

LIPAN COASTAL FARM AND RANCH

173± Acres | \$1,038,000 | Lipan, Texas | Hood County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

LIPAN COASTAL FARM AND RANCH

This farm and ranch property is located in central Texas with close proximities to the DFW area and Weatherford.

We are proud to have obtained an exclusive listing on this productive property located in Hood County, Texas. This land is located 26 miles southwest of Weatherford, or 27 miles northeast of Stephenville. The property can be accessed on the Brock Hwy (CR 1189) 1.71 miles North East of Lipan. The western side of this land is bordered by Evergreen Cemetery Road.

The property consists primarily of

open native pasture and coastal farm ground. Approximately 63 acres is in native pasture and the remainder is in very productive coastal hay fields. There are a total of four stock tanks scattered throughout the property, one on the east side and three on the western side. There are some hardwood trees located on the eastern side, which is very close to the eastern most stock tank. This may afford the new owner hunting

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opportunities for dove, quail, turkey, and whitetail deer.

Improvements on the ranch consist of on small storage barn on the western entrance off of Cemetery Road. The outer fences are in good condition. The coastal bermuda pastures are cross-fenced into four pastures for rotational grazing, if desired.

This property has been leased for hunting opportunities over the past several years. Mainly for whitetail deer. I'm sure during early fall with water in the stock tanks dove season can be very productive as well. The eastern most side is lined with mature hardwoods (several different kinds of oak and pecans) that will hold deer and turkey.

All in all, this is a great looking place. The coastal hay fields are in great shape for someone to come in and take over the production. With the price at market value, this place will move quickly. Asking price of \$1,038,000 or \$6,000 acre. Give Ben J. Kirkpatrick a call at 806-790-6644 for more information or to schedule a tour.









