

PROPERTY DESCRIPTION

This North Texas Legacy Ranch is excellent for hunting, fishing and cattle. Property offers 444+/- acres of rolling terrain with mild elevation changes, abundance of cover & wildlife, large hay pasture, good interior roads, multiple (stocked) ponds and creeks that meanders throughout part of the ranch. Headquarters / ranch house is centrally located towards the front of the property, near the large equipment barn & metal working pens. Exceptional property and great escape from the big city...less than 1.5 hours from Fort Worth!

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
- **25 miles** west to Graham
- **35 miles** south to Mineral Wells
- **50 miles** southeast to Weatherford
- **65 miles** southeast to Fort Worth

Price

\$3,549,780 (\$7,995 per acre)