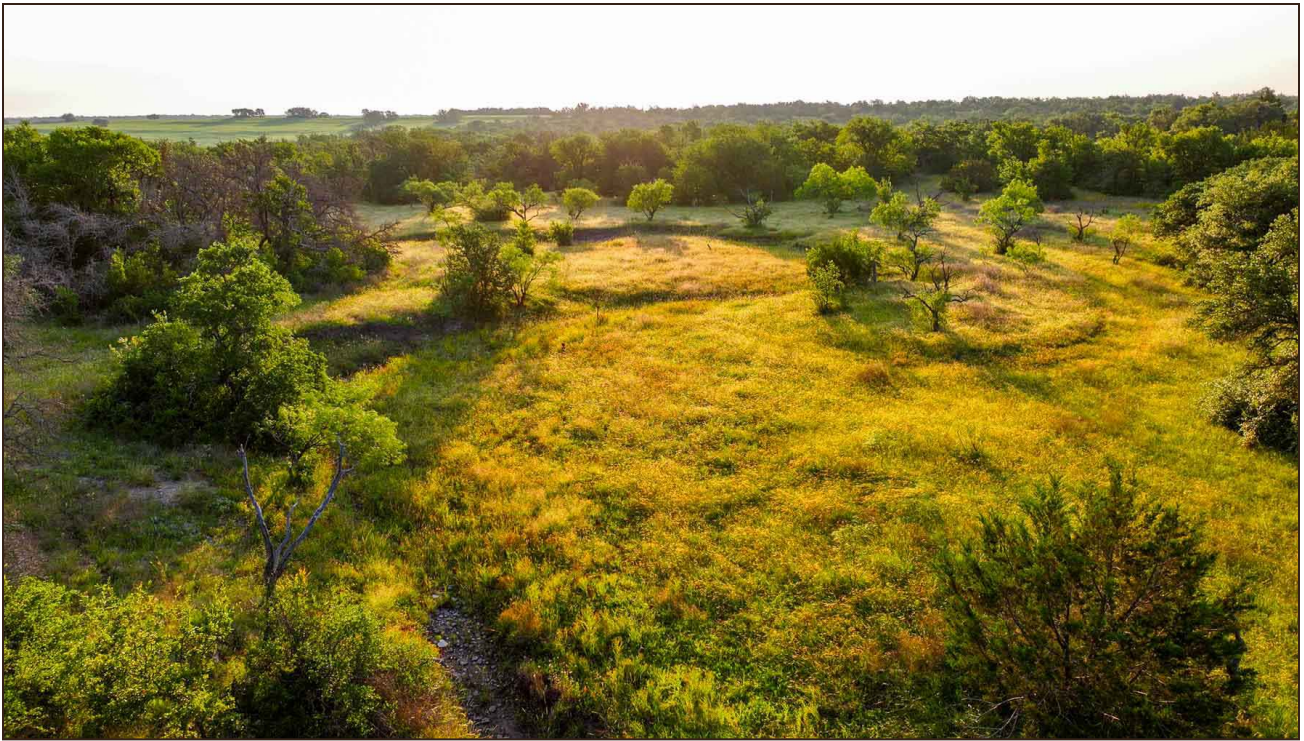
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## Executive Summary

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*The Triple J Ranch consists of 731± acres located in desirable Comanche County, Texas. The ranch is located approximately 90 linear miles southwest of Fort Worth and 90 linear miles southeast of Abilene. The ranch offers seclusion and privacy with access provided by a deeded easement off County Road 252. The ranch has a rolling topography with limestone rock outcroppings. Two shallow draws drain the higher elevations. The ranch has not been overgrazed with livestock and maintains a good turf of native grasses, primarily comprised of bluestem, Indian grass, and grama. The ranch offers a wide variety of brush and tree cover. Oaks in scenic scattered motts dominate the tree cover, along with scattered juniper and mesquite. The eastern portion of the ranch offers a lot of character with hidden valleys and openings between the brush, and elevated views of the Walnut Creek bottom. Water features include seasonal creeks in the draws, two ponds, and a solar powered well feeding a dirt tank. The Triple J Ranch is prime hunting country with a minor cattle component. The ranch features quality whitetail deer, turkey, hogs, dove, quail, and various varmints. The property has no residential or permanent structural improvements and is a clean, raw land tract waiting for a new owner's vision to make it their own.*

