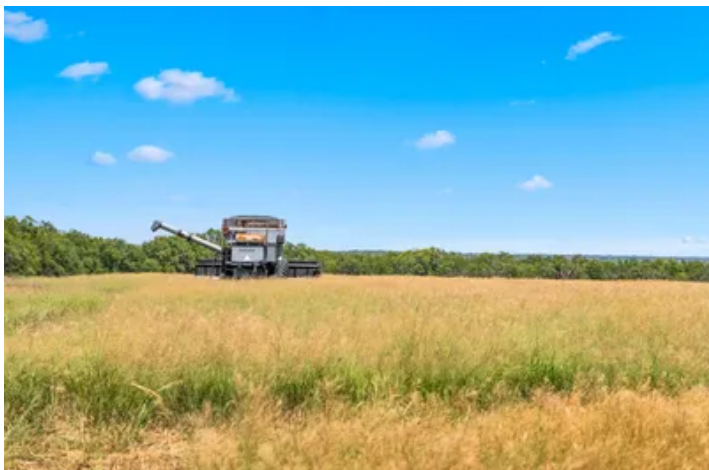


HAM-BALL RANCH - 400 ACRES - CALLAHAN COUNTY
TBD FM 604
Clyde, TX 79510

\$2,728,880
400± Acres
Callahan County



HAM-BALL RANCH - 400 ACRES - CALLAHAN COUNTY
Clyde, TX / Callahan County

SUMMARY

Address

TBD FM 604

City, State Zip

Clyde, TX 79510

County

Callahan County

Type

Hunting Land

Latitude / Longitude

32.316521 / -99.507575

Acreage

400

Price

\$2,728,880

Property Website

<https://ranchrealestate.com/property/ham-ball-ranch-400-acres-callahan-county-callahan-texas/114012/>



HAM-BALL RANCH - 400 ACRES - CALLAHAN COUNTY

Clyde, TX / Callahan County

PROPERTY DESCRIPTION

HAM-BALL RANCH | 400± ACRES | WEST CENTRAL CALLAHAN COUNTY, TEXAS

A rare opportunity to own a true multi-generational Texas ranch, the Ham-Ball Ranch has been held by the same family for more than 60 years. Located in Central Western Callahan County, this 400± acre property offers an exceptional combination of productive agricultural land, wildlife habitat, water resources, and recreational potential, all within approximately 25 minutes of Abilene and two hours of Fort Worth.

The ranch is thoughtfully divided between approximately 275± acres of meticulously maintained open pasture and 125± acres of mesquite and hardwood cover. The productive pastures have historically been used for wheat production and hay and provide excellent grazing for cattle. Minimal weeds and limited young mesquite reflect years of careful stewardship. Good perimeter fencing and cross-fencing provide the infrastructure for rotational grazing and efficient cattle production.

Four tanks provide dependable water for livestock and wildlife, while numerous draws traverse the ranch and offer excellent potential for additional tanks or a larger lake. A water meter is currently in place, with additional water availability potentially through Eula Water Supply. Several hand-dug wells have historically existed on the property, offering potential for future well development.

Wildlife is abundant, with whitetail deer, turkey, quail, dove, ducks and other native species utilizing the diverse habitat. With very little hunting pressure over the years, other than feral hog management, the ranch offers an excellent foundation for a quality hunting and recreational program. Open fields also provide outstanding opportunities for wildlife food plots.

With no current oil or gas activity and no abandoned equipment, the Ham-Ball Ranch presents a clean slate for its next owner. Whether envisioned as a working cattle operation, productive farm, hunting and recreational retreat, high-fenced ranch, weekend getaway, or private homesite and family ranch, the possibilities are extensive.

