

Wilkerson Ranch
8918 HWY 67
Breckenridge, TX 76424

\$1,627,600
313± Acres
Stephens County



Wilkerson Ranch
Breckenridge, TX / Stephens County

SUMMARY

Address

8918 HWY 67

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

32.852479 / -98.757854

Taxes (Annually)

554

Acreage

313

Price

\$1,627,600

Property Website

<https://cfrland.com/detail/wilkerson-ranch-stephens-texas/106576/>



PROPERTY DESCRIPTION

Wilkerson Ranch spans an impressive 313 acres in the sought-after northeast region of Stephens County, situated along HWY 67 between Breckenridge and Graham, Texas. This ranch is comprised of bull mesquite trees, complemented by scattered live oaks and lush native grasses, creating an ideal habitat for both cattle and wildlife to thrive. As you drive through the front gate, you'll be greeted by a well-established gravel road that guides you to the southwest corner of the property. Here, you'll find a set of cattle pens and a spacious nine-acre trap, both in working condition. Just before reaching the pens, there's an old home with no current value, yet it presents a wonderful opportunity for an established deer camp or a great location for future home construction. Off the main road, a dirt road branches out in two directions. One leads you to the eastern boundary, allowing you to explore the entire fence line, while the other takes you to two cultivated fields, separated by a tree line. Currently, these fields offer a nice wheat crop that is actively enjoyed by cattle. With the right management, they have fantastic potential as prime dove fields. Driving through the property, you will notice that the woods are thick enough for great cover, but open enough to actually see wildlife while keeping you engaged in your surroundings. Wilkerson Ranch boasts four active ponds. Two on the north side and two on the south that provide excellent fishing, duck hunting, and a vital water source for the diverse native wildlife that calls this ranch home. Each side of the ranch features two deep draws, presenting an excellent opportunity to enhance surface water potential. Wilkerson Ranch is a fantastic property that can be enjoyed year-round, offering hunting, fishing, and other outdoor activities where you can create and treasure lasting memories.

AGENT COMMENTS: Wilkerson Ranch, in my opinion, is ideally suited for a hunting camp and several hunting setups, without disturbing each other. Stephens County SUD water line runs along HWY 67 in front of the property, but it is up to the buyer to confirm availability. For the cattle guy, there is a small fence along the northern boundary line that needs some attention; otherwise, it is ready to go. Another bonus, there is no active oil & gas production. Game pictures coming soon.

-- IMPROVEMENTS --

- Roads ~ 1 main gravel road; Two tract dirt roads and ATV trails
- Fences ~ Boundary line fence; excellent to good condition on three sides, the north boundary needs attention for cattle
- Electricity ~ Electricity on the property; Oncor transmission line running across the front of the ranch
- Water Meter ~ Stephens County SUD water line along HWY 67
- Water well ~ Little to no groundwater in the area

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds; 2 loaded with fish; biggest .5 ac when full
- Tree Cover ~ Bull Mesquite, Live Oak, Post Oak, Elm, Juniper,
- Underbrush ~ Heavy underbrush; Elbowbush, Skunkbush Sumac, Bumelia
- Elevation ~ 30 ft of elevation; 1,190 ft at the highest point and 1,160 ft at the lowest point
- Grasses ~ Native grass; Side-Oak Grama, Winter Rye
- Grazing ~ Currently being grazed

-- HUNTING & RECREATION --

- Wildlife ~ Whitetail Deer, duck, dove, hogs, turkey, varmint
- Hunting Pressure ~ Great neighbors; no hunting on Wilkerson Ranch
- Blinds & Feeders ~ No blinds or feeders convey with the property
- Land ~ Heavy wooded; deep draw, sloping elevation

- Native Grasses ~ Thick stands, excellent bedding, ideal seeds for wildlife
- Cultivation ~ +/- 44 ac; currently in wheat
- Soil ~ 10 different soils: Thurber Clay, Leeray Clay, Bluegrove Loam, Lindy Silt Loam, Owens Clay are the main soils

-- MINERALS & WIND --

- Mineral Rights ~ No owned mineral rights to convey
- O&G Production ~ No active production
- Wind Rights ~ 100% wind rights convey
- Wind Production ~ No windmill farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 1,297 ft of HWY 67
- Nearby Towns ~ 11 mi NE of Breckenridge, 20 mi S of Graham
- Major Cities ~ 83 mi W of Fort Worth, 64 mi E of Abilene, 202 mi E of Midland
- Airports ~ 12 mi NE of Stephens County Airport, 100 mi W of DFW

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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City / State / Zip

NOTES

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