

7L Ranch
7638 FM 1191
Jermyn, TX 76459

\$3,499,000
530± Acres
Jack County



7L Ranch
Jermyn, TX / Jack County

SUMMARY

Address

7638 FM 1191

City, State Zip

Jermyn, TX 76459

County

Jack County

Type

Hunting Land, Ranches, Residential Property

Latitude / Longitude

33.2778871 / -98.3706918

Dwelling Square Feet

1

Bedrooms / Bathrooms

2 / 2

Acreage

530

Price

\$3,499,000

Property Website

<https://ranchrealestate.com/property/7l-ranch-jack-texas/60588/>



PROPERTY DESCRIPTION

MOTIVATED SELLER!!! Welcome to the 7L Ranch! Nestled on the southern fringe of the historic Lost Valley in Jack County, Texas, this stunning ranch offers breathtaking views and endless starry nights. Located just 14 miles west of Jacksboro and a mere 1.5 hours from Fort Worth, this vast property provides a convenient escape from city life to the serene countryside. Whether your passions include hunting, fishing, horseback riding, mountain biking, rock climbing, or simply enjoying a peaceful weekend retreat, 7 L Ranch has it all.

The property features two prominent oak tree-covered ridges with some of the regions most dramatic elevation changes, boasting over 200 feet of variance. From the ridge tops, you'll be treated to expansive views stretching across Lost Valley. Despite being over 70% wooded, the ranch is easily navigable thanks to a network of well-maintained roads and trails. New perimeter and cross-fencing span approximately 5 miles, creating three distinct pastures ideal for rotational grazing of wheat fields and lush native grasses.

A standout feature of this ranch is the newly constructed lake, complete with a picturesque 1/2 acre island accessible via a bridge. Majestic oak trees dot the lakeshore and island, providing ample shade for gatherings of family and friends. The lake site is equipped with electricity, perfect for camping and RV enthusiasts.

For those seeking tranquility, a secluded 1.5 acre pond nestled among the trees in the eastern section of the ranch offers an idyllic spot for fishing, waterfowl hunting, or simply enjoying a good book. In total, the ranch boasts six ponds, five of which are stocked, alongside the main lake.

Seasonal creeks meander through the property, enhancing wildlife habitat and providing additional water sources. The ranch is teeming with wildlife, including whitetail deer, turkey, and feral hogs, thanks to ample cover, year-round water, and an established wheat field. Dove hunting over the ponds and sunflower fields is also a popular pastime. Fertile soils in the open, lower-lying areas offer potential for additional food plots.

A well-maintained 2BR/2BA home, set back from the road for privacy, serves as a comfortable retreat. The house features a spacious kitchen, open dining and living areas, and large covered porches at both the front and rear, perfect for outdoor relaxation. Gather around a campfire and enjoy spectacular stargazing in the hills of northern Jack County. 7L Ranch is a haven for outdoor enthusiasts and offers something for everyone.

Discover the allure of 7L Ranch in Jack County, Texas, a mere 1.5-hour drive from Fort Worth. This expansive property boasts diverse activities, from hunting to fishing, set against the backdrop of two oak-covered ridges, a newly constructed lake with a charming island, and an array of six ponds. Wildlife flourishes in this serene landscape, offering sightings of deer, turkey, and hogs. The inviting 2BR/2BA home, tucked away for privacy, features spacious living areas and inviting covered porches, perfect for outdoor relaxation. Embrace the tranquility of the countryside and relish the boundless opportunities for adventure at 7L Ranch. **THERE ARE ADDITIONAL PARCELS OF LAND, CONGRUENT TO THIS RANCH, AVAILABLE FOR PURCHASE THAT COULD MAKE A RANCH OF 1100 ACRES +/- . CALL AGENT FOR DETAILS!**

