



Overlook Ranch

525 Jack Rabbit Cir, Zephyr, TX

24 Acres | \$525,000



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IMPROVEMENTS

The new construction home features a stucco exterior with a metal roof. The interior is awaiting its new owner's vision offering a rare opportunity to customize a brand new home to your exact taste and style. Additional structures on the property further add to the overall value and functionality of the ranch. A loafing shed provides shade and shelter for livestock, while a nice set of working cattle pens makes managing your herd a breeze. An RV carport offers covered parking for your recreational vehicles, and a small shop with a garage gives you the workspace every rancher and hobbyist needs. Rounding out the improvements, a chicken coop and a covered BBQ area make this ranch as comfortable and enjoyable for everyday living as it is functional for working the land. Overlook Ranch is perimeter fenced with additional cross fencing throughout the property, providing excellent pasture management and livestock control. Water needs are well covered with both a Zephyr water meter and an agricultural water well on-site. The well sits at roughly 100' deep, with the water table at approximately 38' and an estimated output of 10 GPM ensuring reliable water supply for both domestic and agricultural use.

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PROPERTY DESCRIPTION

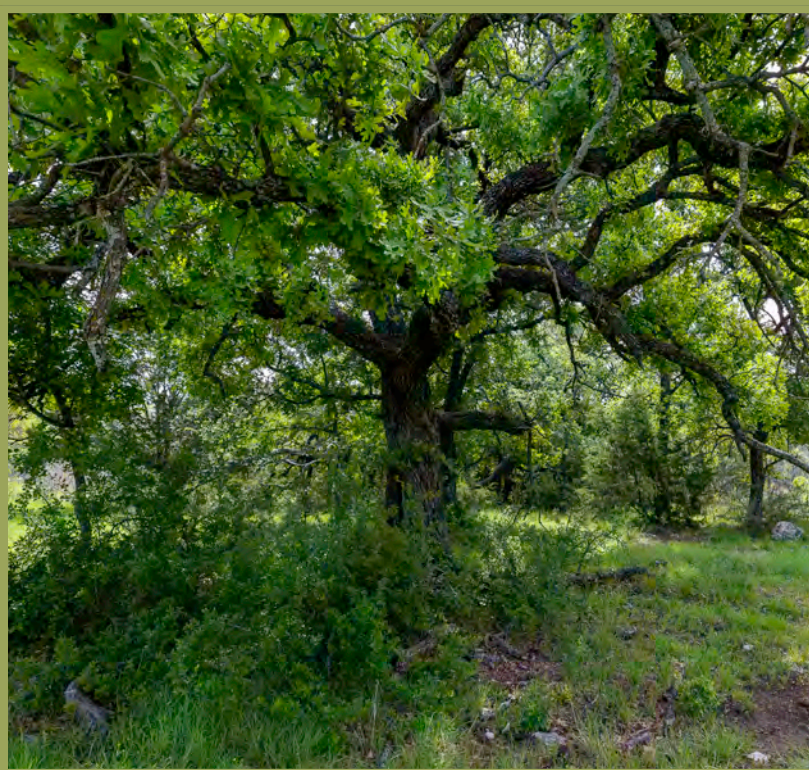
Overlook Ranch is 24 beautifully situated acres in Zephyr, TX. Water is truly a highlight of this ranch. An approximate 0.75 acre pond sits on the property, reaching roughly 40' deep when full and currently holding around 25'. The pond is stocked with mature Largemouth Bass and perch, making it a fisherman's dream. On the back side of the property, an active spring flows year-round, never running dry, even during the harshest droughts. The back portion of Overlook Ranch remains raw and natural, dotted with Live Oak and other native trees, while the front features improved Bermuda pasture ideal for running cattle or other livestock. The rolling hills of Overlook Ranch provide over 40' of elevation change, offering sweeping views toward the back of the property.

Whether you're a hunting enthusiast, rancher, or homesteader this property delivers on all fronts.

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SCAN HERE TO VIEW MORE OF
OVERLOOK RANCH

LOCATION

Brown County

76 miles to Brownwood, 108 miles to Waco, 127 miles to Fort Worth,
128 miles to Austin.

