

Gunsolus Creek Ranch
7624 FM 578
Breckenridge, TX 76424

\$2,150,000
245± Acres
Stephens County



Gunsolus Creek Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

7624 FM 578

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Single Family, Ranches, Recreational Land,
Residential Property

Latitude / Longitude

32.864837 / -98.910617

Taxes (Annually)

3200

Dwelling Square Feet

2286

Bedrooms / Bathrooms

3 / 2

Acreage

245

Price

\$2,150,000

Property Website

<https://cfrland.com/detail/gunsolus-creek-ranch-stephens-texas/106578/>



PROPERTY DESCRIPTION

Gunsolus Creek Ranch spans approximately 245 acres in northern Stephens County, just outside the small community of Crystal Falls, Texas. Thoughtfully developed by its current owners, the ranch is a turnkey recreational property with excellent road and trail system, established hunting setups, abundant water, and a beautifully appointed home, making it equally suited for adventure or relaxation.

As you arrive through the front gate, a manicured rock driveway leads to a newly constructed stone home. Designed around an open-concept layout, the residence is filled with natural light and captures sweeping views of the landscape, wildlife, and sunsets. The spacious living room features a rock fireplace and a large kitchen island, while the layout includes two guest bedrooms with a shared bath and a private primary suite with a luxurious bathroom and an oversized walk-in closet. A mudroom with a dog-washing station and direct access to the attached carport adds everyday convenience. Located a short distance from the home, an established deer camp provides additional accommodations for family and guests while maintaining privacy.

Gunsolus Creek Ranch is predominantly level with a gentle slope toward the back of the property. Native mesquite and scattered live oaks create excellent habitat, complemented by abundant surface water. Two ponds near the home offer outstanding fishing. A wet-weather draw traverses the ranch and feeds a centrally located pond, while Gunsolus Creek forms the southwestern boundary and typically retains water even during dry periods. Together, these water features support healthy populations of whitetail deer, turkey, and other native wildlife. Two years ago, the ranch was treated with aerial spraying to manage the prickly pear, and the impressive results speak for themselves. An extensive trail system provides easy access throughout the property and connects three established hunting areas with blinds, feeders, and food plots.

AGENT COMMENTS: Some ranches offer great hunting, others a beautiful home, but Gunsolus Creek Ranch delivers both. From fishing stocked ponds and watching wildlife from the back porch to exploring miles of trails and hunting setups, this property is ready to enjoy from day one. Thoughtfully improved and turnkey, it's the kind of family ranch rarely available in Stephens County.

-- RESIDENTIAL IMPROVEMENTS --

- House ~ Custom 2,283 sqft, 3 bed/2 bath; built in 2025
- Fireplace ~ Woodburning; rock
- Appliances ~ High-end; General Electric Cafe line
- Accessories ~ Mudroom; dog wash; lots of storage; large windows with remote-operated blinds
- Carport ~ 688 sqft, connected to house
- Porches ~ 1,659 sqft in porches
- Foundation ~ 4,630 total slab sqft
- Doors ~ 8.5 ft tall; all custom
- Kitchen ~ Custom cabinets; granite countertops, 4 ft x 10 ft island
- Yard ~ Top soil hauled in and seeded with grass
- Primary Suite ~ 14 ft x 14 ft; 10 ft ceilings; free-standing soaking tub; large standing shower; his & her walk-in closet
- Gated Entrance ~ Electric gate on FM 578, rock driveway
- Mobile Home ~ 3 bed/2 bath, 1,200 sqft, washer and dryer included
- Utilities ~ Stephens County SUD water meter, multiple electricity meters, septic, propane

-- IMPROVEMENTS --

- Fencing ~ Barbed wire; 3 pastures, ~ 91 ac, ~ 77 ac, & ~ 77 ac

- Barn ~ 30 ft x 25 ft; great storage for equipment
- Hunting ~ 3 deer blinds, 4 deer feeders, 1 turkey feeder
- Cattle Pens ~ Functional and clean
- Roads ~ ATV/UTV dirt roads, gravel
- Leases ~ No cattle lease, no hunting lease

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds; largest is 1.3 ac (when full)
- Gunsolus Creek ~ +/- 900 ft; good fishing
- Fish ~ Bass, crappie, catfish, perch
- Water Meter ~ Stephens County SUD Water Meter
- Elevation ~ 60 ft of elevation change; 1140 ft at the highest point and 1,080 ft at the lowest point
- Tree Cover ~ 100% wooded; Post Oak; Bull Mesquite; Elm
- Underbrush ~ Moderate underbrush; Lotebush, Bumelia, Skunkbush, Cat Claw, Prickly Pear
- Native Grasses ~ Winter Rye, Indiangrass, Bluestem, Gramma
- Food Plot ~ 2 food plots, 1.3 ac and .25 ac
- Soil ~ Thurber Clay, Frio Silty Clay, Hensley Loam, Bluegrove Loam, Bastrop Fine Sandy

-- MINERALS & WIND --

- O&G Production ~ No active production
- Pipelines ~ One 6-inch underground Targa pipeline running along the south side
- Wind Rights ~ 100% wind rights convey; No wind farms in the area
- Mineral Rights ~ No owned mineral rights

-- ACCESS & DISTANCES --

- Road Frontage ~ FM 578 (2,575 ft of paved frontage)
- Nearby Towns ~ 8 mi N of Breckenridge; 13 mi SE of Woodson
- Major Cities ~ 55 mi NE of Abilene; 92 mi W of Fort Worth; 193 mi E of Midland
- Airport ~ 10 mi N of Stephens County Airport, 107 mi W of DFW (International)

Notes:

* A new survey has been ordered and is coming soon.

** The mobile home does not have a title, but the owners are actively working to resolve this issue. If a buyer is not interested in keeping the mobile home, the seller is willing to relocate it to another property.

*** The current owners have multiple custom-made home fixtures with their ranch brand; these items will not convey and will be replaced before closing. Additionally, I was informed that for the right price, they would pay to have the new fixtures made with the buyer's unique brand.

Listing Agent: Travis Patterson [254-246-5266](tel:254-246-5266)



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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