

The Veale 96
TBD US Highway 180 East
Breckenridge, TX 76424

\$568,406
96.34± Acres
Stephens County



The Veale 96
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD US Highway 180 East

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Horse Property, Farms

Latitude / Longitude

32.751844 / -98.84078

Taxes (Annually)

\$167

Acreage

96.34

Price

\$568,406

Property Website

<https://cfreland.com/detail/the-veale-96-stephens-texas/104080/>



The Veale 96

Breckenridge, TX / Stephens County

PROPERTY DESCRIPTION

Discover 96± acres just east of Breckenridge, offering a prime blend of functionality and wide-open Texas landscape. A deeded entry lane from Highway 180 provides reliable, easy access to the traps and pens in the front. The Veale 96 also has excellent fencing and reliable water for cattle. The central portion of the property features rolling mesquites, salt scalds, and scattered ponds. As the property transitions toward the back, the terrain rolls into scenic oak-covered hills, overlooking a heavily wooded valley. Wooded hills and thicker cover on the north side create excellent habitat for the local whitetail. Live-oak covered hilltops in the back create ideal building sites overlooking the back valley. The Veale 96 provides a balanced layout that supports ranching, hunting, and future country living.

Whether you're looking to invest in productive land or enjoy a private rural retreat, this tract delivers the space, usability, and location to make it happen.

AGENT COMMENTS: Strong, well-fenced 96 acres with excellent native grass and highway frontage, making it a highly functional tract for a new build or hunting retreat. The added value of raw water line access provides flexibility for future improvements or expanded agricultural use. ~ **LaChelle Clark**

-- RANCHING & HUNTING IMPROVEMENTS --

- Fencing ~ 6-strand barbed wire, good condition
- Entry lane ~ 1,260 ft deeded lane; provides entry to property
- Cross-fence ~ 6-strand barbed wire
- Working pens ~ southeast side; good condition
- Trap ~ 4.5 ac trap with working pens
- Roads ~ ATV/UTV; grass/dirt

-- WATER, COVER & TERRAIN --

- Surface Water ~ 4 ponds; .42 ac-stocked, .35 ac, .27 ac & .20 ac
- Water Meter ~1 meter; West Central Texas Municipal Water District; raw water line
- Elevation ~ 70 ft; rolling hillside to flat grass pastures
- Tree Cover ~ open to lightly wooded; mostly mesquite, live oak on hills
- Underbrush ~ mostly open; heavy underbrush on the northern portion
- Pasture Land ~ native grasses
- Soil ~ Bluegrove fl, Bluegrove l, Hensley l, Oil waste land, Palopinto, Rowden cl

-- HUNTING & RECREATION --

- Native Wildlife ~ whitetail deer, turkey, variety of ducks, hogs, varmints
- Habitat ~ native grasses; wooded hillside

-- MINERALS, WIND & EASEMENTS --

- O&G Production ~ no active production or lease
- Mineral Rights ~ no minerals owned
- O&G Pipelines ~ none on property



- Wind Rights ~ 100% owned and convey; no wind farms in sight

-- ACCESS & DISTANCES --

- Road Frontage ~ 40 ft of Highway 180 East; paved
- Nearby Towns ~ 4.8 mi E of Breckenridge; 28 mi SE of Graham, 41 mi W of Mineral Wells
- Major Cities ~ 57 mi E of Abilene; 59 mi W of Weatherford; 87 mi W of Fort Worth
- Airport ~ 2.2 mi NE of Stephens County Airport, 104 mi W of DFW (International)