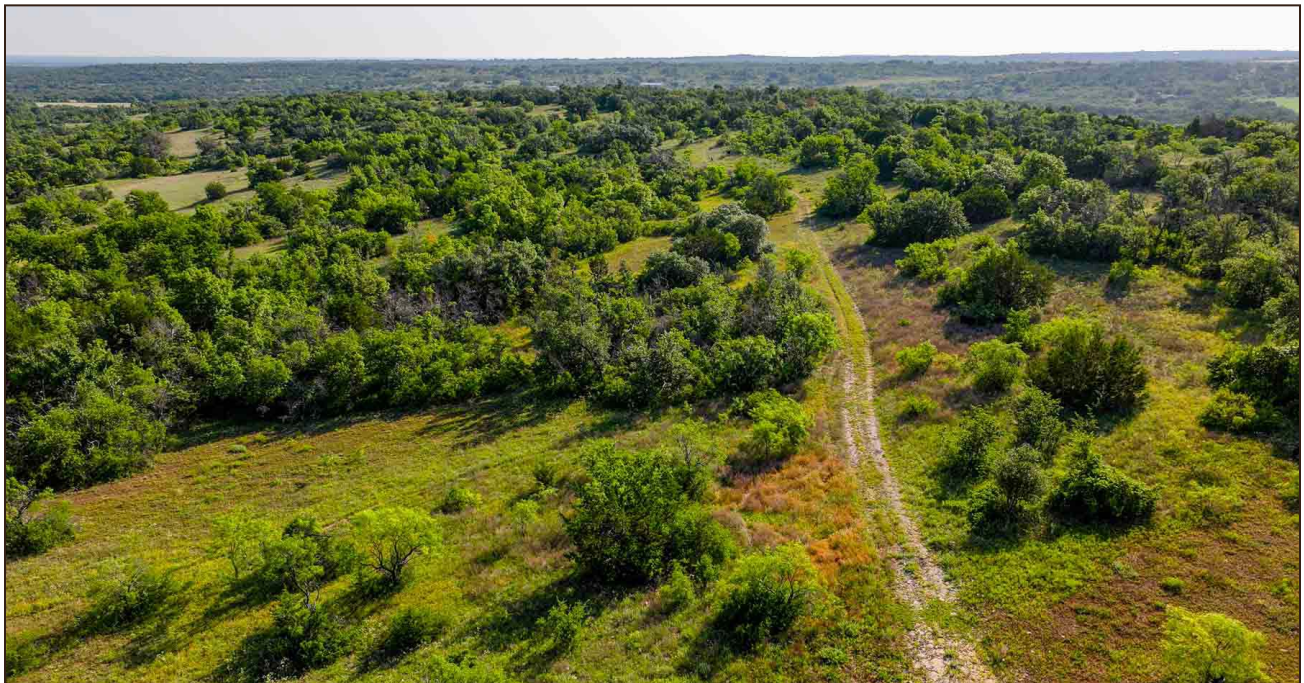




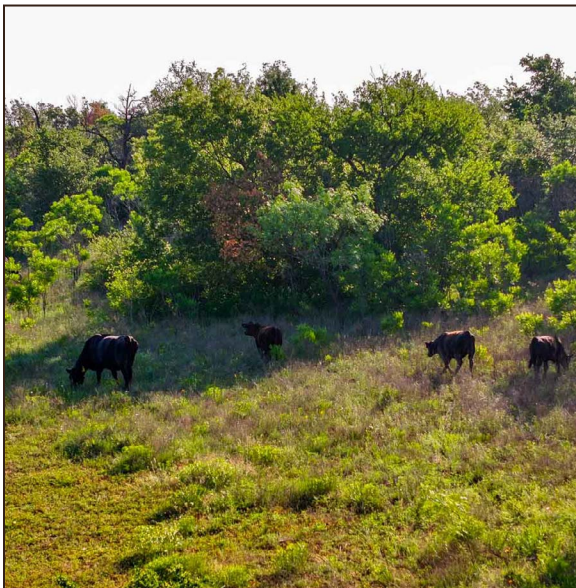
## Location

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Located in the Western Cross Timbers Region of southern Comanche County, the Triple J Ranch lies approximately 14 linear miles southeast of Comanche and six linear miles south of Gustine. The property is 90 linear miles from both Fort Worth and Abilene, providing convenient access to urban centers while preserving a sense of privacy. Entry to the ranch is via a deeded easement off County Road 252. The physical setting includes proximity to Lake Brownwood and regional hubs such as the DFW Metroplex and Fredericksburg/Texas Hill Country.







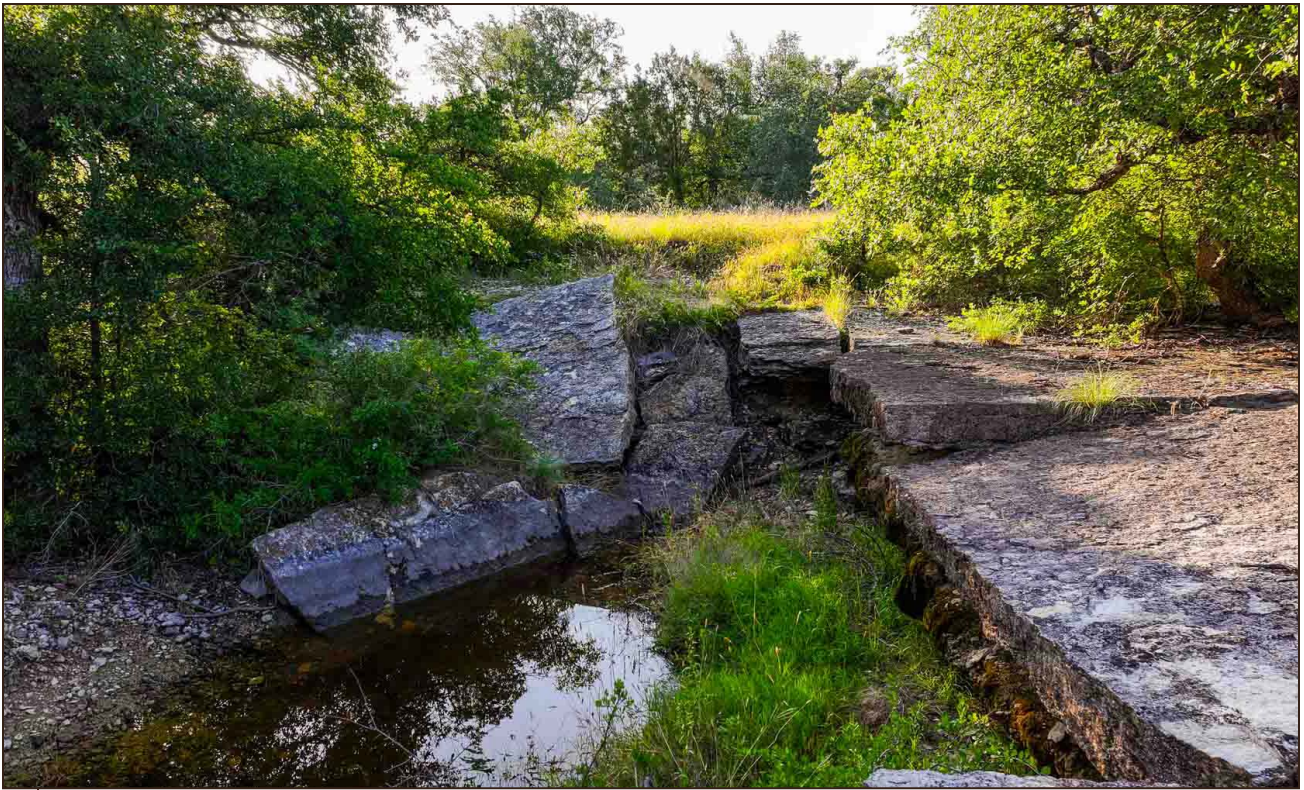
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## Locale