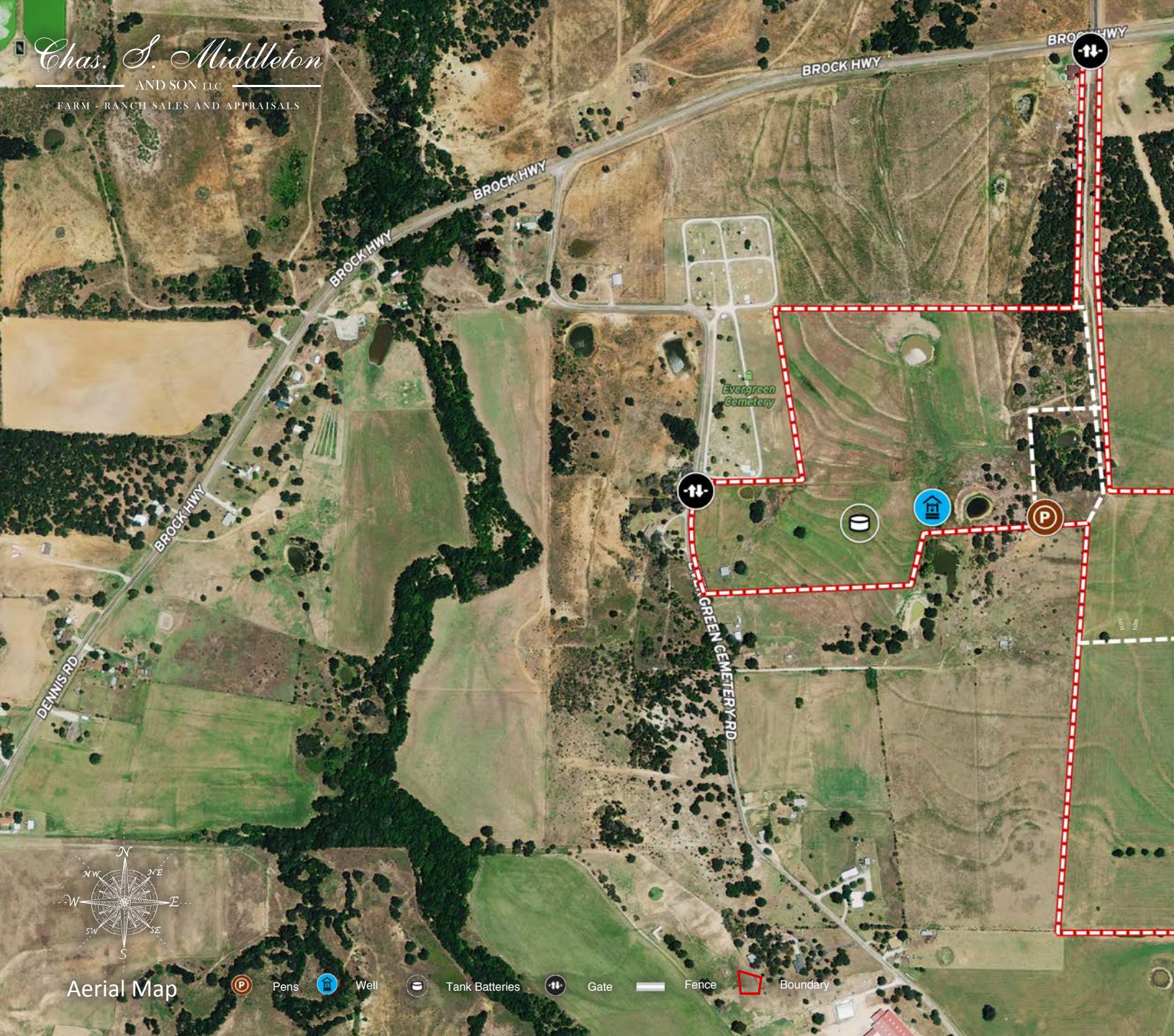




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DENNIS RD

BROCK HWY

BROCK HWY

BROCK HWY

BROCK HWY

GREEN CEMETERY RD

Evergreen Cemetery



Aerial Map

- Pens
- Well
- Tank Batteries
- Gate
- Fence
- Boundary

BROCK HWY

BROCK HWY

BROCK HWY



LIPAN COASTAL FARM AND RANCH

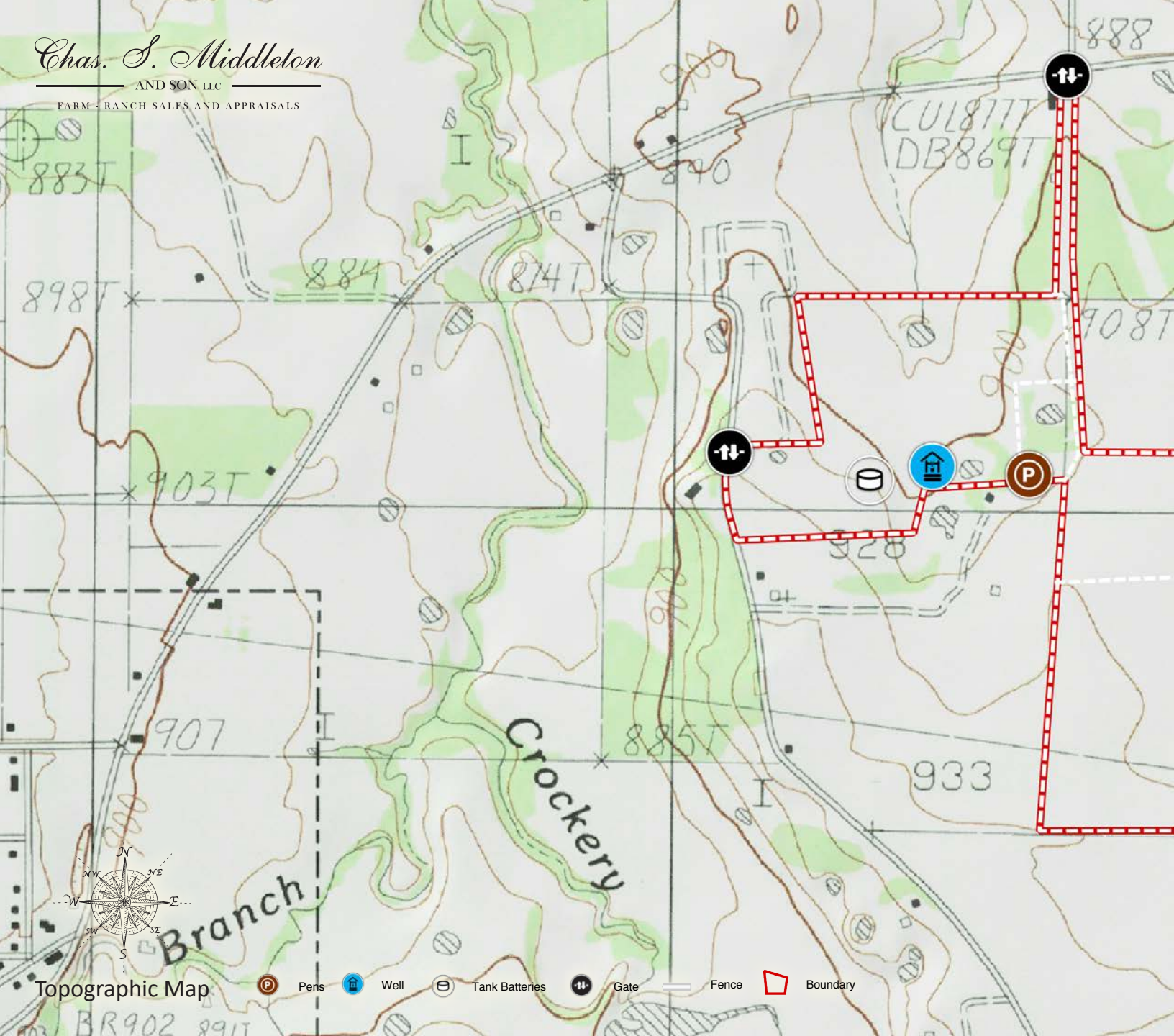
LIPAN, TEXAS | HOOD COUNTY

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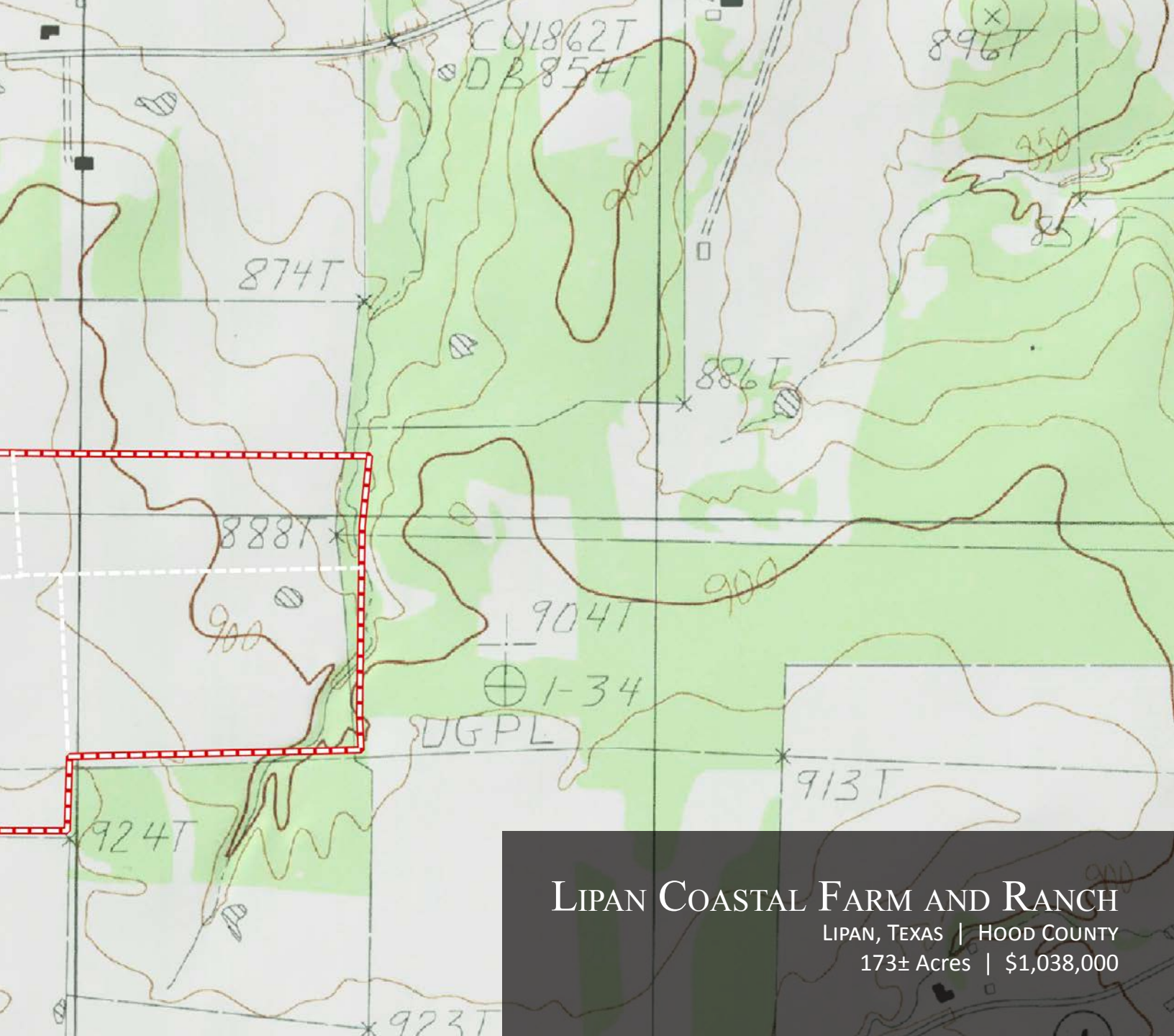
Branch

Crockery

Topographic Map

- Pens
- Well
- Tank Batteries
- Gate
- Fence
- Boundary

BR902 891T



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LIPAN, TEXAS | HOOD COUNTY

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BEN KIRKPATRICK

Real Estate Sales Agent
Texas

☎ m 806.790.6644
✉ ben@csmanson.com

CHARLIE MIDDLETON

Associate Broker
Real Estate Sales Agent

☎ m 806.786.0313
✉ charlie@csmanson.com

Chas. S. Middleton

— AND SON LLC —

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