

Hubbard Creek Back 40
TBD
Breckenridge, TX 76424

\$181,230.00
43.150 +/- acres
Stephens County



Hubbard Creek Back 40
Breckenridge, TX / Stephens County

SUMMARY

Address

TBD

City, State Zip

Breckenridge, TX 76424

County

Stephens County

Type

Hunting Land, Undeveloped Land, Single Family,
Recreational Land

Latitude / Longitude

32.7581 / -99.0169

Acreage

43.150

Price

\$181,230.00



PROPERTY DESCRIPTION

Hubbard Creek Back Forty is 43.15 acres of native pasture with heavy cover and a couple of ponds. This acreage lies only 500ft from Hubbard Creek Lake with lake-view build sites minutes from a public boat ramp. This raw land has areas of thick mesquites that hold ample wildlife while also providing native grass for cattle. The ponds are holding water and have the potential to be enlarged. The existing water meter is on the NE portion of the property close to the ideal building sites. The property is fenced and cross fenced with over a mile of paved frontage providing opportunities to split in the future.

COVER

- *Tree Cover*- Heavy to moderate; mostly mesquite, post oak, live oak, hackberry
- *Under Brush*-Moderate; algerita, lotebush, prickly pear, tasajillo
- *Native Grass*-Current owner runs a couple of cows

WILDLIFE

- Deer, duck, and dove
- Quail, turkey, and hog
- Large neighbors to the west

WATER FEATURES

- 2 Tank/Ponds
- 1 small hole of water
- 500ft from Hubbard Creek Lake
- Build sites with views of the lake
- Fort Griffin water meter

MINERALS

- No active production
- No minerals owned

ACCESS

- Paved FM 3201 (5,000+ft)
- 1/2 mile south of Hwy 180

DISTANCES

- 8 miles east to Breckenridge
- 17.5 miles west to Albany
- 53 miles west to Abilene
- 102 miles northeast to Wichita Falls
- 110 miles east to Fort Worth

Listing Agent: Travis Patterson (254) 246-5266

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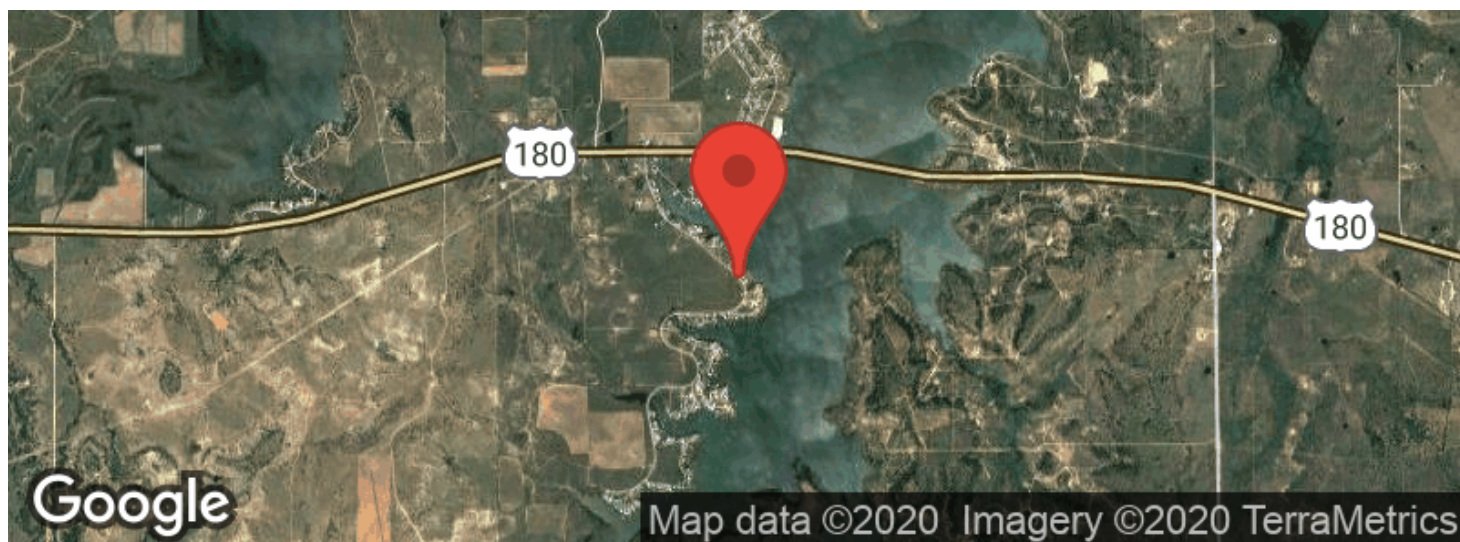
Hubbard Creek Back 40
Breckenridge, TX / Stephens County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

Travis@cfreland.com

Address

600 4th Street

City / State / Zip

Graham, TX, 76450

NOTES

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

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