

Chaney View Ranch

10.00 Acres | Eastland County, TX | \$450,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake

Land Details

Address: 825 County Rd. 484,
Ranger, Texas 76470, USA
Closest Town: Desdemona, TX
Total Acres: 10.00
Deeded Acres: 10.00
Elevation: 1440
Vegetation: Coastal Bermuda
Pasture Acres: 9
Estimated Taxes: \$1,200 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1471
Stories: 1
Bedrooms: 3
Full Bathrooms: 2
Electrical Amps: 200
Electricity Provider: Comanche
Electric Cooperative Association
Trash Provider: County Waste Services
Water Provider: Well
Parking Types: Attached Garage & Driveway
Total # of Spaces: 2
Outbuildings: 3
Other Improvements: Rain gutters
recently installed on home.
Fence Type: Barbed Wire and Chain Link
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Appliances: Dishwasher, Dryer, Refrigerator,
Hot Water Heater, Oven & Washer
Flooring: Carpet & Laminate
Siding: Brick & Stone
Roofing: Asphalt
View: Pond, Private & Scenic



About This Property

If you are looking for a peaceful home in the country where you can step outside in the morning and hear nothing but the birds and the breeze, this property may be just what you're looking for. Chaney View Ranch is a beautiful 10 acre ranch with a 3-2 brick home that has no lack of homeyness. It has just the right amount of large mature Live Oaks shading the home, surrounded by 10 acres of lush Coastal Bermuda grasses.





Land

10 fully cleared acres of sandy loam soil, rich Coastal Bermuda grasses for baling or grazing, and just the right amount of large mature Live Oaks.

Improvements

The 3-2 brick home was built in 1982 and is 1471 square feet, it has an attached 2 car garage that is fully insulated and is 594 square feet. Above the garage, kitchen, and dining room is an 850 square foot attic that allows for an abundance of storage. The well house is 60 square feet and is also fully insulated and heated. There's a 96 square foot tack room with a hitching rail to tie horses, and a 160 square foot hay barn that is enclosed on three sides with excellent lighting. The property has new perimeter fencing and cross fences, making 4 separate horse pastures. All 4 horse pastures have a new heated and insulated automatic Ritchie water trough.

Recreation

Lots of white tail deer and turkey in the area, and on occasion will pass through the property.

Region & Climate

Region & Setting

Located in the quiet ranching country of Ranger, Texas, this property embodies the character and functionality of North Central Texas land. The terrain features gently rolling pastures, native grasses, and a natural mix of oak and mesquite trees, offering both scenic appeal and practical use for livestock and recreation.

Situated along FM-571 between Desdemona, Texas and Eastland, Texas, the area provides a sense of seclusion without sacrificing accessibility to nearby amenities. Set within the Cross Timbers region, Ranger is known for its long-standing ranching heritage, productive soils, and diverse landscape—well-suited for cattle, horses, or a private country escape.



Climate & Land Use

Ranger benefits from a ranch-friendly climate with long growing seasons and abundant sunshine throughout the year. Summers are typically hot and dry, supporting strong grazing conditions, while winters remain mild, allowing for consistent, year-round land use.

Seasonal rainfall in the spring and early fall helps maintain native pastures, replenish stock tanks, and support local wildlife. The area's moderate precipitation and generally low humidity create reliable conditions for grazing, hay production, and outdoor work.

With its combination of usable terrain, open skies, and a climate that supports agricultural productivity, the Ranger area offers an ideal setting for a working ranch, recreational property, or long-term land investment.

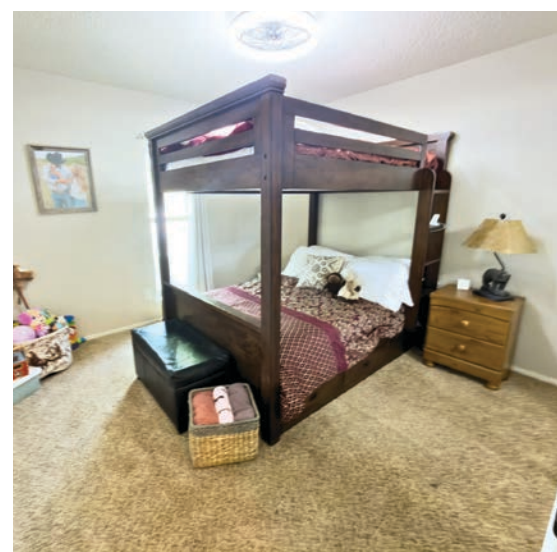
History

This ranch was named after the little community of Chaney that was located just one and a half miles west:

Chaney, on Farm Road 571 four miles east of Lake Leon in central Eastland County, was founded in the early 1880s when the Texas and Pacific Railway came through the area. A post office, possibly known as Chauncey, opened in 1902, with Amos G. Chaney as postmaster. The community did not develop beyond a one-store supply point for local ranches. Its rural school was consolidated with that of Alameda in 1939. Chaney's population was twenty-five in 1940 and thirty-five from 1980 through 2000.

Location

With only a short 15 minute drive south to Desdemona, and 20 minutes north to Interstate 20, it also allows for easy access to larger cities. It is also only a quick 25 minutes from Eastland, and 40 minutes from Stephenville, in which both of these towns supply all the needed amenities. As well as only a 2 hour drive from the Dallas/Fort Worth International Airport, and a 1 hour and ten minute drive from the Abilene Regional Airport.





