

**The Chesley aka Long Run Creek Ranch -
Gorgeous Historical 2058.6 acre ranch in
Stephens County**

CR 187

Breckenridge, TX 76424

\$3,654,015

**2,058 +/- acres
Stephens County**



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

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Breckenridge, TX / Stephens County

SUMMARY

Address

CR 187

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Ranches, Recreational Land

Latitude / Longitude

32.5585 / -98.9716

Acreage

2,058

Price

\$3,654,015

Property Website

<https://moreoftexas.com/detail/the-chesley-aka-long-run-creek-ranch-gorgeous-historical-2058-6-acre-ranch-in-stephens-county-stephens-texas/10230/>



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PROPERTY DESCRIPTION

Nestled off CR 187, just south of Breckenridge, TX 76424 in Stephens County sits part history, The Chesley Ranch aka Long Creek Ranch, family owned since mid 1900's, this 2058.6 acre property was once part of 25,000 acres owned by the Chesley, O'Connor and Moreland families. Rarely does a ranch with this much history become available to the public. The ranch consists of 2058.6 acres with good access off CR 187, there is also access of CR 190 through CR 195(see aerial). The ranch is heavily rolling with an abundance of elevation changes going up to 1450'. With the variety of terrain, panoramic views are around every turn. Due to the immense amount of large oak, mesquite, wild plum thickets, hackberry's and other native vegetation, The Chesley is loaded with game, including, whitetail deer, hogs, turkey, waterfowl, varmints etc. In addition to the vegetation, and terrain, there is an abundance of water resources including 5 large ponds as well as several smaller watering holes. Adding to the water resources and attractions of the Chesley is Long Run Creek which meanders through the ranch from north to south. There is a nice set of pens on the western edge of the property. A cabin is available for overnight stays at the east entrance off CR 187. There are several primary roads giving the owners access to the majority of the ranch as well as several feeder roads. In addition to conveying all oil, gas and other minerals owned into the approx. 2058.6 acres the sellers are also willing to convey all additionally owned minerals into the neighboring approx. 3000 acres with an acceptable offer, giving the new owners oil, gas and other mineral rights into approx. 5,000 acres, this is a rare opportunity not often available. The Chesley is the opportunity to own part of Texas history, and is ready to be groomed for the outdoorsman and/or rancher. Priced at \$1775 an acre, The Chesley is ready for its new owners.

LOCATION: Breckenridge, Stephens Co, TX CR 187

ACRES: 2058.6(PER SURVEYS)

PRICE: \$1775 an acre and/or \$3,654,015.00

WATER: Seasonal Creek, several water shed ponds(sub surface water could be available)

CLIMATE: Summer high avg = 95 deg. Winter low avg = 30 deg; Rainfall avg = 30"/yr

UTILITIES: Electric

WILDLIFE: Whitetail deer, turkey, hogs, quail, dove, etc.

MINERALS: All owned will be conveyed with an acceptable offer.



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VEGETATION: Dense with Large Oaks and Big Mesquite, Plum Thickets, Blue Bush, Native Grass

TERRAIN: Heavily Rolling

SOILS: Clay Loam and Sandy Loam

TAXES: Ag exempt

IMPROVEMENTS: Cabin and working pens

CURRENT USE: Ranching and recreational

POTENTIAL USE: Ranching, recreational and residential

NEIGHBORS: Large tract owners surround property

FENCING: Excellent to average

ACCESS: Primary CR 187, additional off CR 190 and CR 195

EASEMENTS: Utilities, pipeline, etc.

LEASES: Grazing and Hunting with termination clauses when property sells.

SHOWINGS: Listing Agent, Matt McLemore , must be present at all showings, unless authorized by seller to not be present. Buyers and/or buyers agent may be asked to provide proof of funds or pre-approval letter from buyers prior to viewing property.

ADDITIONAL: Surveys are completed and attached under documents

Disclaimer: Buyer's agent (if applicable) must be identified on first contact and be present at all showings in order to receive a participation fee. If this condition is not met, the commission percentage will be at the sole discretion of Mossy Oak Properties of Texas.

Disclaimer: Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends



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that an information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

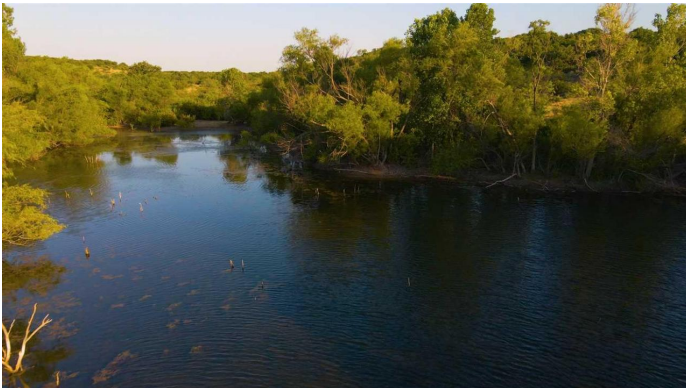


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Locator Maps



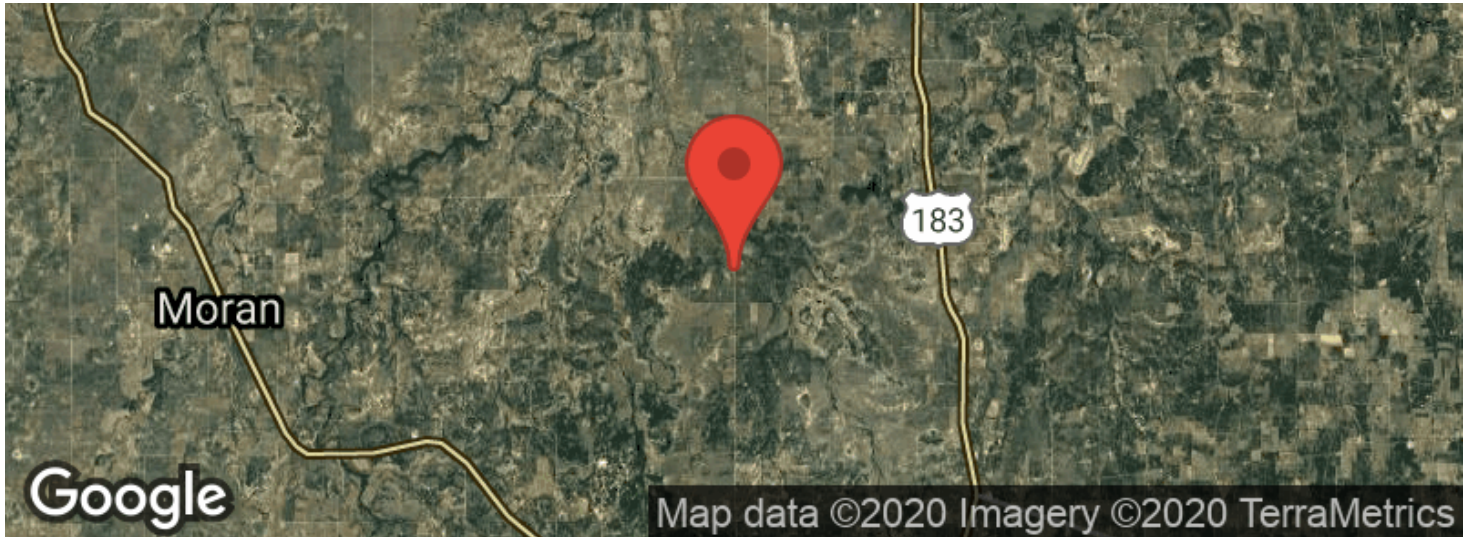
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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