

Lipan Ranch

151.00 Acres

Palo Pinto County, TX

\$2,450,000



HAYDEN  OUTDOORS.

Lipan Ranch

TOTAL ACRES:

151.00

PRICE:

\$2,450,000

COUNTY:

Palo Pinto County

CLOSEST TOWN:

Lipan, TX

Activities & Amenities:

Cattle/Ranch
House/Cabin
Hunting - Upland Birds
Equestrian/Horse Property
Hunting - Small Game

Land Details:

Address: 575 Dyer Road,
Lipan, Texas 76462, USA
Closest Town: Lipan
Total Acres: 151.00
Deeded Acres: 151.00
Estimated Taxes: \$5,700 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): ranch
Finished Sq. Ft.: 3100
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Types: Carport. Driveway
Other Improvements: 13 stall
barn with living quarters
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace

Property Summary

Motivated owner says sell this 151-acre ranch! Located just 45 miles from Fort Worth in the heart of cowboy country in Palo Pinto County with a well-kept 3 bedroom, two and half bath home. Featuring a vaulted tongue-and-groove ceilings, a floor-to-ceiling stone fireplace and 60 ft. sunroom this spacious house is move in ready. The 13-stall barn is like brand new! With an excellent tack room, wash rack, and huge overhang to store the hay you raise.

Land

151 +/- acres with 7 stock tanks. Good fencing on most of the property. Cross fenced. Scattered oak and mesquite trees. 25 acre coastal field.

Improvements

3100 sq' rock and wood home built in 1999. Good open concept with rock fireplace in the living area. Tongue and groove pine throughout the house. Large bedrooms with garden tub in master bath.

Recreation

Deer and hog hunting

Agriculture

Good ground water throughout the property. 25-acre coastal field, the rest in good native grass with scattered trees.

