

# The Stephen Family Ranch

1,132 acres in Palo Pinto County, TX

**CAMPBELL**  
FARM & RANCH



Boone Campbell Broker  
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**Asking Price**  
**\$2,999,800 or \$2,650/acre**

The Stephen Family Ranch is land that has been managed to produce cattle and wildlife. The entire property has been fenced and cross-fenced. These fences were built to last a lifetime with close T-posts, enough wires to keep the calves in, and cedar staves to add to the durability. This cattle operation has been set up with thought to create the ability to run cattle efficiently. The 2011 fires boosted the native grass production with 50% of the ranch being affected. The remaining centrally located land contains mature woods and ample browse for the abundant white-tail in the area. Over a mile and a half of Walnut Creek meanders through the ranch and provides towering oaks and elms for ideal turkey roosts. Several ponds survived the drought proven by the stocked bass and perch.

## **IMPROVEMENTS**

Ranch House-910Sq Ft-Built in 40's  
Electricity Meter & Water Storage  
Rocked roads-O&G Maintained  
Completely Fenced-Excellent  
Superb Cross Fencing  
Good Working Pens & Alleys

## **COVER**

**Tree Cover**-Heavy to Moderate;  
Post Oak, Live Oak, Mesquite,  
Hackberry, Blue Juniper (Cedar)  
**Underbrush**-Lote Bush, Prickly Pear,  
Broom Weed, Skunk-bush, Winged-elm  
**Native Grasses**-Owner Currently Grazes

## **WATER FEATURES**

1.5+ Miles of Walnut Creek  
Backed-up portion of creek  
7 ponds — some with fish  
Multiple unnamed, wet-weather creeks  
Large surface water potential  
Waterline from pond to ranch house  
800 Gallon Water Storage Tank

## **MINERALS**

Active O&G Production  
Roads Maintained by Production  
50% Owned Minerals-Negotiable

## **ACCESS**

Highway 16-Paved 1.7 miles  
Robinson Lane-Rocked .7 miles  
7 miles from I-20  
18 miles from Ranger Airport

## **DISTANCES**

4 miles to Strawn  
79 miles to Fort Worth  
20 miles to PK Lake  
110 miles to Wichita Falls  
192 miles to Austin  
232 miles to Midland



[www.cfrland.com](http://www.cfrland.com)

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