



North Paluxy Ranch

Erath County, TX | 2520 +/- AC



BURGER·RAY
RANCH GROUP



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Property Description

The North Paluxy Ranch is a prime example of the northern Texas Hill Country in the heart of Erath County and the Cross Timbers Eco Region. An easy drive from the Dallas Fort Worth Metroplex, the ranch features incredible views, excellent surface water, rolling hill country topography, and a wonderful mix of habitat and tree cover well suited for running cattle and attracting wildlife. The North Paluxy Ranch is a true legacy property and has been in the same family for multiple generations. This is a rare opportunity to find this size ranch in this location.

Location

The property is located in the heart of Erath County, approximately 1 hour 45 minutes southwest of Dallas, 1 hour 30 minutes southwest of Fort Worth, and just 12 miles north of the town of Stephenville, TX.

Land

This ranch is situated in one of the most spectacular parts of Erath County in the heart of the Cross Timbers Eco-Region of Texas. With breathtaking views in all directions, this area has incredible rolling hill country topography, wonderful native grasses, and excellent diversity in tree cover and ground cover that contributes to a thriving wildlife habitat.

Water

The water on the ranch is very good. The property features 1.75 miles of frontage on both sides of the North Paluxy River, this is a primarily a seasonal water source, however, it is apparent that a decent amount of water moves through the property judging by the size of the banks. In addition to the river frontage, there are a total of 7 dirt tanks/stock ponds, a 5 +/- AC lake that is shared with the neighbor. All of the improvements are serviced by water wells.

Terrain/Topography

The property is situated in the Cross Timbers Eco Region of the state and features some truly incredible terrain and topography with approximately 200 +/- feet of elevation change throughout the ranch. The highest point on the ranch is approximately 1,430 +/- feet above sea level in the northwestern corner of the property and approximately 1,230 +/- feet above sea level at the lowest point of the property on the southern end. This region of the state is known for a good mix of productive cattle country, rolling hill country views, good cropland, and excellent tree cover. The Cross Timbers region was named originally by settlers who saw large belts of oak forests when traveling across the plains. The average rain fall in the area is between 30 and 35 inches per year.

Improvements

North Paluxy Ranch is ready to go for your hunting and agricultural needs. The property is high fenced with a native whitetail heard in place. All of the cross fencing on the ranch is low fenced for livestock. The property features a main house that is approximately 2,200 +/- SF that has 3 bedrooms and 2 bathrooms, with spacious living areas and sits atop one of the highest points on the ranch with 360 degree views of the property. Next to the house there is a nice size shop/barn, approximately 3,000 SF, with a 2 bedroom apartment/quarters attached. There is a pole barn for keeping equipment out of the weather as well as a set of pens next to the barn for holding livestock or working cattle. Rough-cut and gravel roads exist throughout the ranch making it very easy to get around the property.

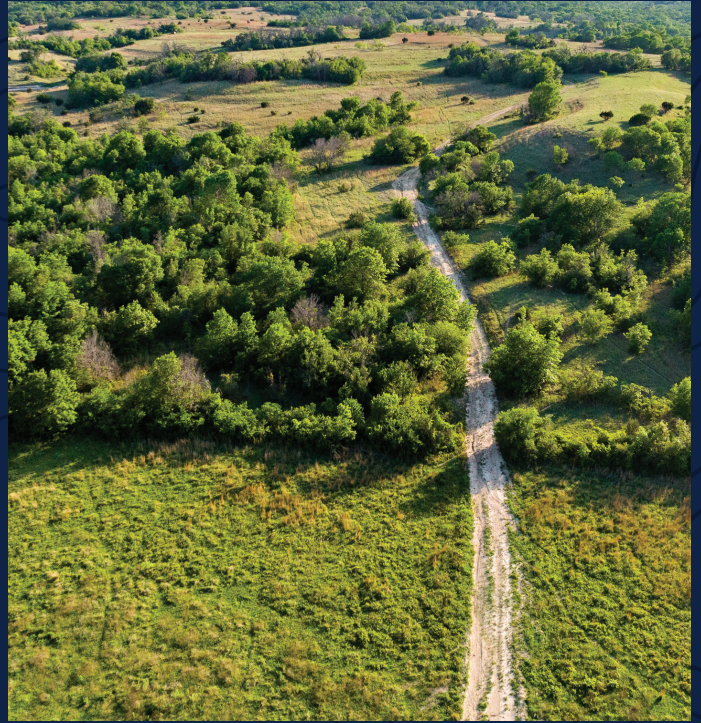
Recreation/Hunting

The ranch is well suited for recreation and hunting. Enjoy riding horses or driving ATVs on many of the trails throughout the ranch. The diversity of the habitat throughout the property provides excellent cover for whitetail deer, turkey, and other native wildlife. Excellent fishing can be found on either of the main lakes.