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

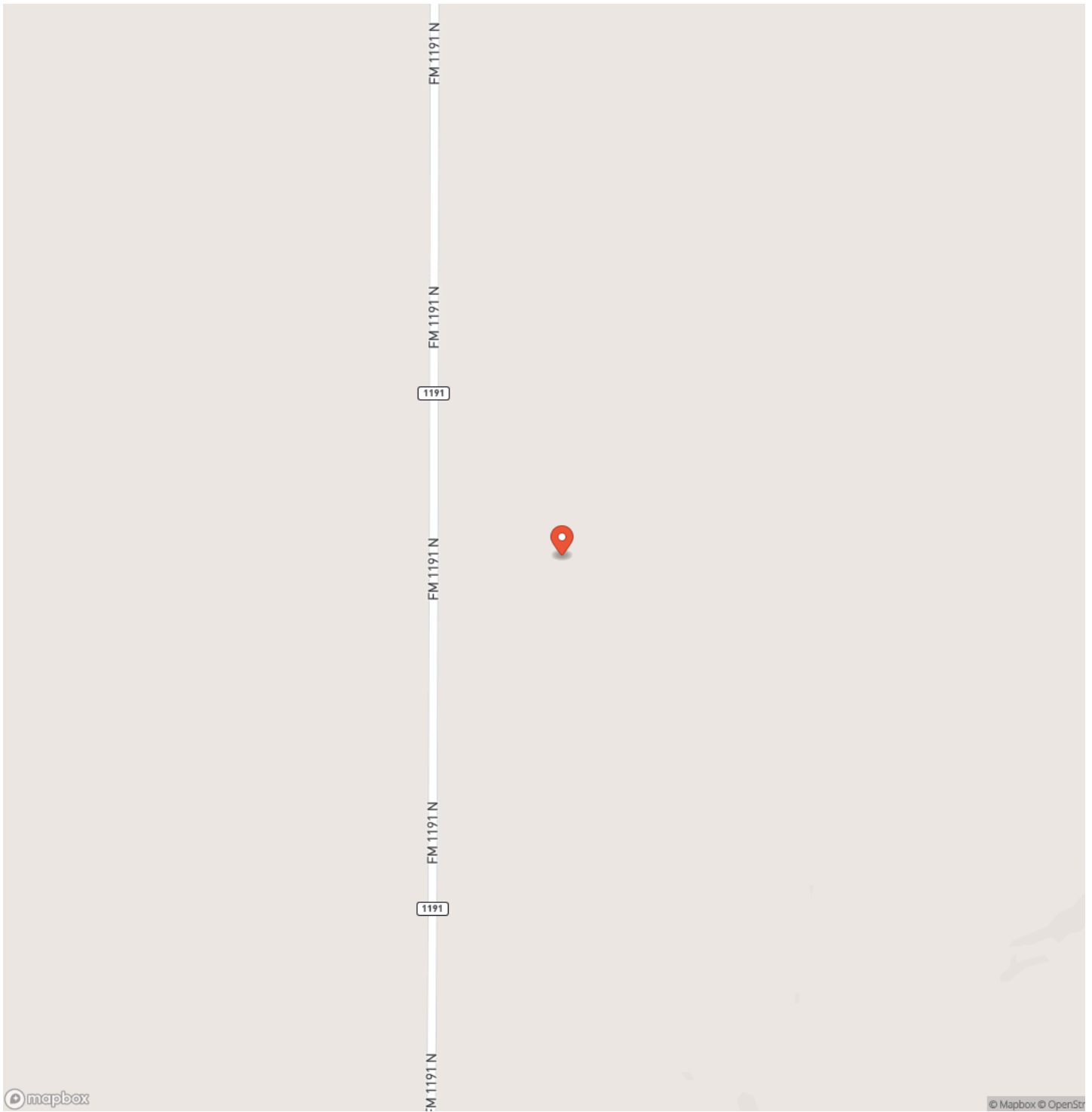
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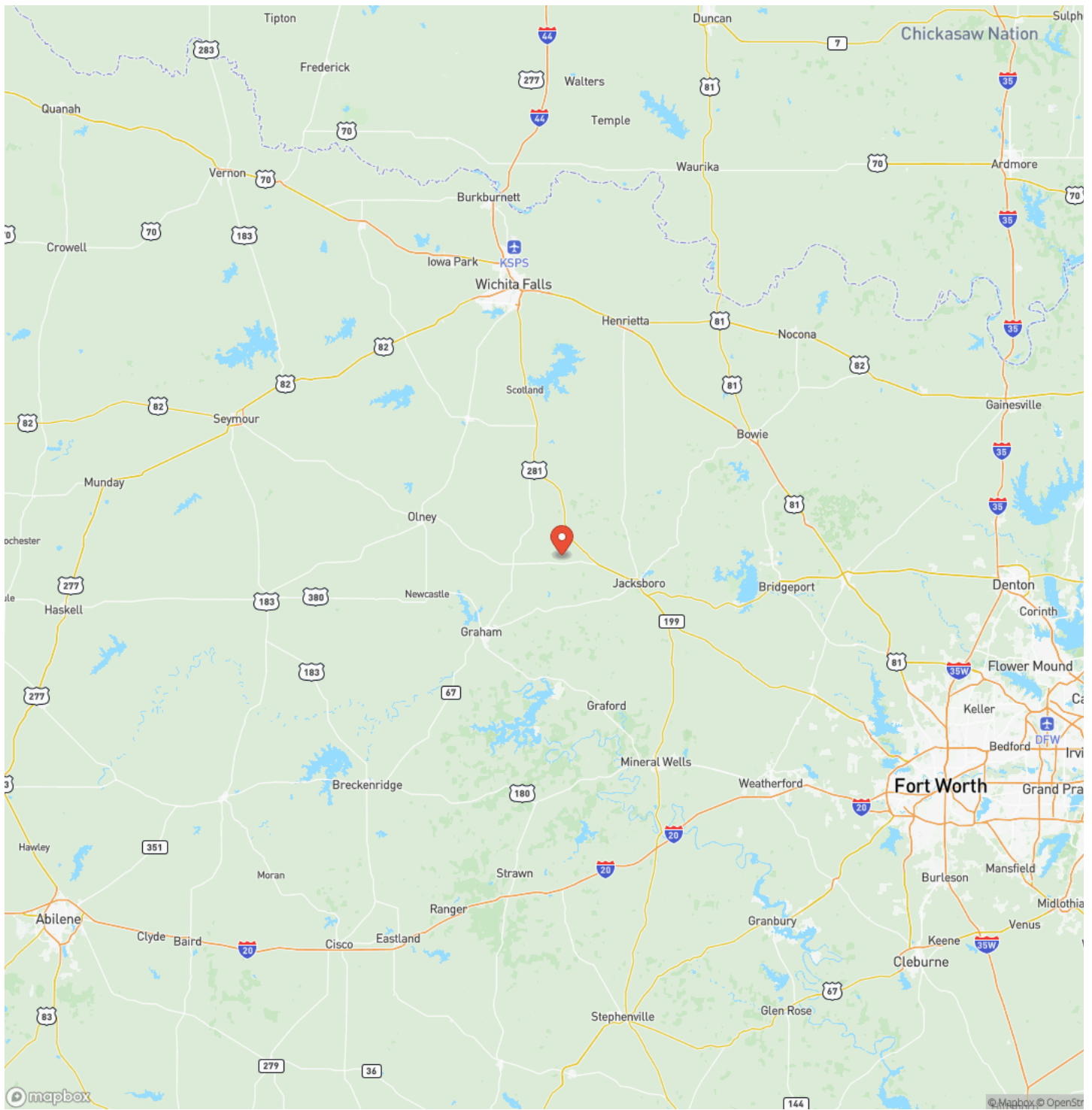
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Jermyn, TX / Jack County



Locator Map



Locator Map



Satellite Map



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