

**OJT Ranch**  
2946 FM 52  
Perrin, TX 76449

**\$1,975,000**  
89± Acres  
Palo Pinto County



**OJT Ranch**  
**Perrin, TX / Palo Pinto County**

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**SUMMARY**

**Address**

2946 FM 52

**City, State Zip**

Perrin, TX 76449

**County**

Palo Pinto County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

32.955514 / -98.135347

**Dwelling Square Feet**

1200

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

89

**Price**

\$1,975,000

**Property Website**

<https://ranchrealestate.com/property/ojt-ranch-palo-pinto-texas/95031/>



## **PROPERTY DESCRIPTION**

### **89± Acre Multifunction Ranch | Palo Pinto County, Texas**

Nestled near Graford in the highly sought-after Palo Pinto County, this 89-acre multifunction ranch offers a rare blend of natural beauty, modern comfort, rich history, and true Texas charm. Owned and lovingly maintained by the same family for more than 20 years, the property is ideal as a weekend escape, permanent residence, working ranch, or dedicated hunting retreat.

#### **Residence & Improvements**

A well-appointed 2000 sq. ft. two-bedroom, one-bath barndominium, built in 2011, serves as a comfortable turnkey residence. The home features granite countertops, modern appliances, and an inviting open layout. The back porch—with its antique wood stove—creates the perfect gathering place for relaxing evenings, starlit conversations, or warming up beside a crackling campfire.

The ranch is thoughtfully improved with infrastructure that supports livestock, recreation, and ranch operations, including:

- Multiple livestock sheds
- Large pole barn for equipment storage
- Fully enclosed work barn for ranch projects
- Aviary for chickens or other fowl
- Goat-proof perimeter and cross fencing
- Buried freight container serving as a storm shelter
- Reliable water well with lines distributed throughout the ranch

#### **Land, Water & Wildlife**

This property is truly a land of character—heavily wooded with a variety of hardwoods, dramatic elevation changes, and open meadows that create a ranch landscape far larger in feel than its acreage suggests. Numerous dirt and rock roads thread through the property, opening access to every corner.

A crystal-clear, year-round tank—stocked with large bass (up to ~9 lbs.) and perch and equipped with an aerator—provides a stunning focal point as well as dependable water for wildlife and livestock.

The ranch is a haven for wildlife, offering exceptional hunting opportunities for deer, turkey, dove, ducks, hogs, and varmints. A 100-yard rifle range further enhances its hunting amenities.

#### **Historic Features**

Adding uniqueness and undeniable charm, portions of the historic Weatherford, Mineral Wells & Northwestern Railway once traversed this ranch. Remnants of the old railroad and the impressive rock bridge built in 1907 still stand as landmarks, providing both character and a tangible connection to Texas' early boomtown history.

#### **Location**

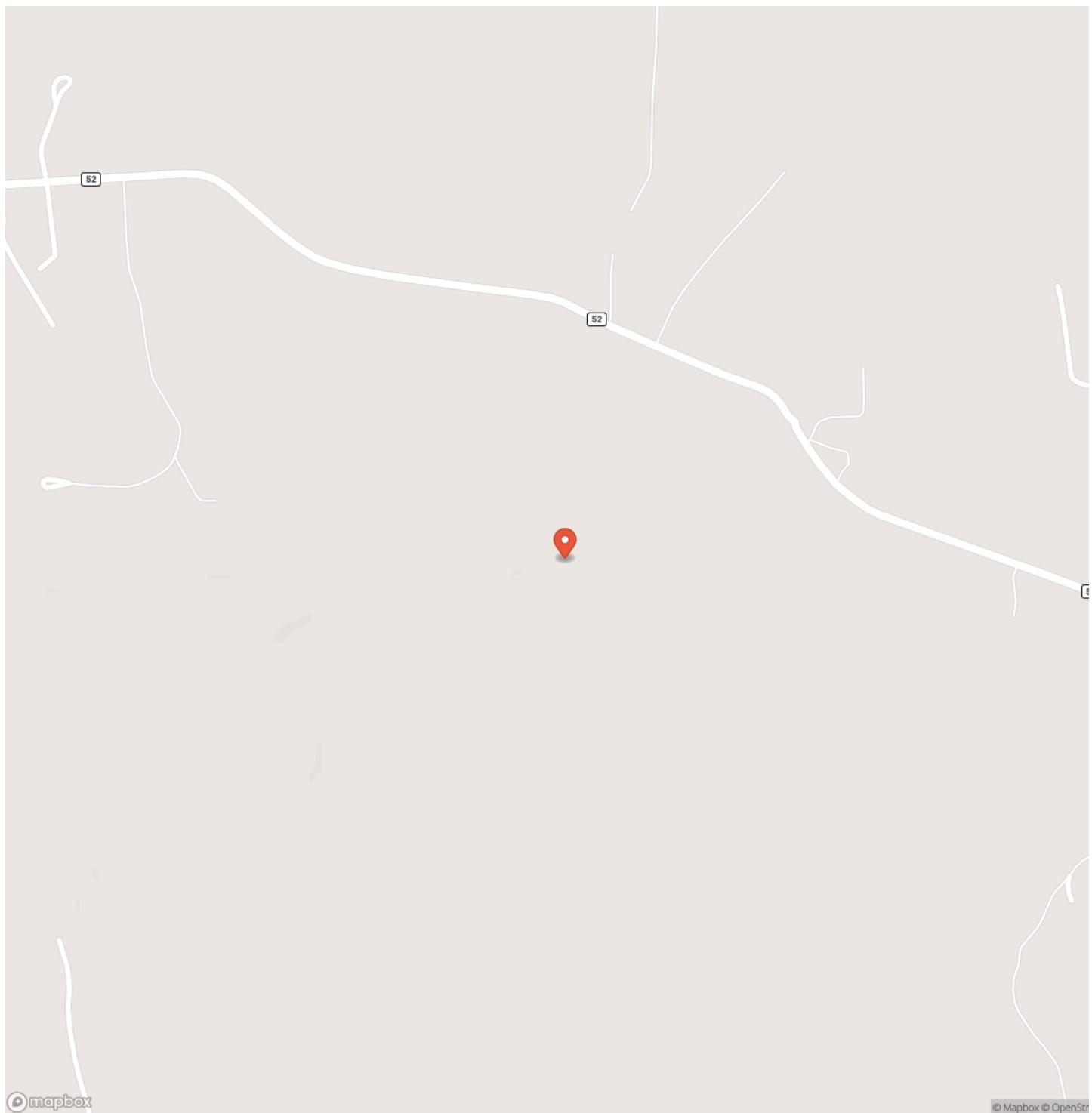
Situated in one of the most beautiful and desirable areas of Palo Pinto County, the ranch is surrounded by well-kept neighboring properties. Its proximity to DFW, Mineral Wells, and Weatherford offers unmatched convenience while still delivering the privacy, quiet, and natural beauty that ranch buyers seek.