DIRECTIONS

From Early, travel South on HWY 84 for 6 miles, turn left onto CR 270.
Travel 0.5 miles and turn left onto CR 266. Drive 0.5 miles and you'll be
at the gate.

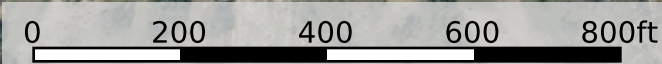
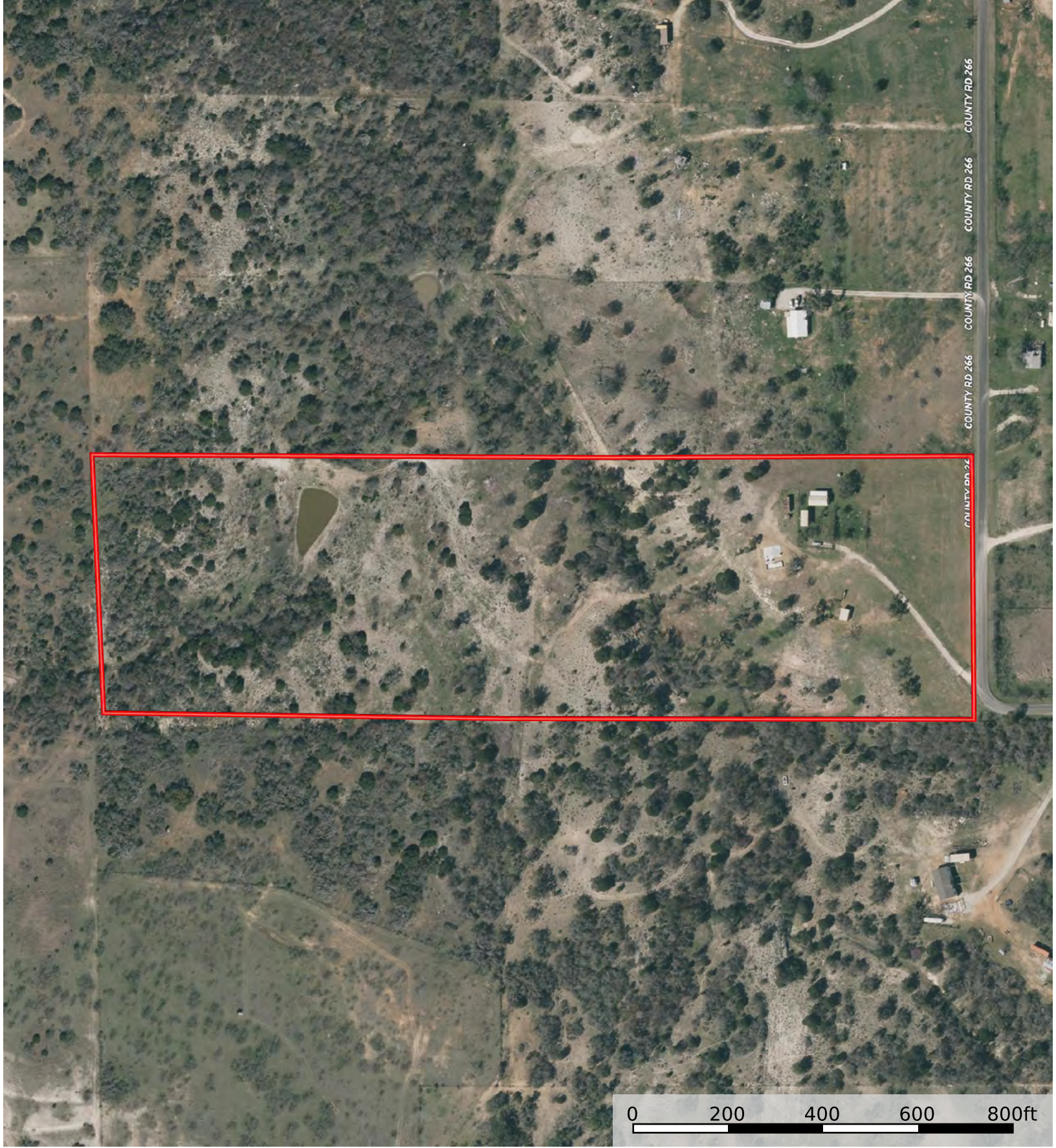
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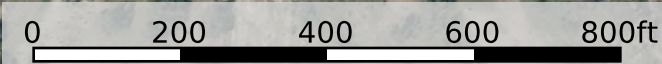
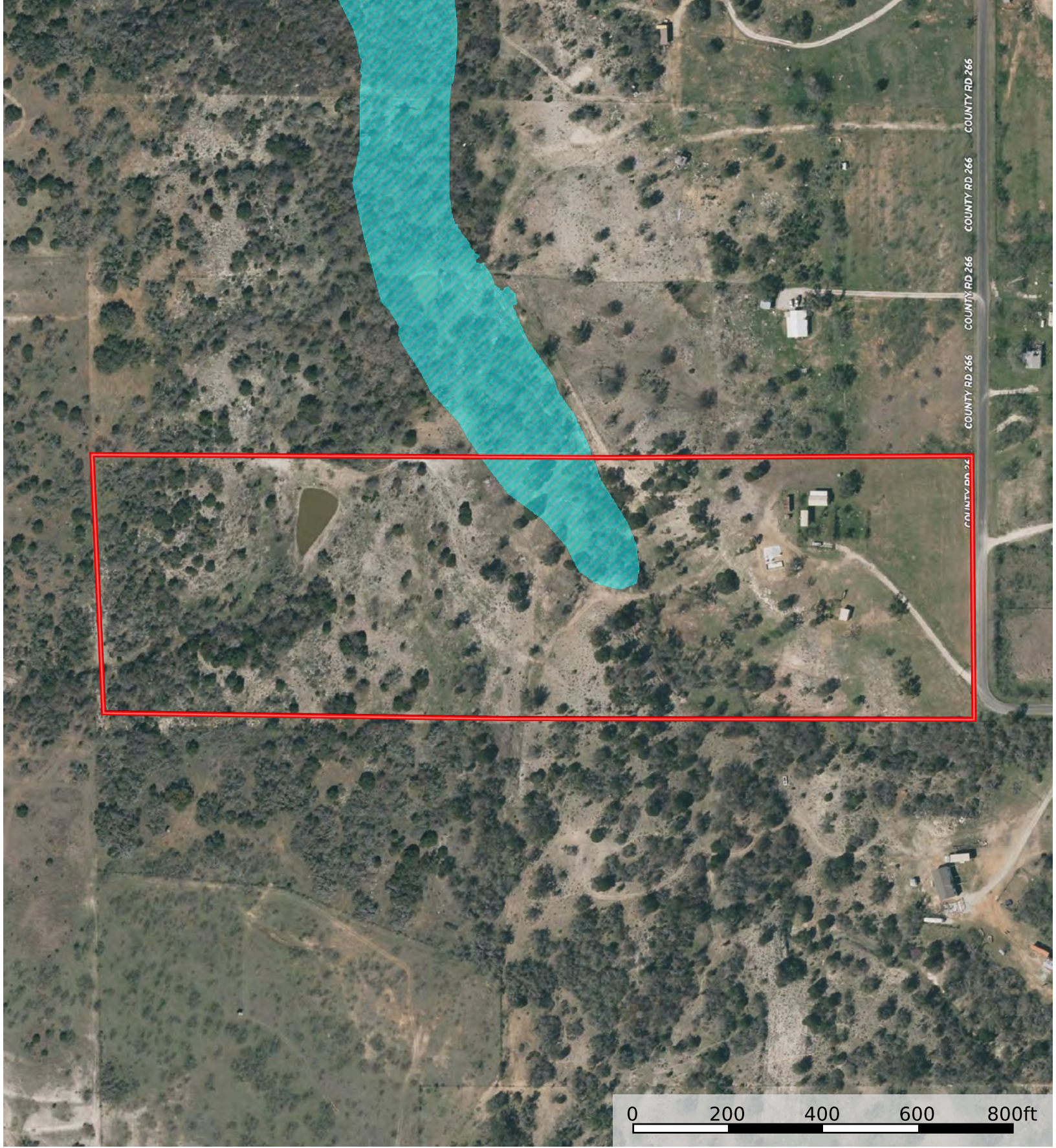
Property lines are approximate and shown for illustrative purposes only