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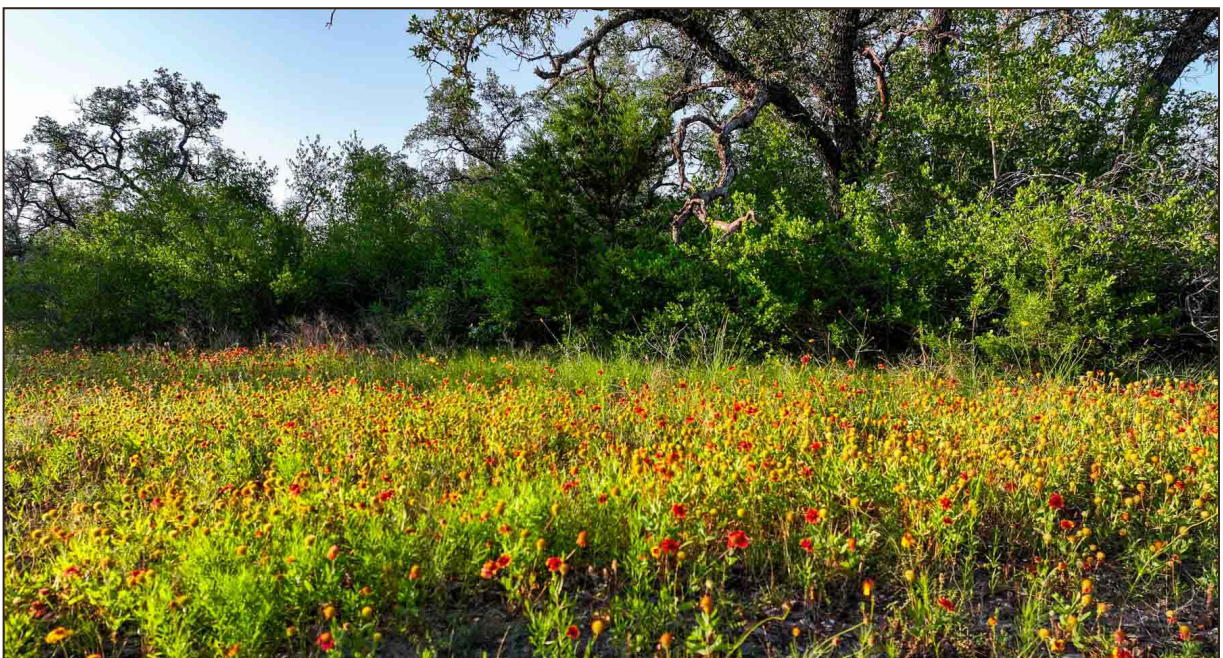
The ranch's surroundings are characterized by rural landholdings and natural features typical of the Western Cross Timbers. Comanche County Airport, located nearby, can accommodate most turboprop and light jet aircraft. Runway 17/35 is 4,497'x75' and RNAV/GPS equipped. Jet A and 100LL fuel are available. Commercial flights can be accessed through Abilene and Dallas/Fort Worth airports. The area is in close reach of Lake Brownwood for recreational boating and fishing. Nearby communities provide essential services, and the region combines agricultural tradition with outdoor-oriented lifestyles.



