

# Oak Creek Ranch

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770± acres | \$6,044,500 | Comanche, Texas | Comanche County



*Chas. S. Middleton*  
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

*Est. 1920*

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Oak Creek Ranch is a compelling opportunity to acquire a beautifully watered and highly accessible 775-acre ranch in the heart of Comanche County. Located just 15 minutes northwest of Comanche, Texas, this high-fenced property offers a rare combination of creek frontage, mature oak cover, productive grazing country, and significant upside for the discerning buyer seeking to create a private recreational or legacy ranch.

With approximately 1.5 miles of paved frontage on F.M. 1477, Oak Creek Ranch offers exceptional ease of access without sacrificing the privacy and natural character that define a premier rural holding. The ranch is anchored by approximately 2 miles of Copperas Creek, a standout natural feature lined with impressive mature oak trees that lend both beauty and substance to the landscape. Numerous ponds are scattered across the property, further enhancing the ranch's water resources and supporting both wildlife habitat and livestock utility.

The land is well suited for cattle production, with a desirable blend of native grass, coastal Bermuda, and cultivated acreage. This balance of productivity and natural appeal makes Oak Creek Ranch an authentic multi-use property—equally capable of supporting agricultural operations and refined recreational enjoyment.

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## Wildlife • Recreation

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For the sporting-minded owner, the ranch already offers very good hunting with turkey, hogs, whitetail deer, and migratory birds. Importantly, the property's high-fenced perimeter and undeveloped nature create an increasingly rare opportunity: a blank slate upon which a new owner can establish a highly customized hunting and wildlife program tailored to their own preferred species and long-term vision.

In a market where so many ranches come with someone else's plan already in place, Oak Creek Ranch offers the freedom to create something truly personal and lasting.

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## Water Features

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Groundwater is common in the area, and nearby co-op water adds another valuable layer of flexibility for future improvements, whether for a custom residence, lodge, barns, or additional ranch infrastructure.

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## Price

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\$6,044,500 • 7,850 per acre

## Remarks

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Situated just 42 miles from Stephenville and approximately two hours from the DFW Metroplex, Oak Creek Ranch is both accessible and full of possibility. With its strong water profile, beautiful oak-lined creek, productive pasture, and exceptional development potential, this is a rare opportunity to shape a distinctive Texas ranch according to your own vision.

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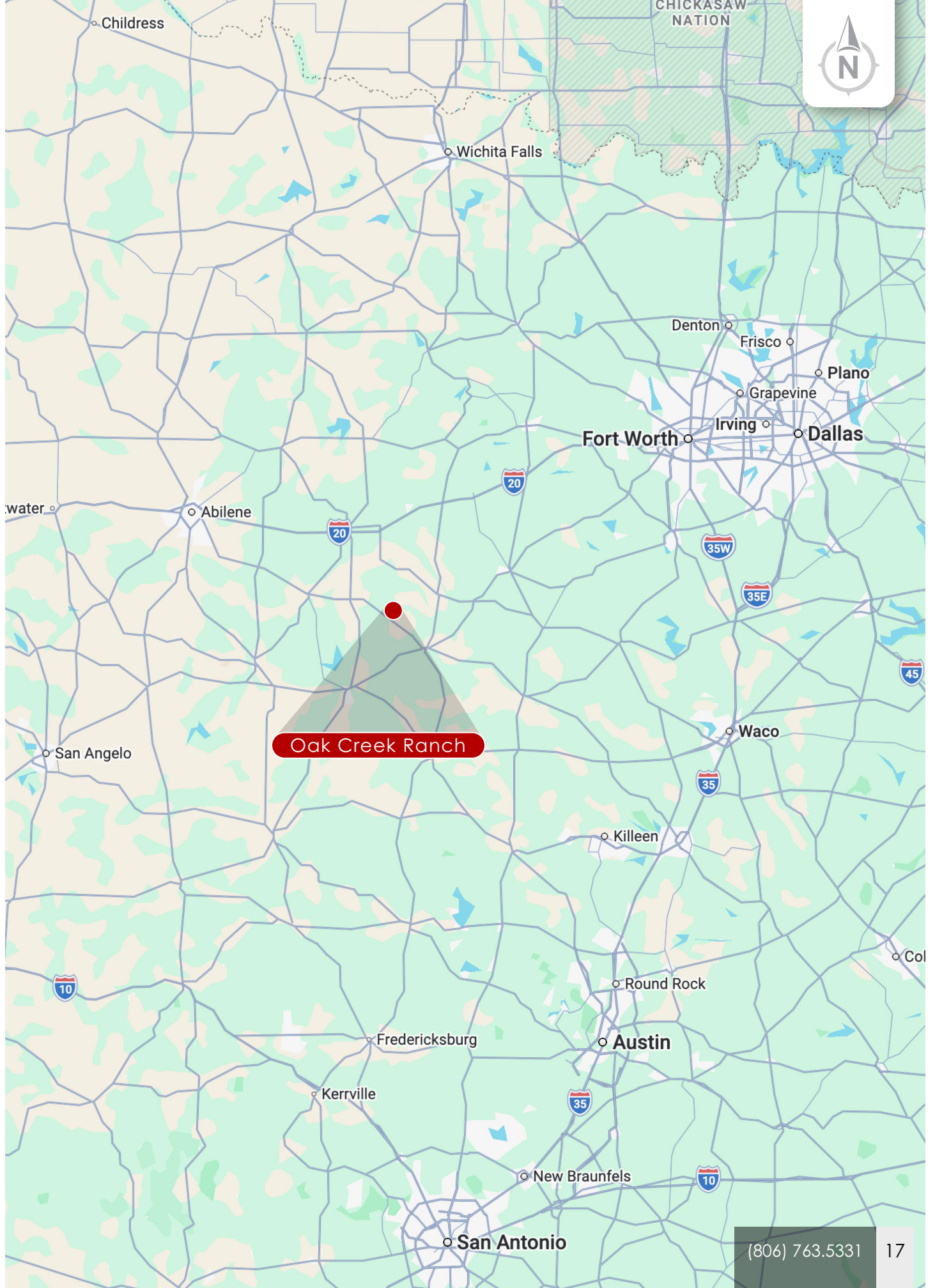
Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.