Water/Mineral Rights & Natural Resources

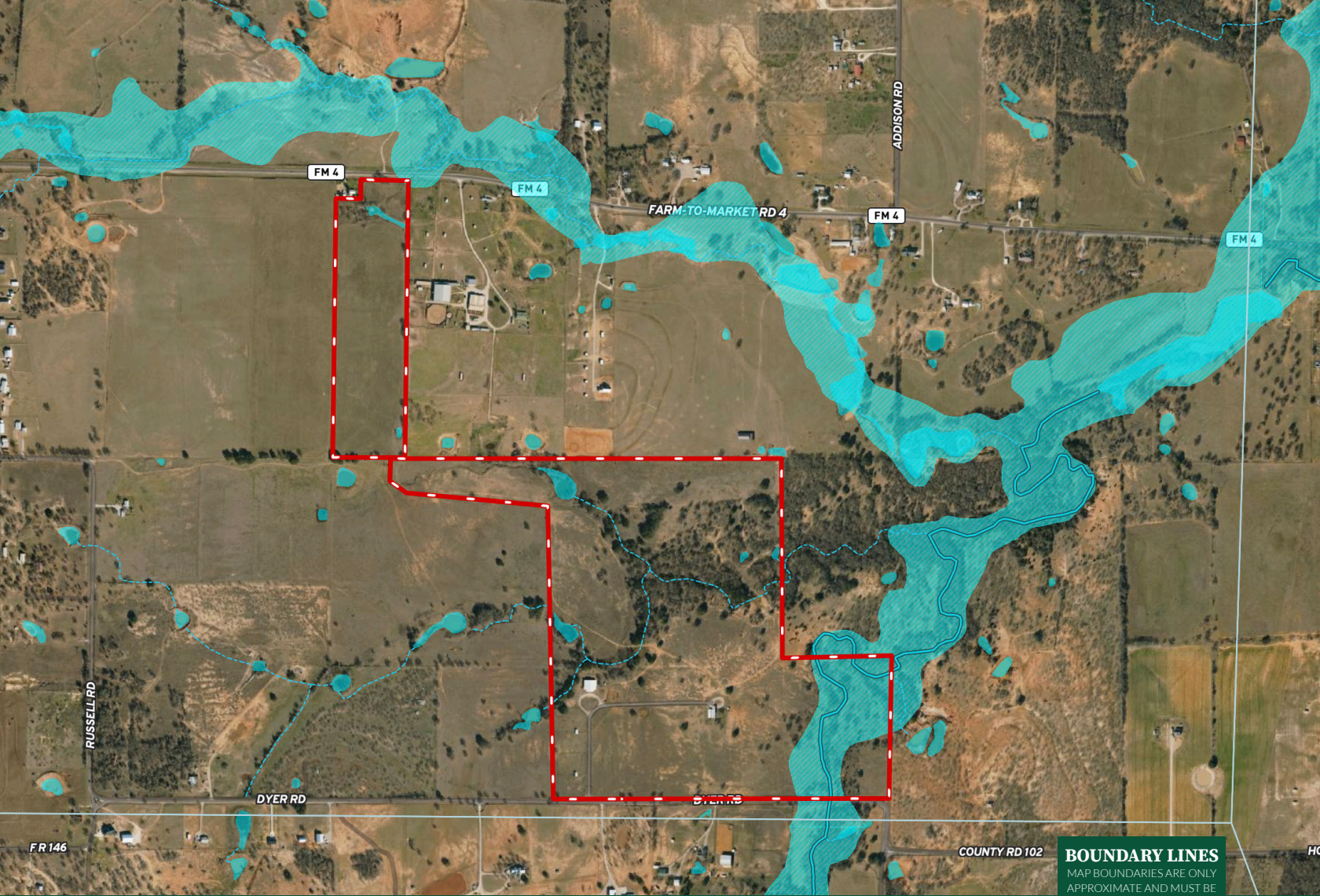
Owner to retain minerals

Location

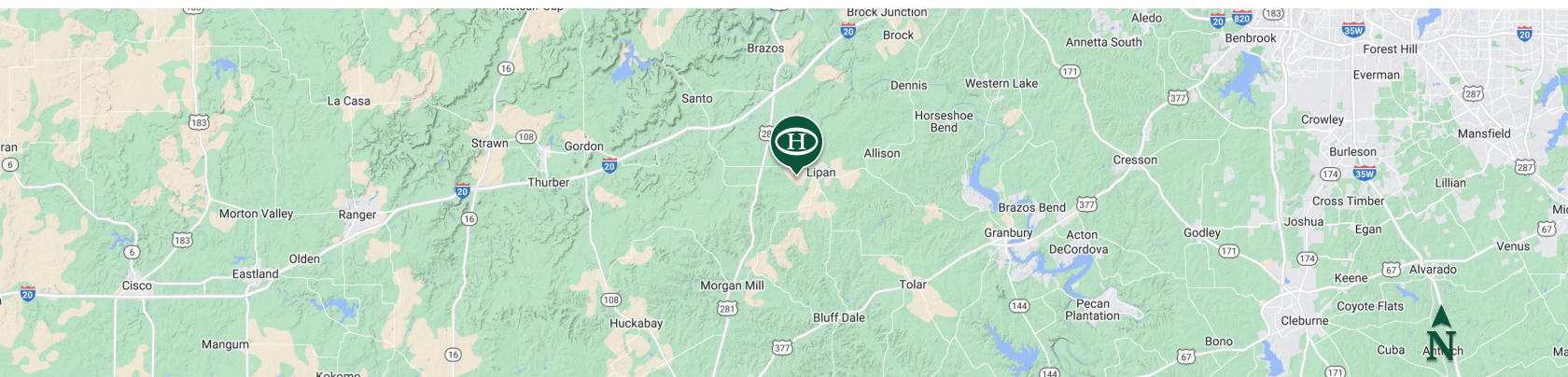
Located an hour West of Fort Worth. Only 30 minutes to Stephenville, Weatherford, and Mineral Wells.







 Boundary



Bobby Bowden

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