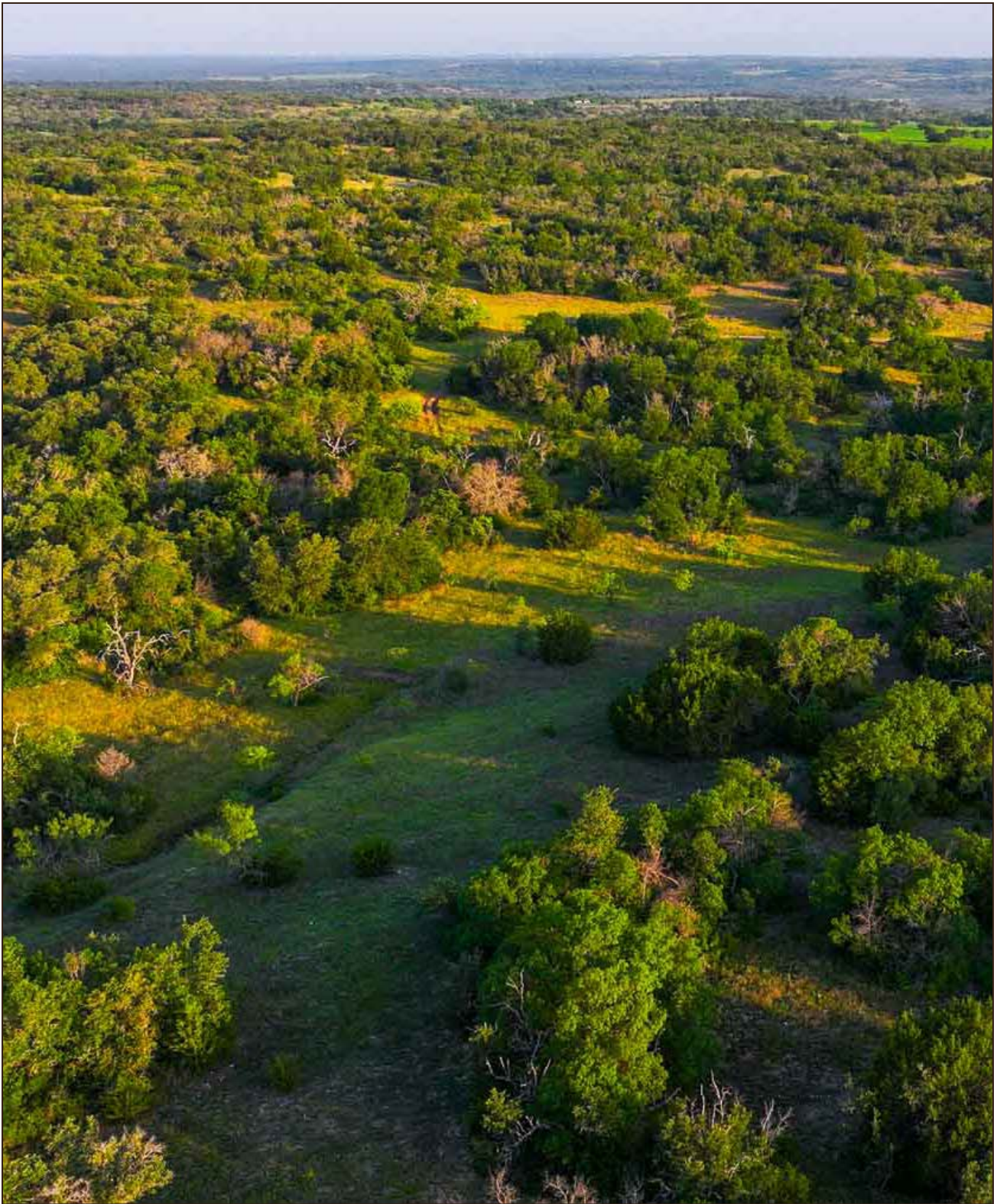


## General Description

The terrain of the Triple J Ranch is marked by rolling topography with limestone rock outcroppings and shallow draws draining the higher elevations. Vegetation includes a solid turf of native grasses such as bluestem, Indiangrass, and grama, with healthy brush cover and scattered motts of oak and other native tree cover. The eastern portion of the ranch features unique hidden valleys and clearings that afford elevated views over the Walnut Creek bottom, offering potential sites for future improvements or homesites.