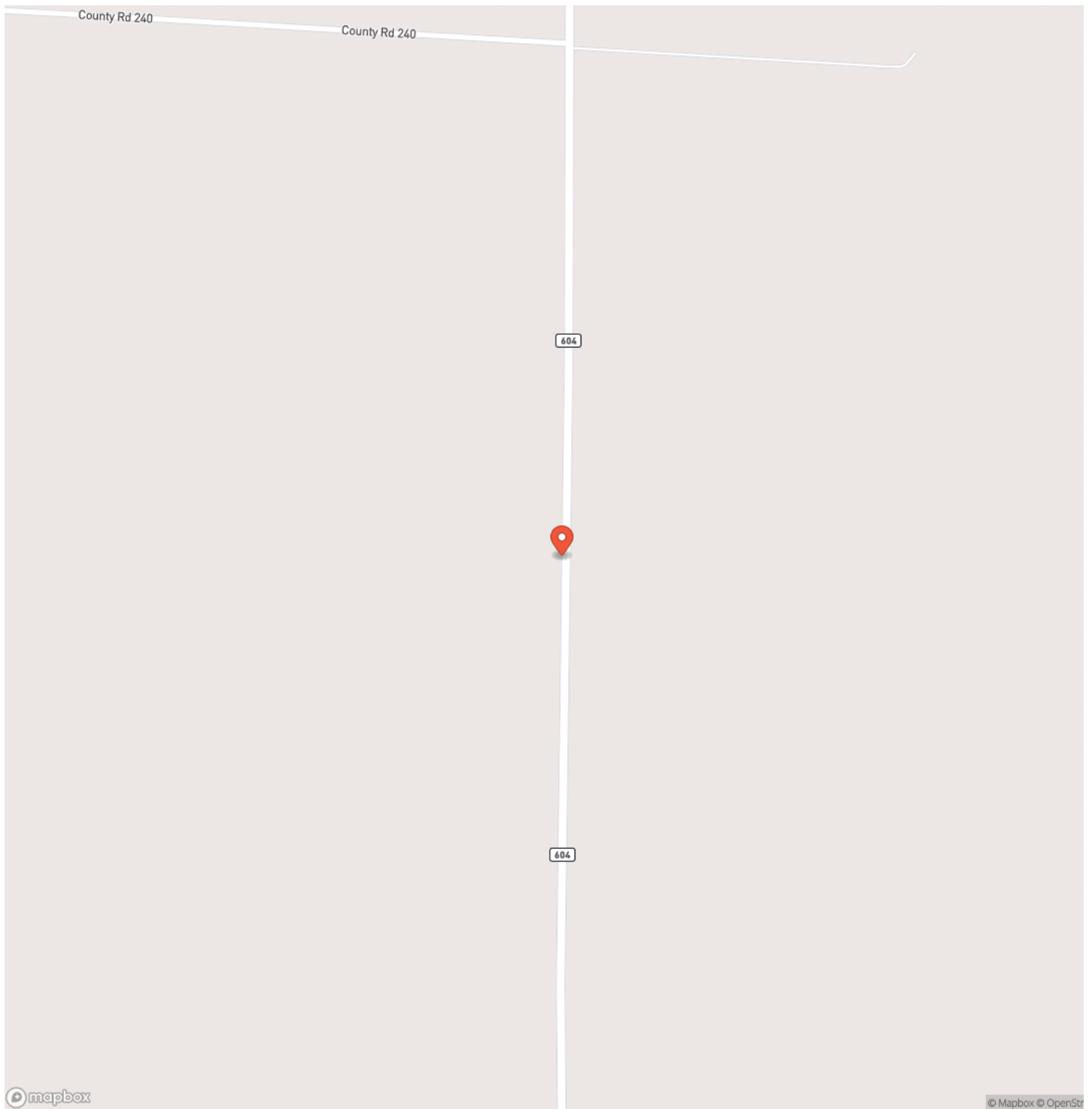
Access is convenient from both FM 604 and County Road 261, providing multiple points of entry. The ranch is offered as 400± acres, with an additional 51± acres potentially available for a total of approximately 451 acres. The property may also be available as two separate 200± acre tracts.

A well-balanced Texas ranch with history, productivity, wildlife and opportunity, the Ham-Ball Ranch is ready for the next generation to make it their own.