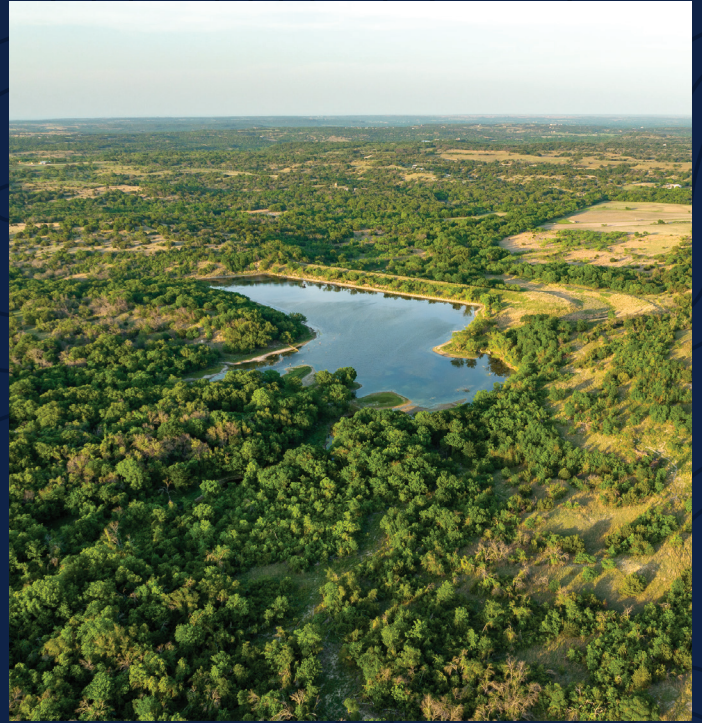
Minerals

Consult Listing Broker for more information on minerals.









Our Team

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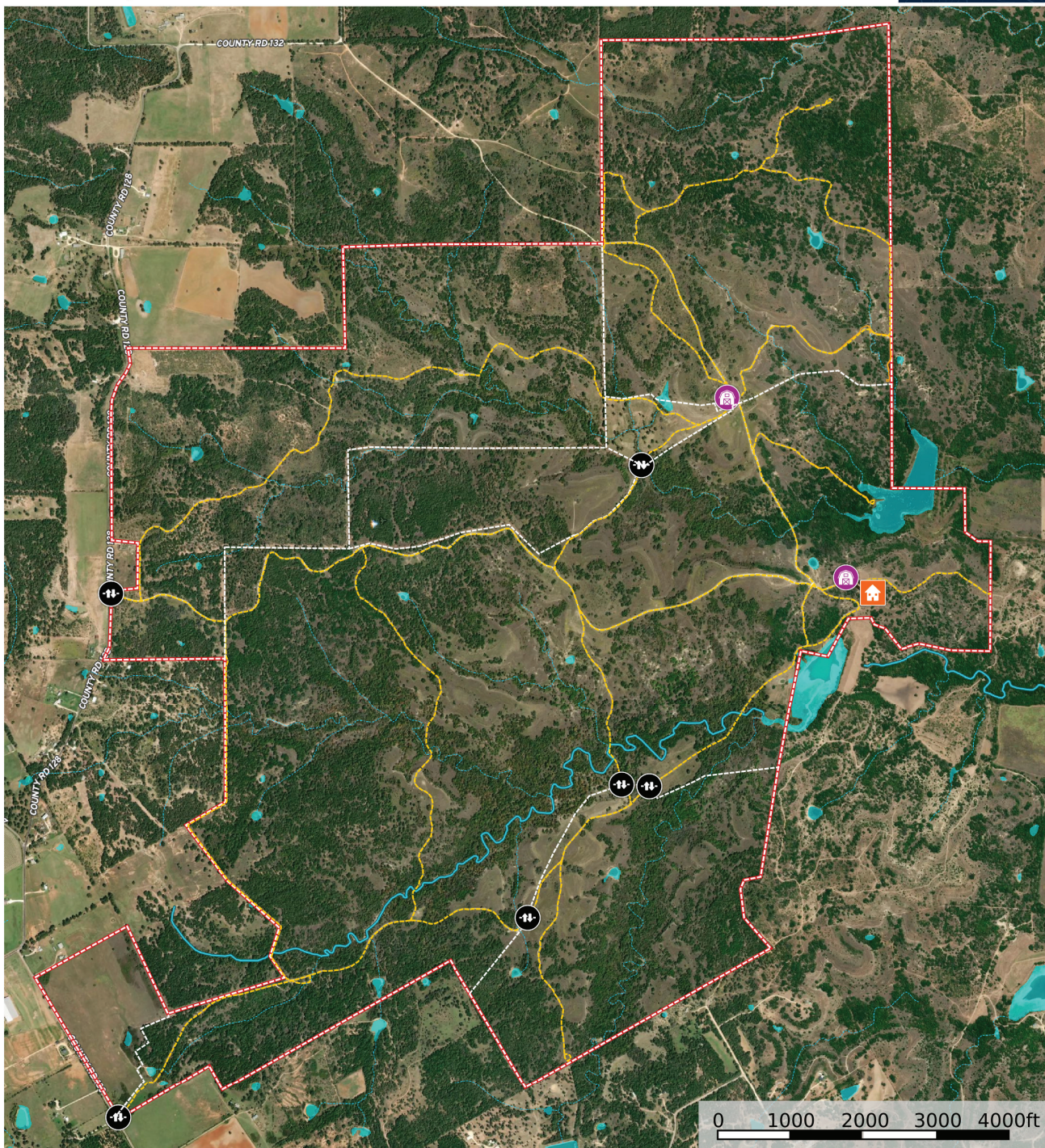
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North Paluxy Ranch