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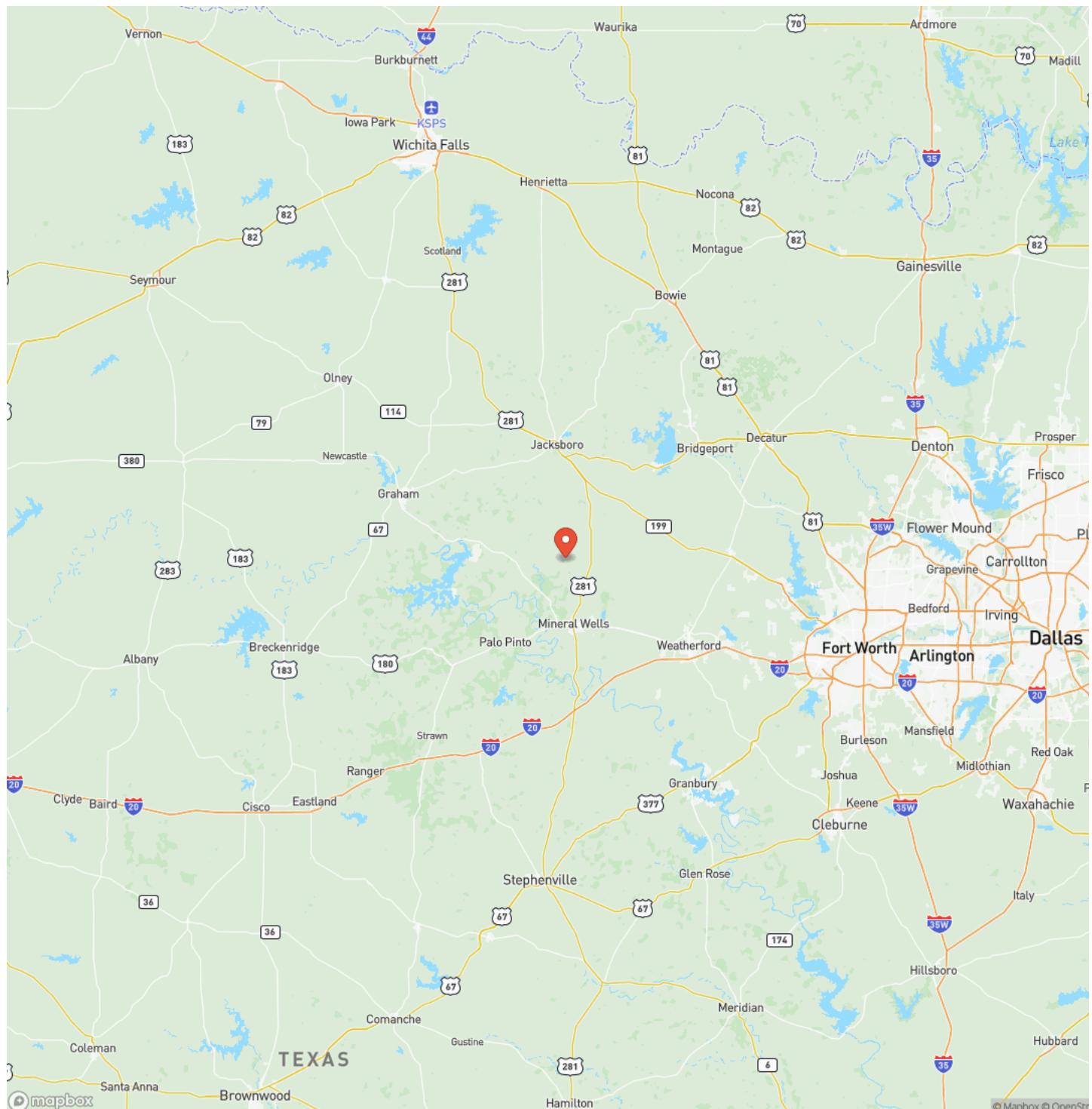
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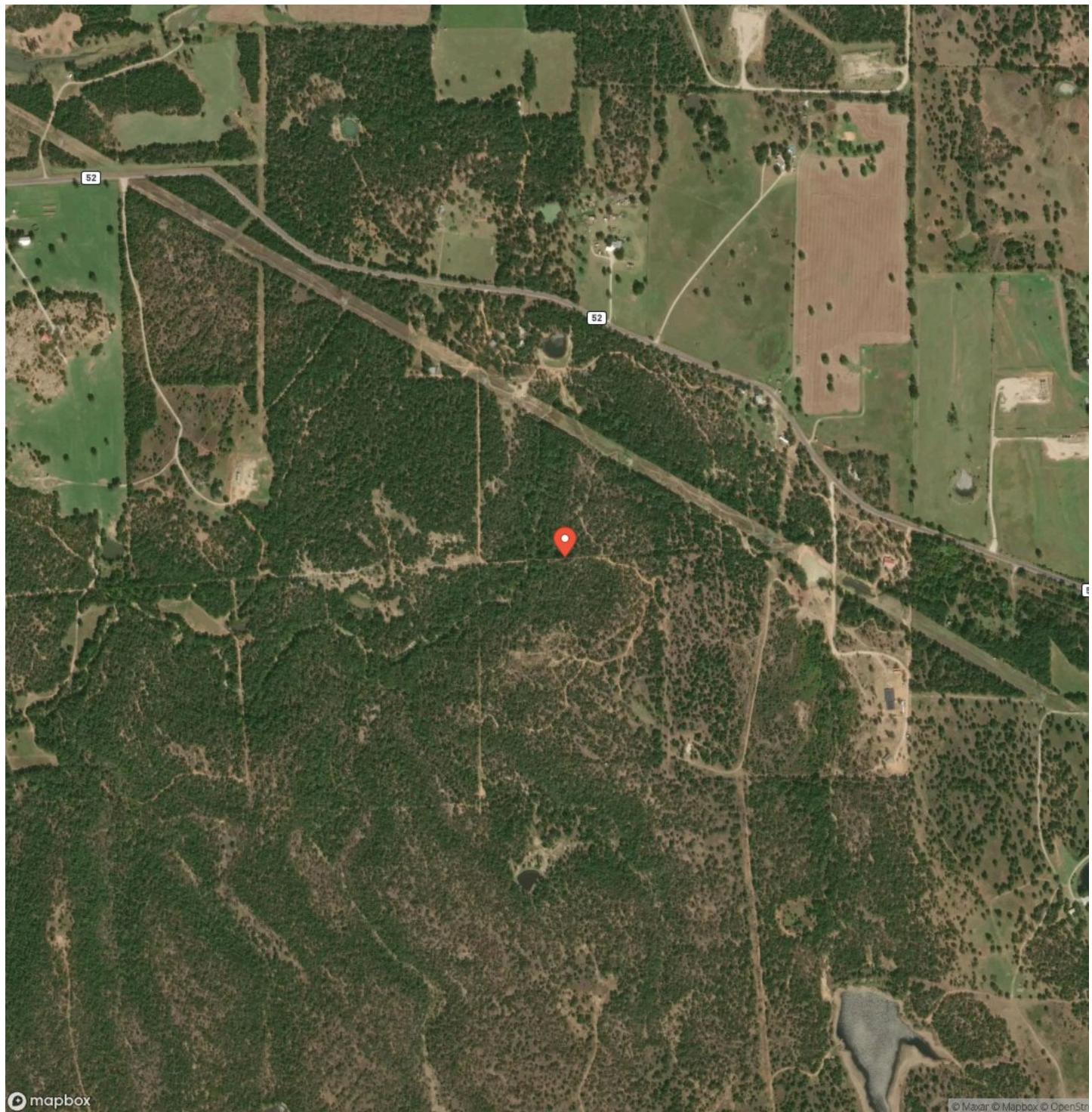
## Locator Map



## Locator Map



## Satellite Map



## **OJT Ranch Perrin, TX / Palo Pinto County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Steve Ruffner, DVM

## Mobile

(817) 946-7742

## Email

Steve@CapitolRanch.com

## Address

**City / State / Zip**

## NOTES

## NOTES

## **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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