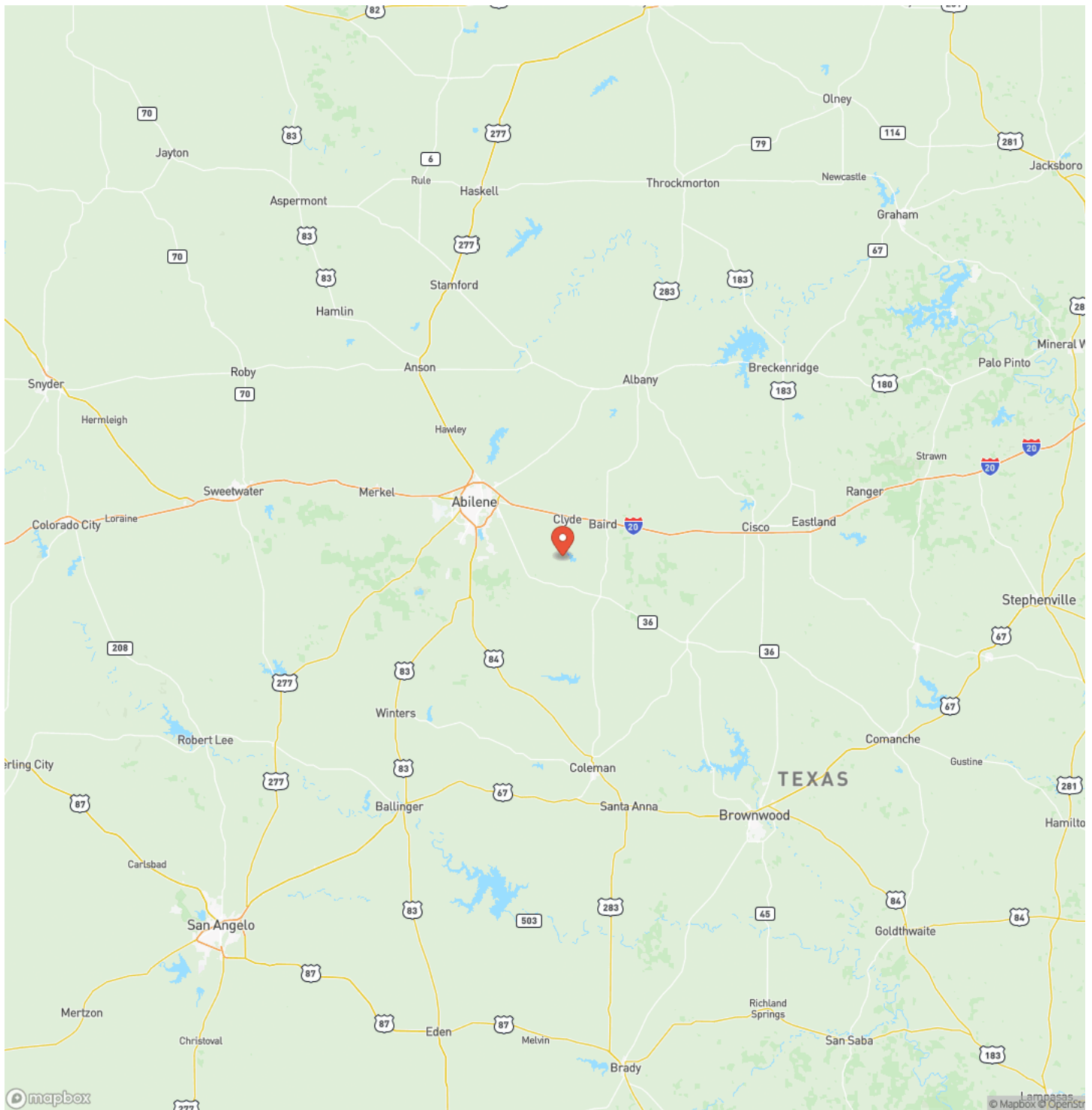
HAM-BALL RANCH - 400 ACRES - CALLAHAN COUNTY
Clyde, TX / Callahan County



Locator Map



Locator Map



Satellite Map



HAM-BALL RANCH - 400 ACRES - CALLAHAN COUNTY
Clyde, TX / Callahan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Ruffner, DVM

Mobile

(817) 946-7742

Email

Steve@CapitolRanch.com

Address

City / State / Zip

Graham, TX 76450

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information has been obtained from sources deemed reliable but not guaranteed. All dimensions and boundaries are estimated, and the buyer has the right to verify prior to submitting an offer. Capitol Ranch Real Estate makes no representation, warranty, or covenant of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which are purchaser may conduct there on, compliance by the property with any laws, rules, ordinances or regulations if any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose. Please submit an offer with earnest money one percent of the asking price. Contact listing broker for preferred title company. The photos and information may not be duplicated in whole or part without the expressed written consent of Capitol Ranch Real Estate

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