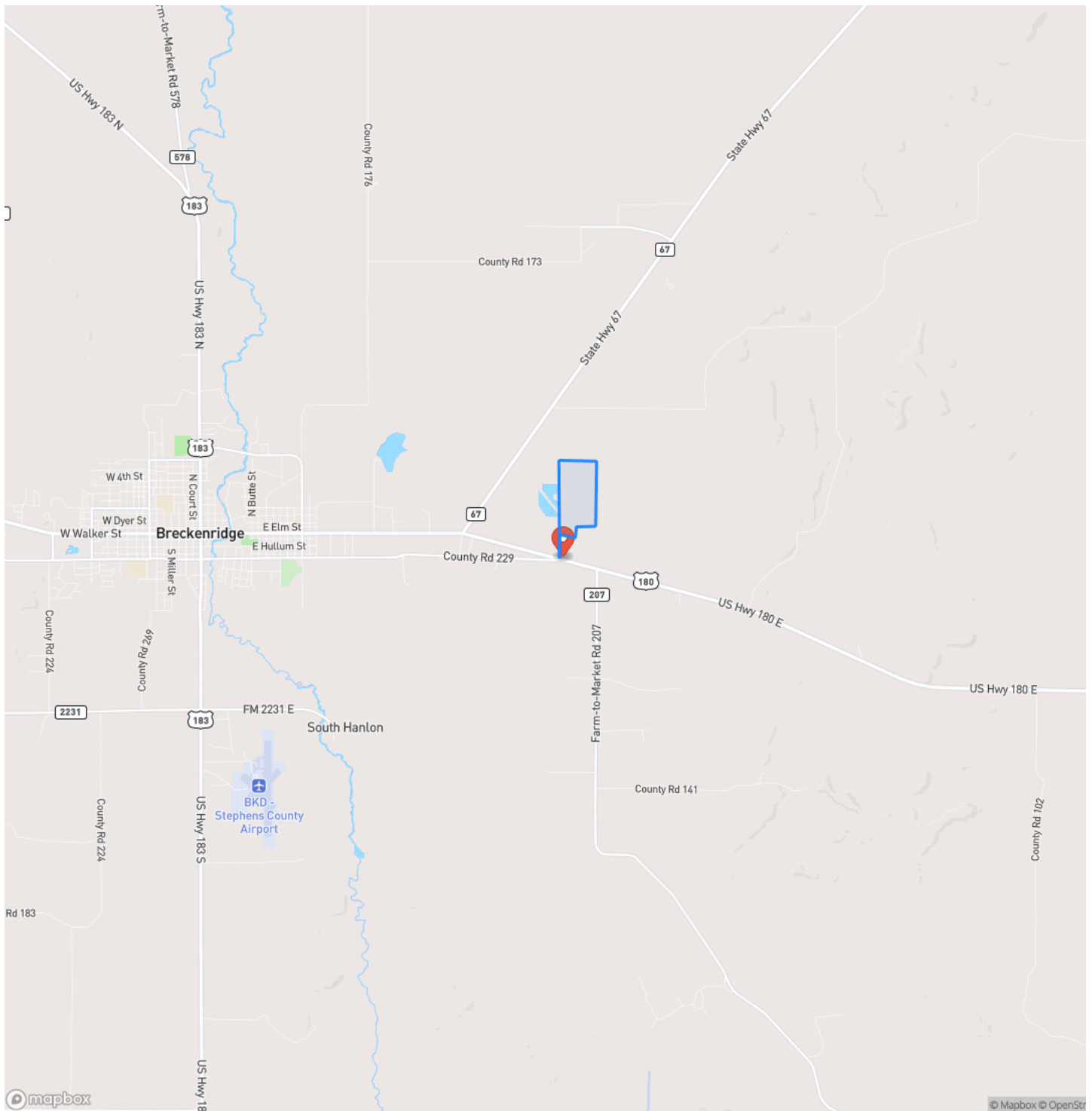
Listing Agent: LaChelle Clark [\(254\) 477-3500](tel:2544773500)



