

Buffalo Bluff Ranch

1,728 ac in Palo Pinto County, TX



CAMPBELL
FARM & RANCH



Heath Kramer Agent

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Offered at \$4,656,960

Buffalo Bluff Ranch is a working cattle ranch which is thoughtfully laid-out and managed to produce both quality grazing land and superb wildlife habitat. The acreage has impressive elevation changes, with a steep 200ft bluff separating the northern plateau from the southern grassland. The south portion of the ranch consists of four main cross-fenced pastures, with each having a metal loafing barn to shelter animals in extreme weather. This ranch has a sufficient amount of surface water to support for a livestock operation while also attracting hordes of waterfowl; the most substantial pond measures five acres. Numerous wet weather waterways are traversing the property creating dense pockets of tree cover. "Ranch Headquarters" includes a remodeled 3 bedroom, 1 bathroom home, with an open concept kitchen-dining-living room. Located near the working pens and arena lies a bunkhouse with kitchen, living quarters, and an office suitable for your guests. The cattle facilities include barns with stalls, large round pen, covered arena as well as a working cattle scale.

COVER

Tree Cover-Heavily to sparsely wooded: cedar, mesquite, elm, hackberry

Underbrush-Thick along creeks and bluff: elbow bush, winged-elm, cedar-elm, prickly pear, tasajillo, lote bush, ephedra

Native Grasses-Previously grazed by owner; excellent grass cover

RANCH HOUSE

1,115 sq ft - 3 bed / 1 bath
Remodeled; new central heat & air
Rock exterior; concrete foundation
Poly tank for water storage

IMPROVEMENTS

Completely fenced- excellent
Multiple barns; facilities in great shape
Alleys, round pen, & cattle scale

WATER FEATURES

15 ponds-some with fish
5 acre lake/pond
Multiple unnamed, wet-weather creeks
Waterline from pond to ranch house
Water well-not currently used

MINERALS

Surface estate only
Some production

ACCESS

Main gate on Old Christian Rd

WILDLIFE

Little to zero hunting pressure
High concentration of duck
Deer, turkey, & hog

DISTANCES

5 miles NE of Graford
20 miles N of Mineral Wells
30 miles NW of Weatherford
90 miles W of Dallas
252 miles E of Midland



www.cfrland.com

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