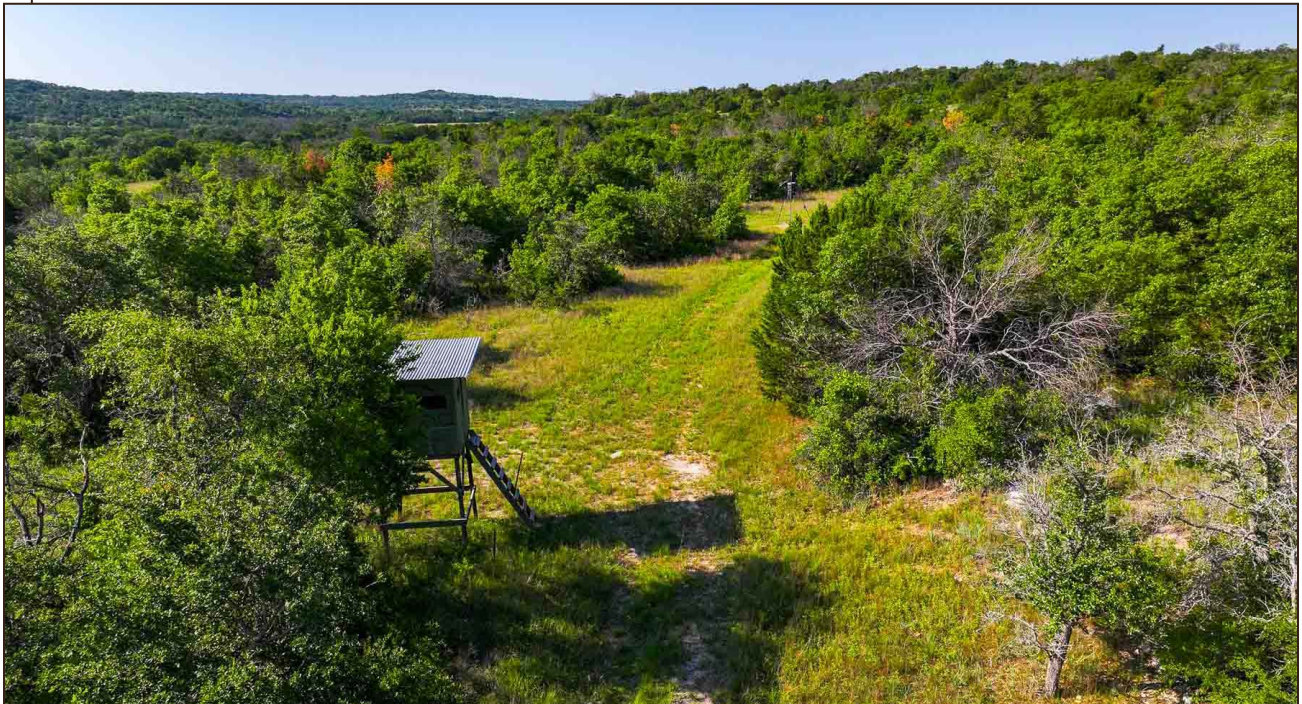
## Acreage Breakdown

The Triple J Ranch consists of 731± acres of native pastureland.  
This classification supports both wildlife and grazing use.



## Improvements

There are no permanent structural improvements on the property. This absence underscores the property's status as a clean, undeveloped tract suitable for a buyer seeking to implement their own infrastructure and land-use plan. The lack of encumbrances offers a rare opportunity to begin with a blank slate and develop to suit your personal needs.





## Climate

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Comanche County experiences a temperate climate with hot summers and mild winters. July is typically the hottest month, with average high temperatures reaching 95 degrees Fahrenheit. In contrast, January and February see average lows of approximately 32 degrees. The growing season spans roughly 238 days, supporting various agricultural and wildlife management activities.

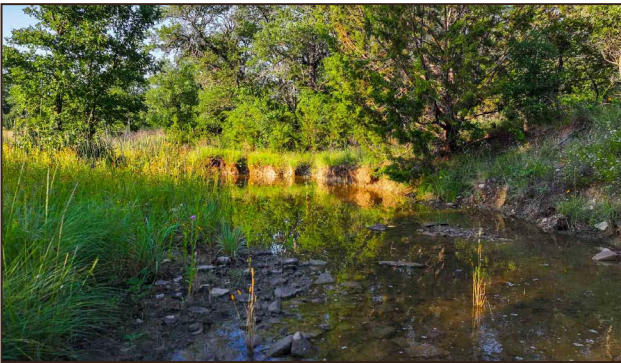


## General Operations

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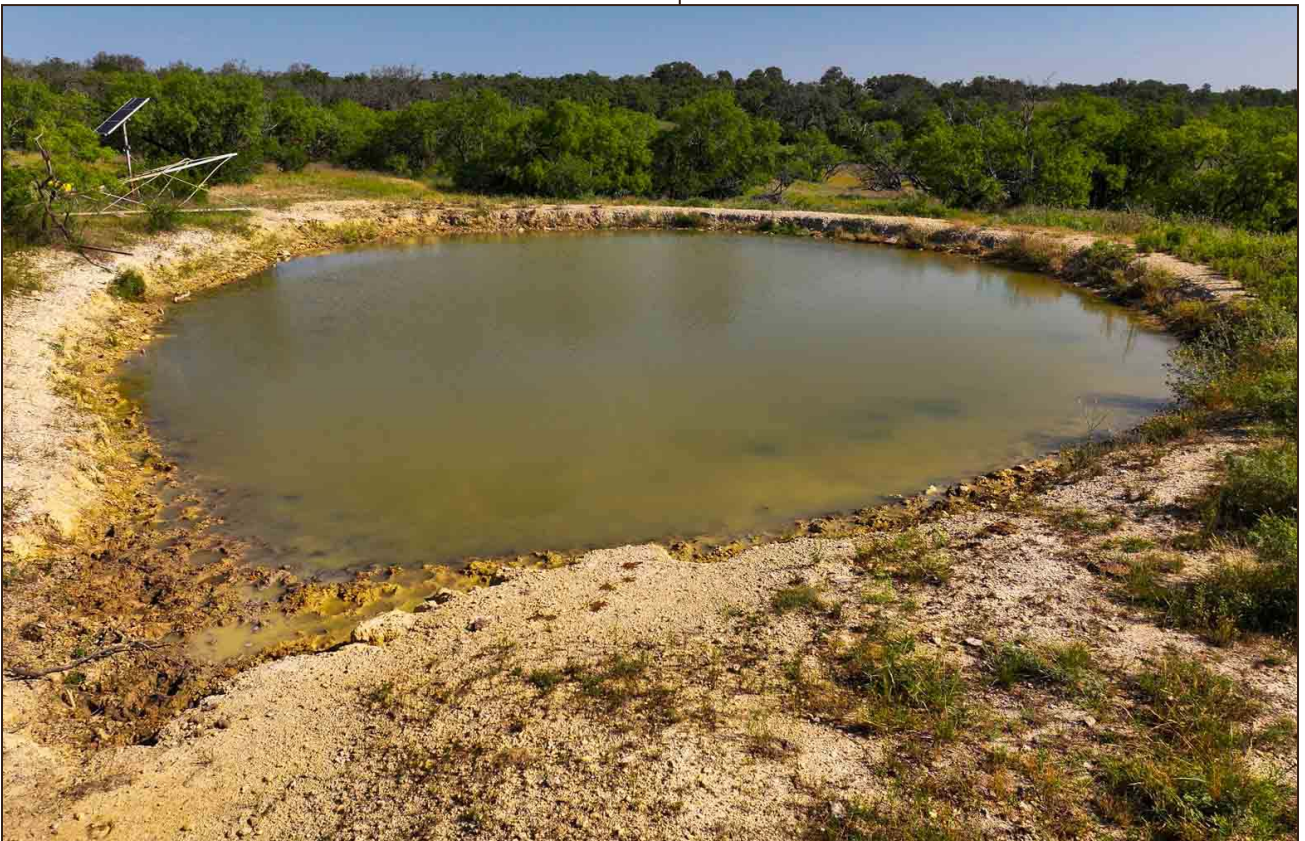
The Triple J Ranch has historically operated as a cattle ranch and family recreational property. Although brush management would enhance the ranch's grazing capacity, the primary emphasis remains recreational, especially hunting. Ownership has retained hunting privileges over the past many years, maintaining game quality and habitat integrity.





