

Mount Zion Ranch

355 ac in Palo Pinto County, TX

CAMPBELL

FARM & RANCH



Boone Campbell Broker

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Offered at \$2,299,500

Upon accessing the gated entrance of Mount Zion Ranch, one will find a winding concrete drive leading to a magnificent homestead. The Austin Stone home comes complete with a well-designed kitchen, formal dining and family room with cathedral ceilings accented with a custom stained glass window. The pergola coupled with a rocked fireplace sits on the side of a large hill providing breathtaking scenery. Lighted footpaths lead through the foliage and around the nearby spring-fed pond with fishing dock. The water in this landscaped pond keeps constant levels with beautiful colors; creating a majestic feeling. This ranch has good to excellent fencing and improved water all over the property. The centrally located 3+ acre pond attracts a multitude of water-loving wildlife including ducks, geese, crane, beaver and more. Bridges Branch of Little Sunday Creek creates towering oaks and elms carving through the grass pastures along the eastern portion of the ranch, while the west side contains dramatic elevation and dense post oak coverage. Mount Zion Ranch is the perfect blend of mature tree cover and grass to provide easily accessible recreational enjoyment coupled with productive acreage.

HOME - BUILT 2006

4,900± sq ft; 3 or 4 beds; 3.5 baths
Master en-suite w/patio access
Enclosed portico, pergola, & landscaping
Attached 3 car garage
Office & separate study w/fireplace

RANCHING IMPROVEMENTS

Horse barn - 5,400± sq ft w/office & shop
Excellent fencing - 5 strand barbed wire
Alleys, traps & pens – well thought out

MINERALS

Owned minerals negotiable
One in-active gas well

COVER

Tree Cover-Mixed woods; post oak, live oak, black-jack oak, mesquite, juniper, cedar-elm

Underbrush-Light to heavy; elbowbush, skunkbush, prickly pear, algerita, winged-elm

Native Grasses-Neighbor leases

WATER FEATURES

3-acre pond/lake
3 ponds close to 1-acre; 5 stock tanks
3,370± ft-Bridges Branch of Little Sunday Creek
Water supplies house from 1-ac pond w/ water treatment system & fishing dock

TERRIAN

160± ft of elevation change
Dramatic to rolling

ACCESS

Mt. Zion Road (main) -2,685± ft
CR 118 - 2,020± ft rocked

DISTANCES

5 miles southeast of Gordon
13 miles east of Strawn
28 miles north of Stephenville
65 miles west of Fort Worth
88 miles east of Abilene



www.cfrland.com

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