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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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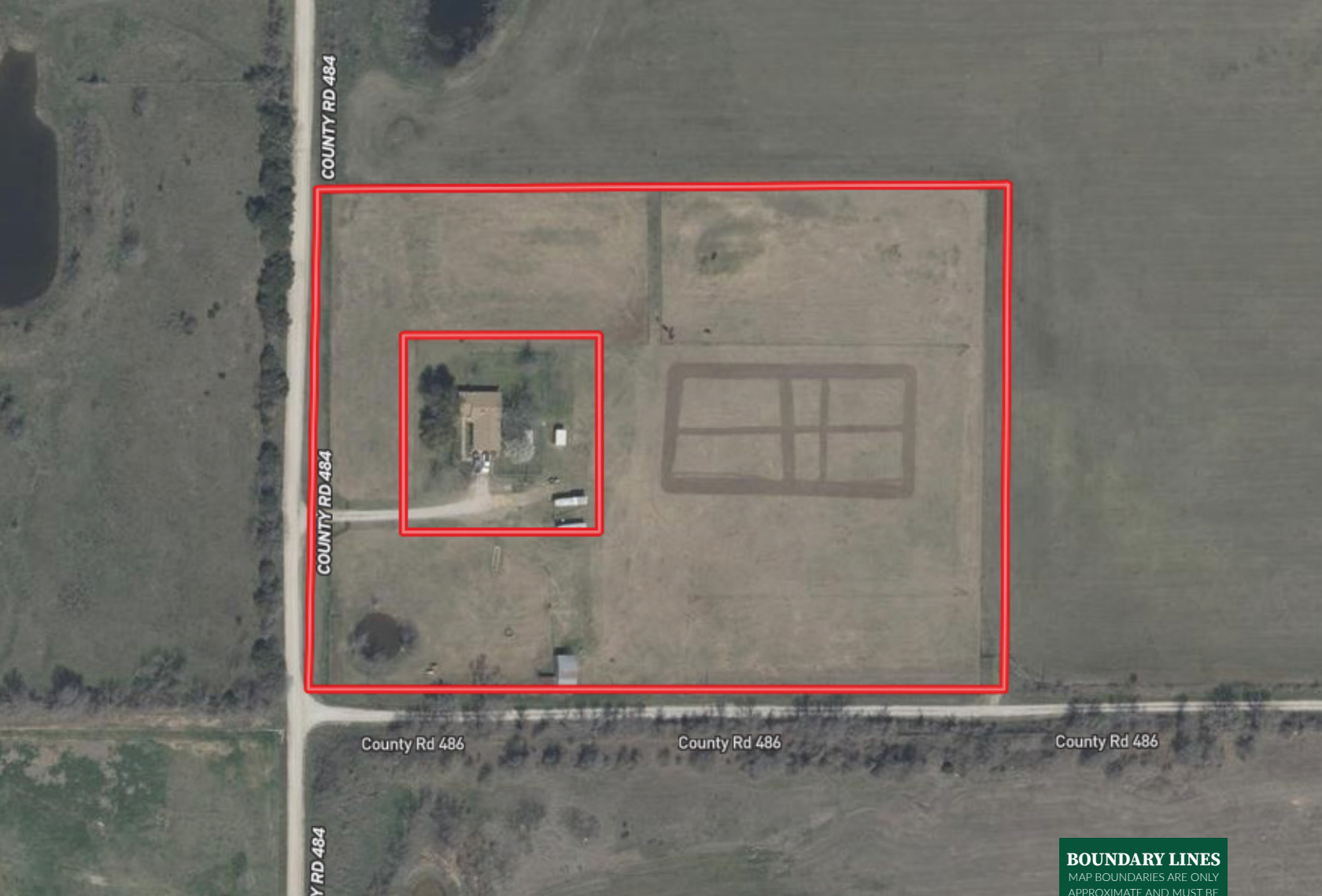


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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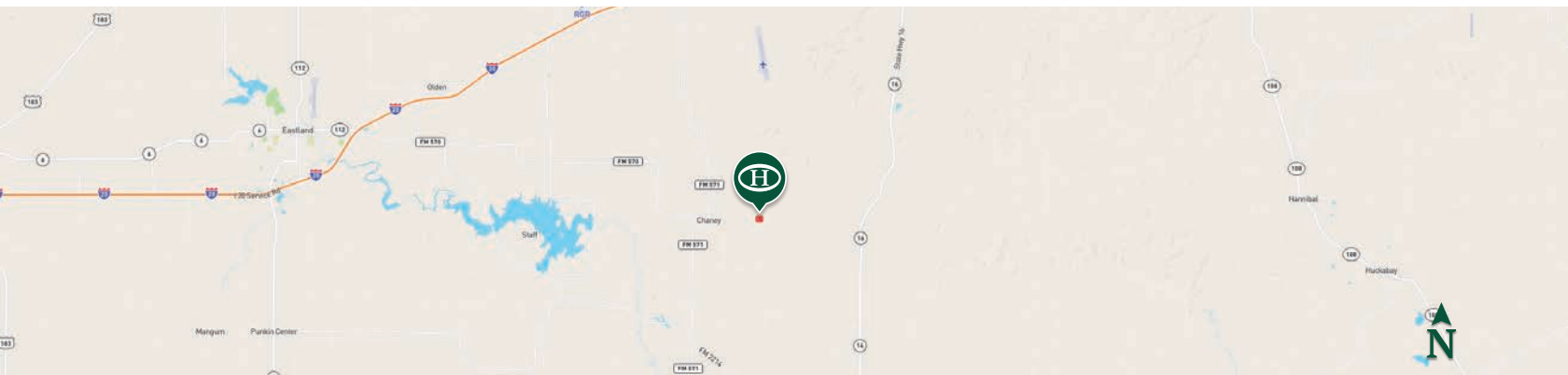
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BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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