## Water Resources

Water on the property is sourced from a single well equipped with a solar pump that feeds into a sizable earthen tank. In addition, two seasonal dirt tanks are situated within the natural draws, providing supplementary surface water for livestock and wildlife.





## Wildlife Resources

The property supports a robust wildlife population. Whitetail deer are resident year-round, and the hardwood cover and motts offer excellent roosting areas for turkey. Feral hogs, dove, ducks, and quail are frequently observed, with occasional sightings of predators such as coyotes, foxes, raccoons, and bobcats. These attributes make the ranch a viable destination for hunting and wildlife observation.

## Recreational Opportunities

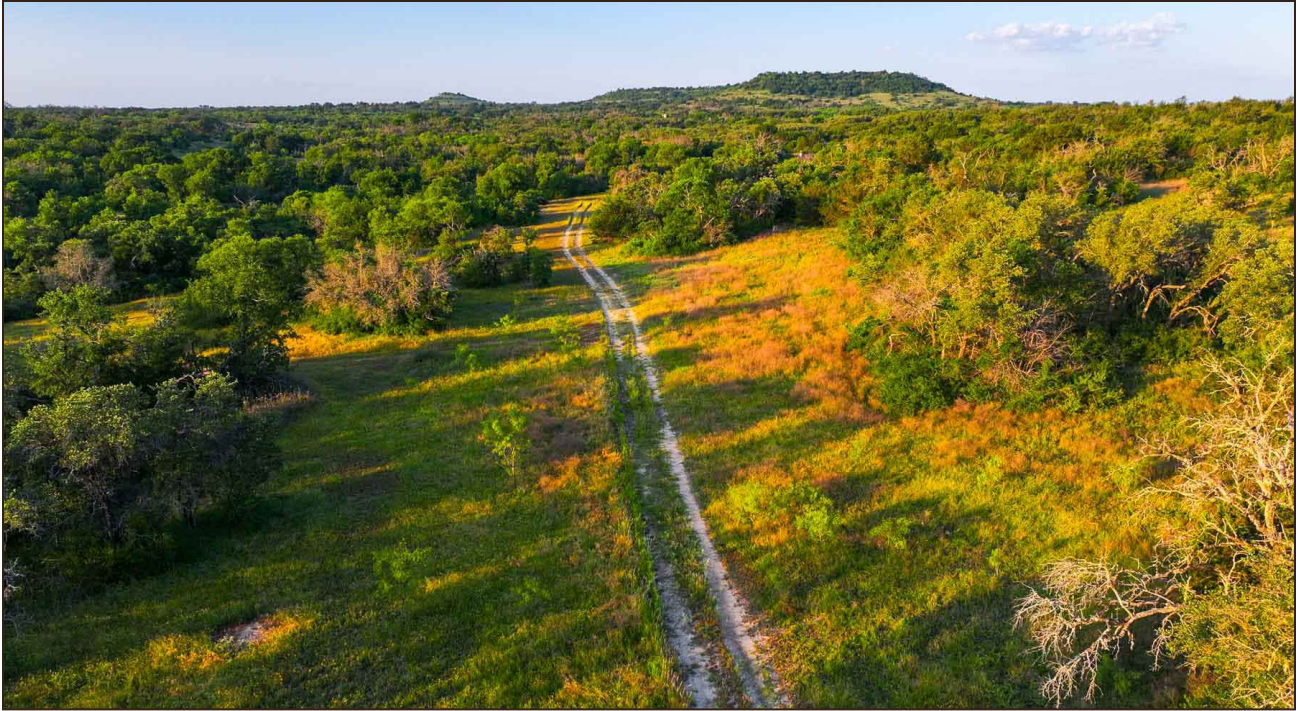
In addition to hunting, the ranch supports a wide array of recreational activities, including hiking, ATV riding, and horseback exploration. Its land characteristics, varied terrain, and proximity to regional recreational amenities further broaden its appeal for outdoor enthusiasts.





## Taxes

Annual property taxes are estimated at \$1,110.



## Water Rights

All water rights associated with the property will convey with the sale.