Erath County, Texas, 2520 AC +/-



House
 Barn
 Gate
 Road / Trail
 Tour
 Fence
 Boundary
 Stream, Intermittent
 River/Creek
 Water Body

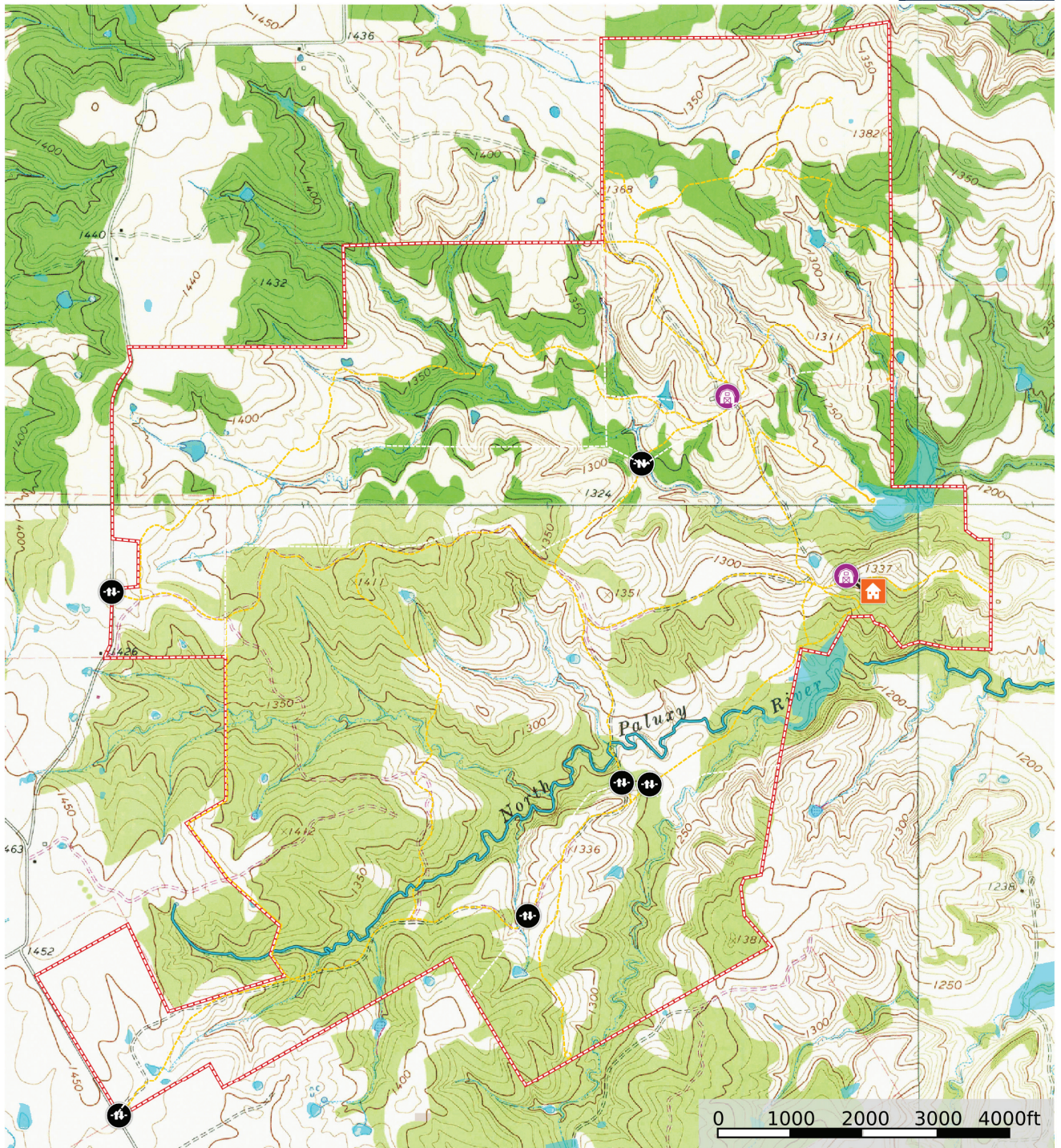
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