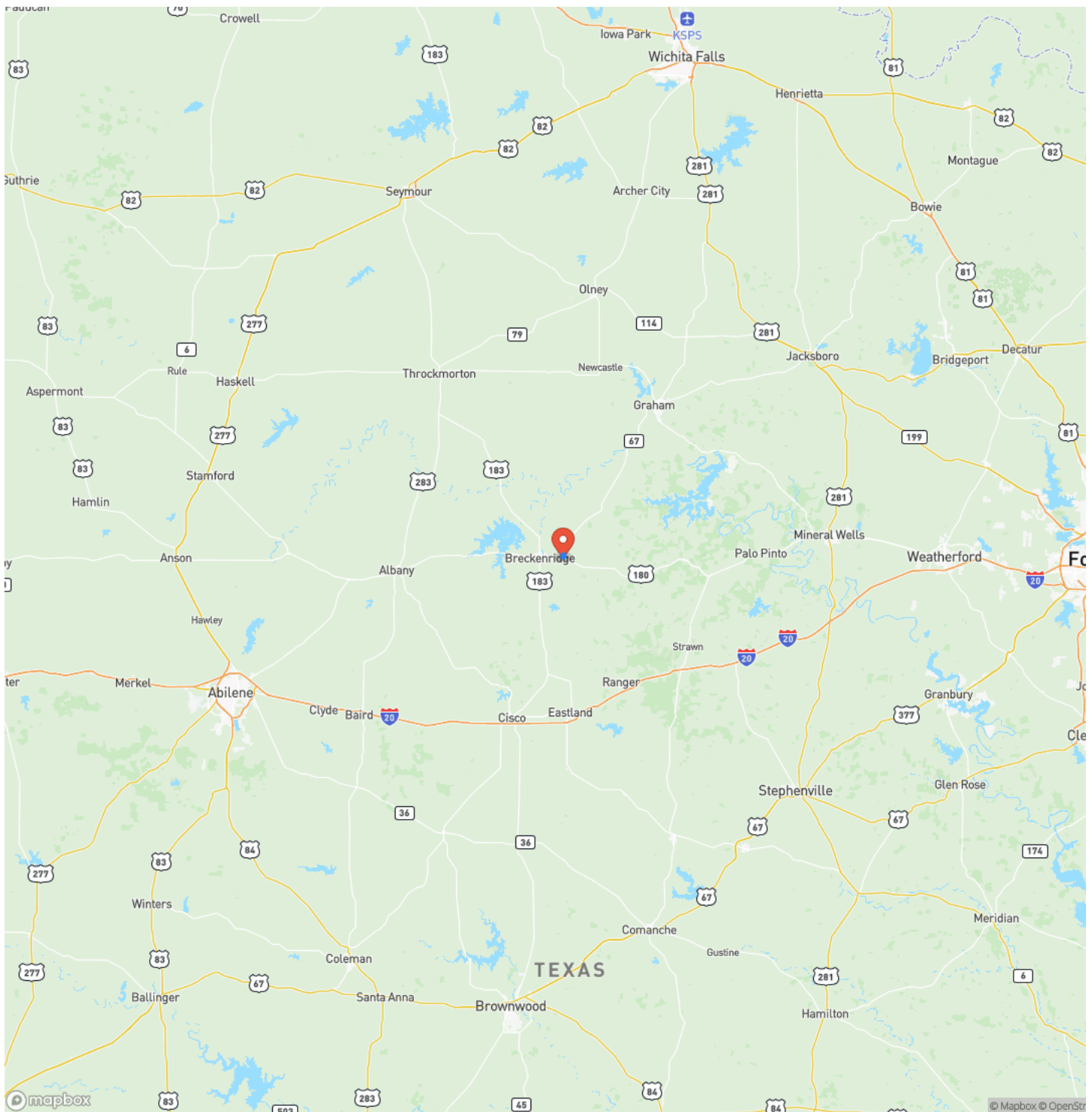
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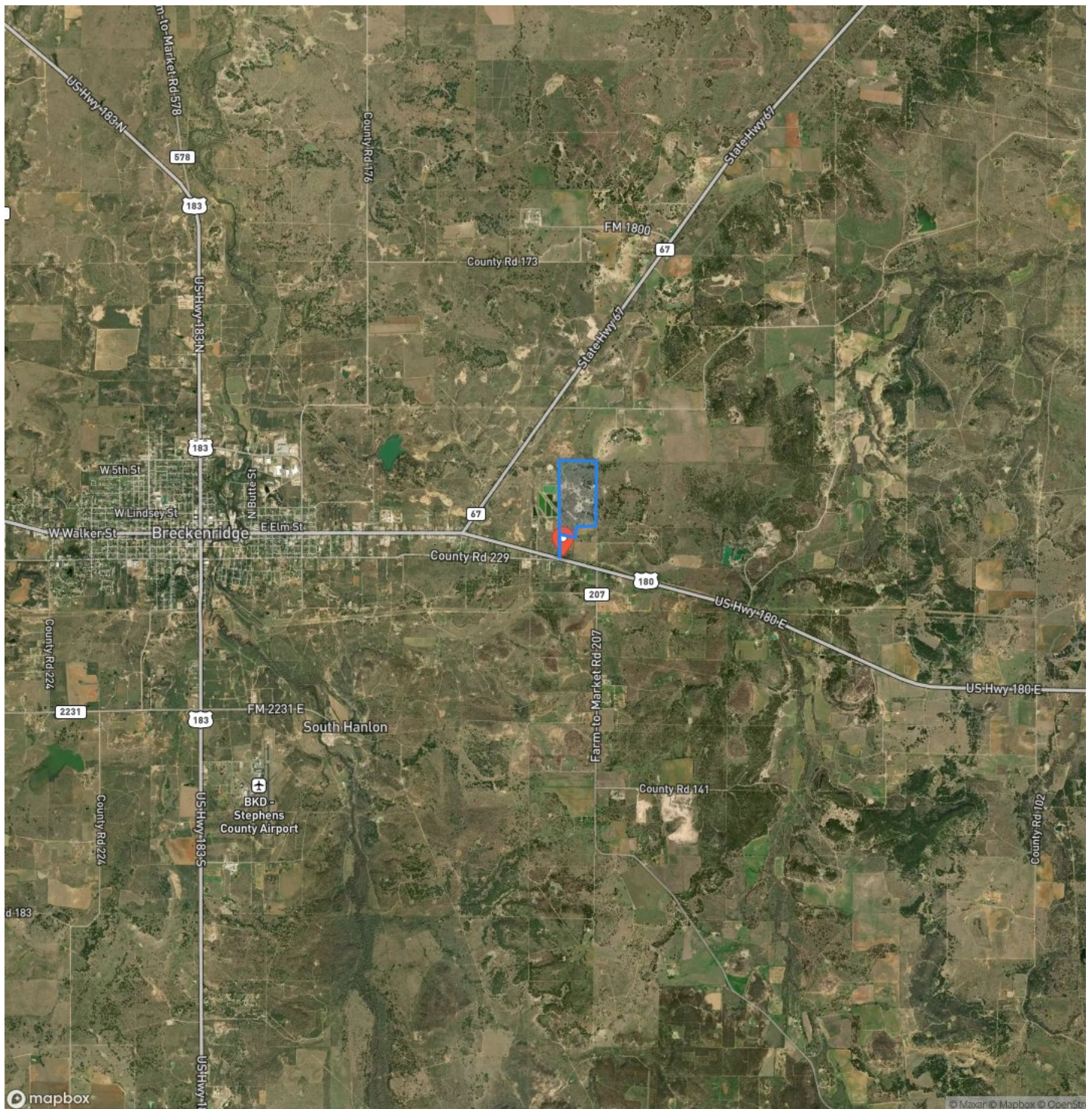
Locator Map



Locator Map



Satellite Map



The Veale 96
Breckenridge, TX / Stephens County

LISTING REPRESENTATIVE
For more information contact:



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LaChelle Clark

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City / State / Zip
Graham, TX 76450

NOTES

Notes section with 14 horizontal lines for text entry.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.

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