## Mineral Rights

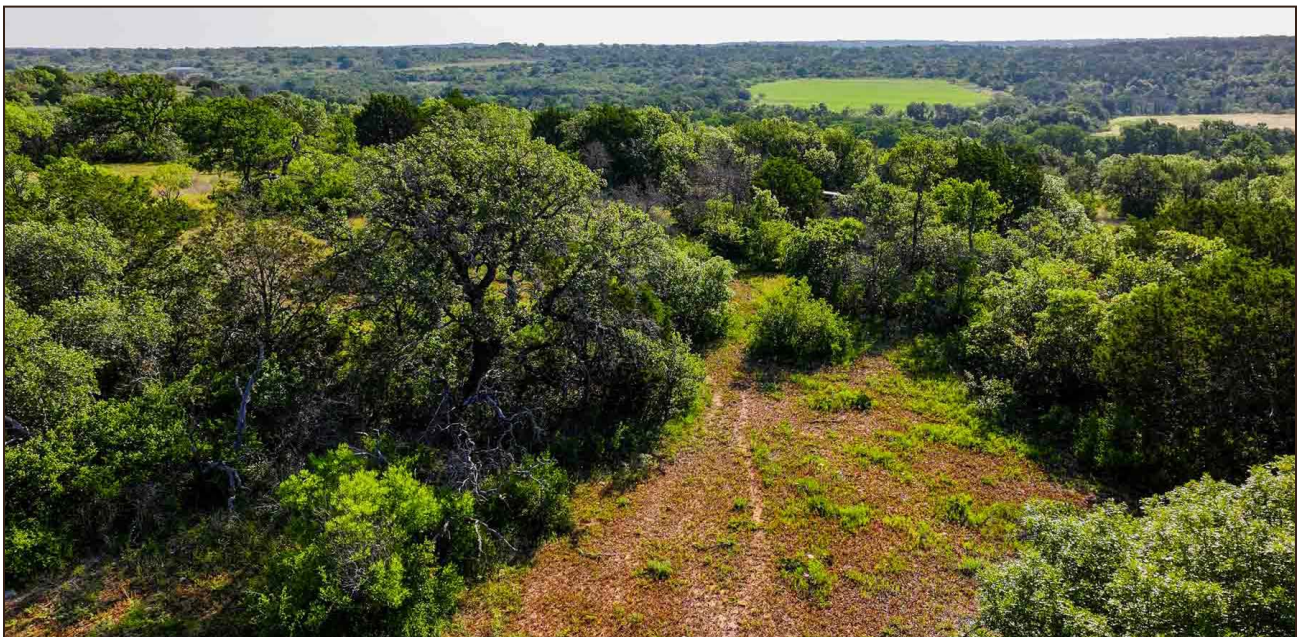
The property is offered on a surface-only basis.



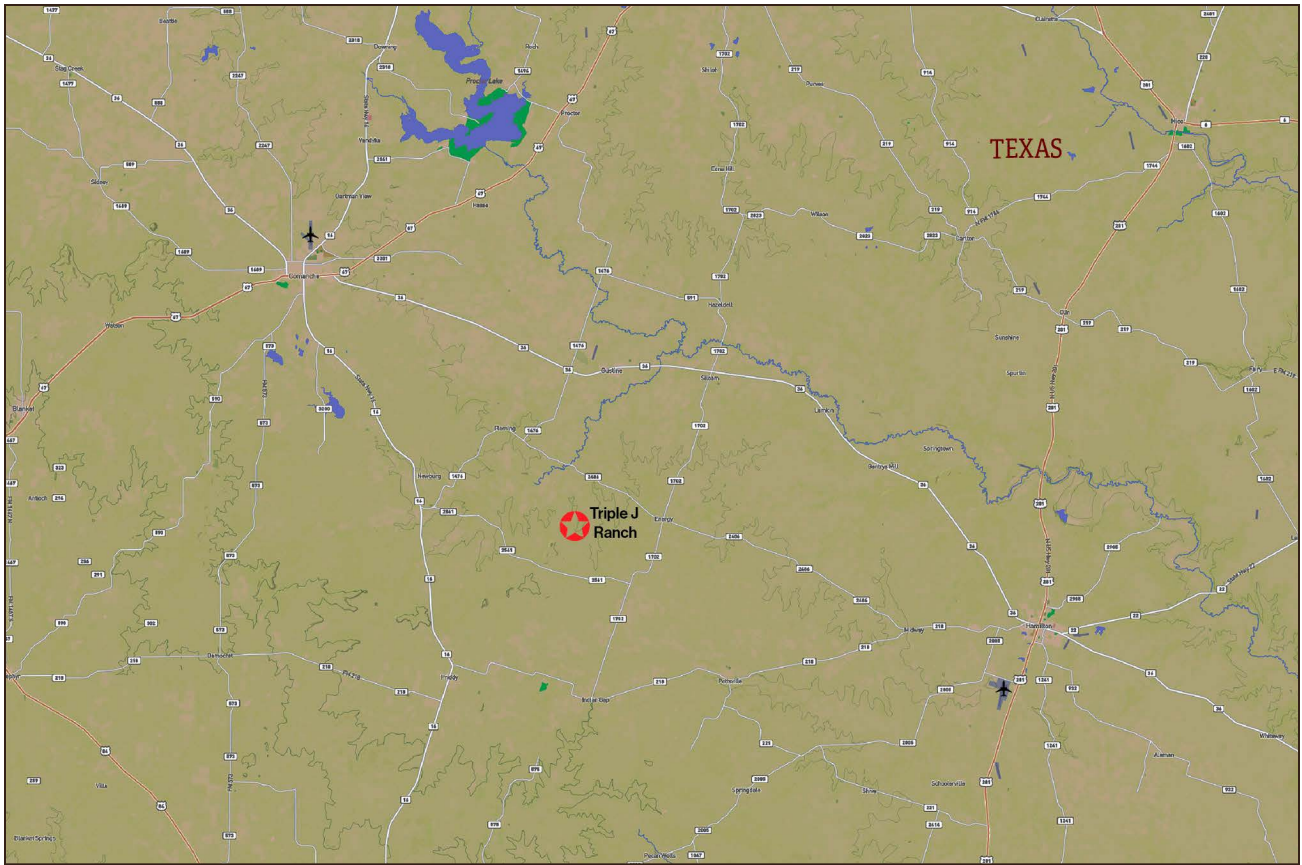


## Broker's Comments

*The Triple J Ranch is a rare larger tract offering in Comanche County. The ranch is situated approximately 90 miles from Abilene and the DFW Metroplex, in an area that offers good land appreciation rates but far enough to maintain a rural lifestyle and surroundings. This ranch is a true recreation gem, given its privacy, topography, and brush cover. This property has been under family ownership for many years and has been respected and very well cared for. The ranch is a raw tract that is the perfect canvas for a new owner to take this property in any direction they desire. As an added bonus, its location provides for good long term investment potential.*