Oak Creek Ranch





COUNTY RD 193

COUNTY RD 193

FARM TO MARKET RD 1477

FARM TO MARKET RD 1477

FARM TO MARKET RD 1477

FARM TO MARKET RD 1477

COUNTY RD 120

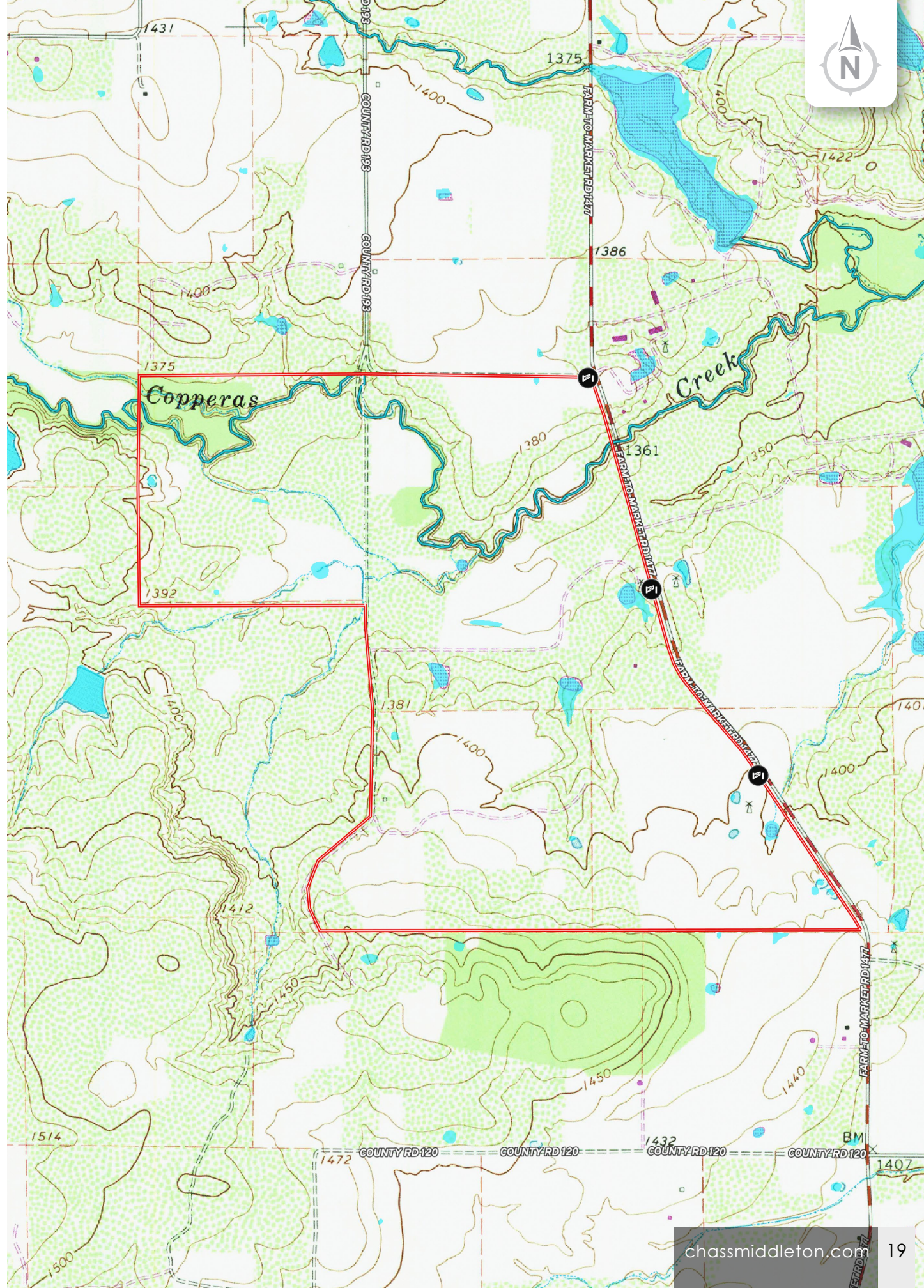
COUNTY RD 120

COUNTY RD 120

COUNTY RD 120

32.0638, -98.7822







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