Boundary



Boundary

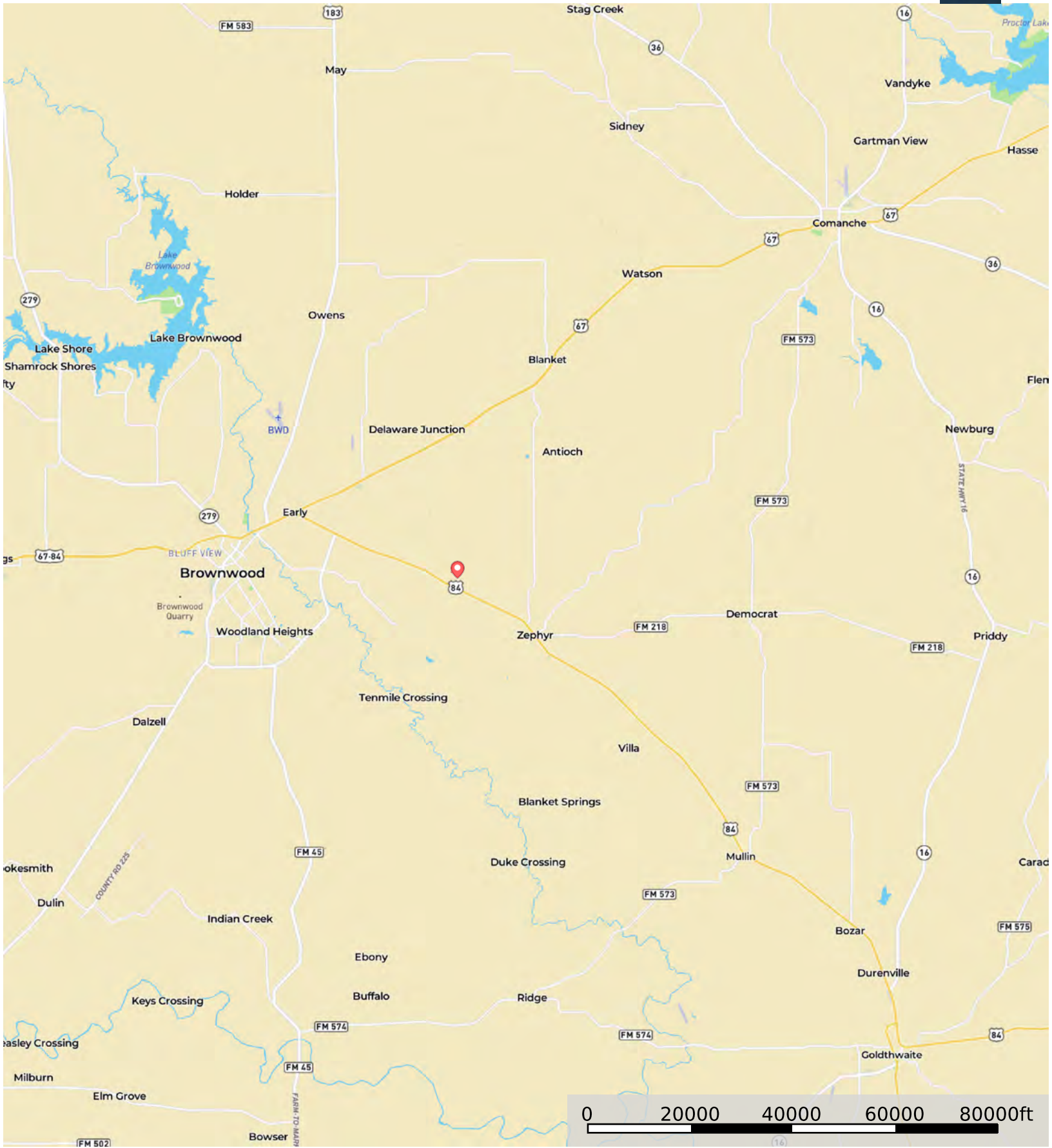


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

525 Jack Rabbit Cir, Zephyr, TX, 76890