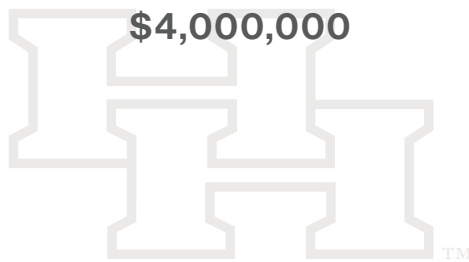




Click on map above for link to Land id™ map of property.

Price

\$4,000,000



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## Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[J.T. Holt](#), [Alex Leamon](#) or [Brian McEntire](#) • (806) 698-6882





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Broker Firm Name	License No.	Email	Phone
Michael Chad Dugger	567713	cdugger@hallandhall.com	806 773-4949
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Broker Firm Name	License No.	Email	Phone

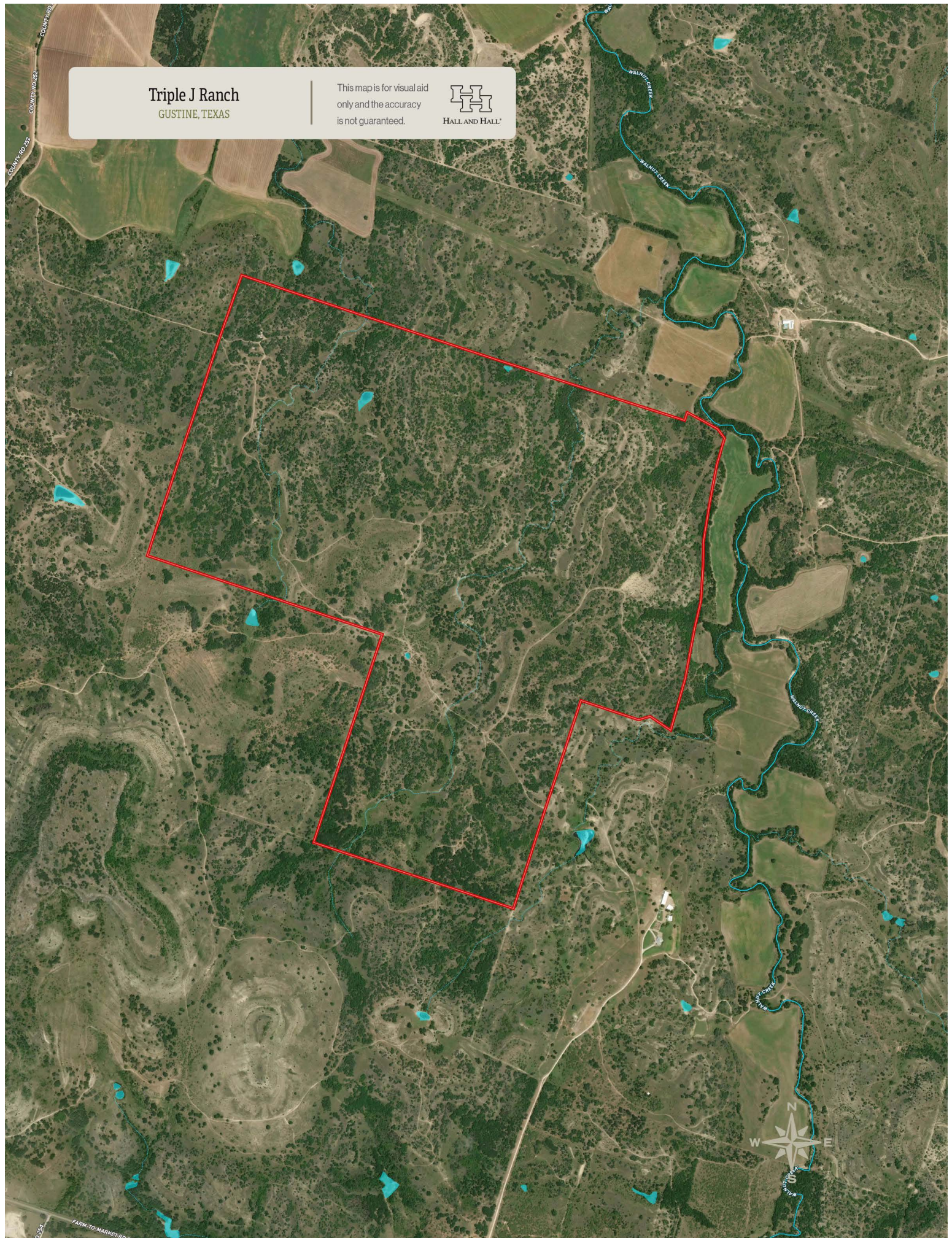
Buyer/Tenant/Seller/Landlord Initials

Date



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