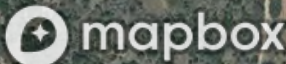
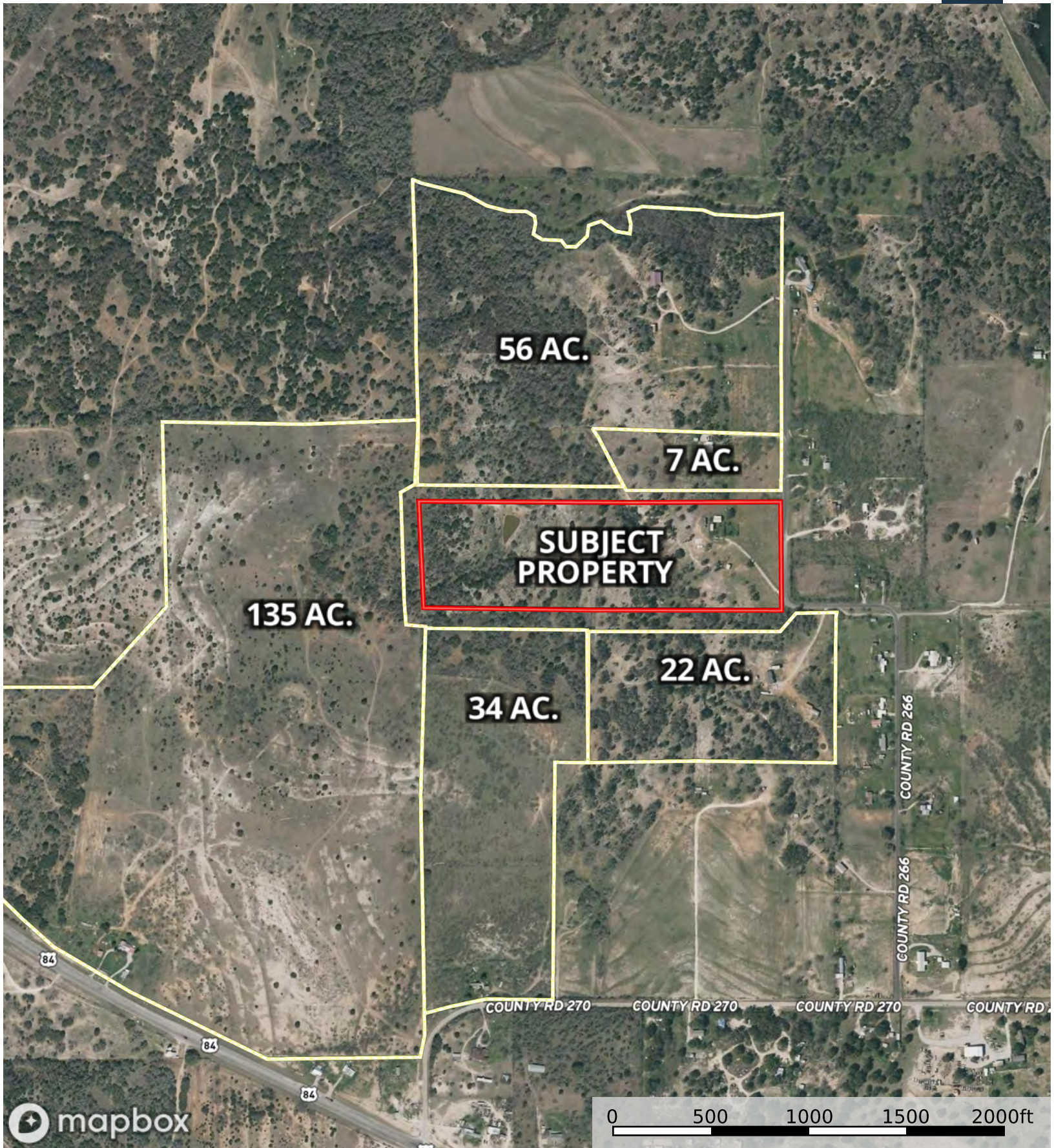


Brown County, Texas, 24 AC +/-



Marker Boundary





Boundary 1 Boundary

