

SAME STARS RANCH

120± Acres // Erath County // Bluff Dale, TX



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PROPERTIES

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com



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LOCATION

The Same Stars Ranch is located at 24225 FM 205 which is a paved county road approx. 10 minutes south of Bluff dale, TX, approx. 15 minutes east of Stephenville, TX, and 25 minutes west of Glenrose, TX.

DESCRIPTION

The Same Stars Ranch is a turnkey ranch with elevation ranging from 980' to 1080' giving way to beautiful views in every direction. It is located just a short drive to several hotspots in rapidly growing Erath County. This ranch consists of ± 120 acres located within an opportunity zone for the next owner to take advantage of on their taxes. The ranch is also very peaceful with only two large ranching neighbors adjoining the property.

IMPROVEMENTS

The ranch has a very nice Barn dominium sitting atop one of the highest points on the ranch consisting of approx. 1500' of livable area and 800' of insulated and climate-controlled shop area. There is also a very nice screened in porch overlooking the lake and an outside sitting area with a firepit. The house is a 3-bedroom, 2-bath with custom finishes and will be conveyed fully furnished and ready to move in day one. There is also a generator hooked up to the house to maintain power along with a large gun vault/storm

shelter and an aerobic septic system and sprinkler system to maintain adequate water for the entire yard. A new security system is also in place with the ability to view pics at any time on your phone.

WILDLIFE/WATER

The wildlife on the ranch consists of deer, turkey, hogs and other species native to the area. There are two large ponds/ lakes with one having mostly catfish and the other with bass. These ponds have never gone dry during this ownership and have been worked on to ensure they properly hold water. The pond in the front is approx. 9' deep and the lake in the back below the house is approx. 13' deep. There is also one water well with a new pump that is 450' deep in the trinity aquifer and pumps 17 gpm.

TAXES

This ranch is agricultural exempt and does have cattle on it to maintain low taxes which are about \$4,100 per year. The cattle will not convey with the sale as they are not owned by the seller.

TURNKEY

The ranch will convey turnkey with all FFE including the safe, Kawasaki mule, tools, game feeders, and a large storage container. Please call with any questions in regard to other items.

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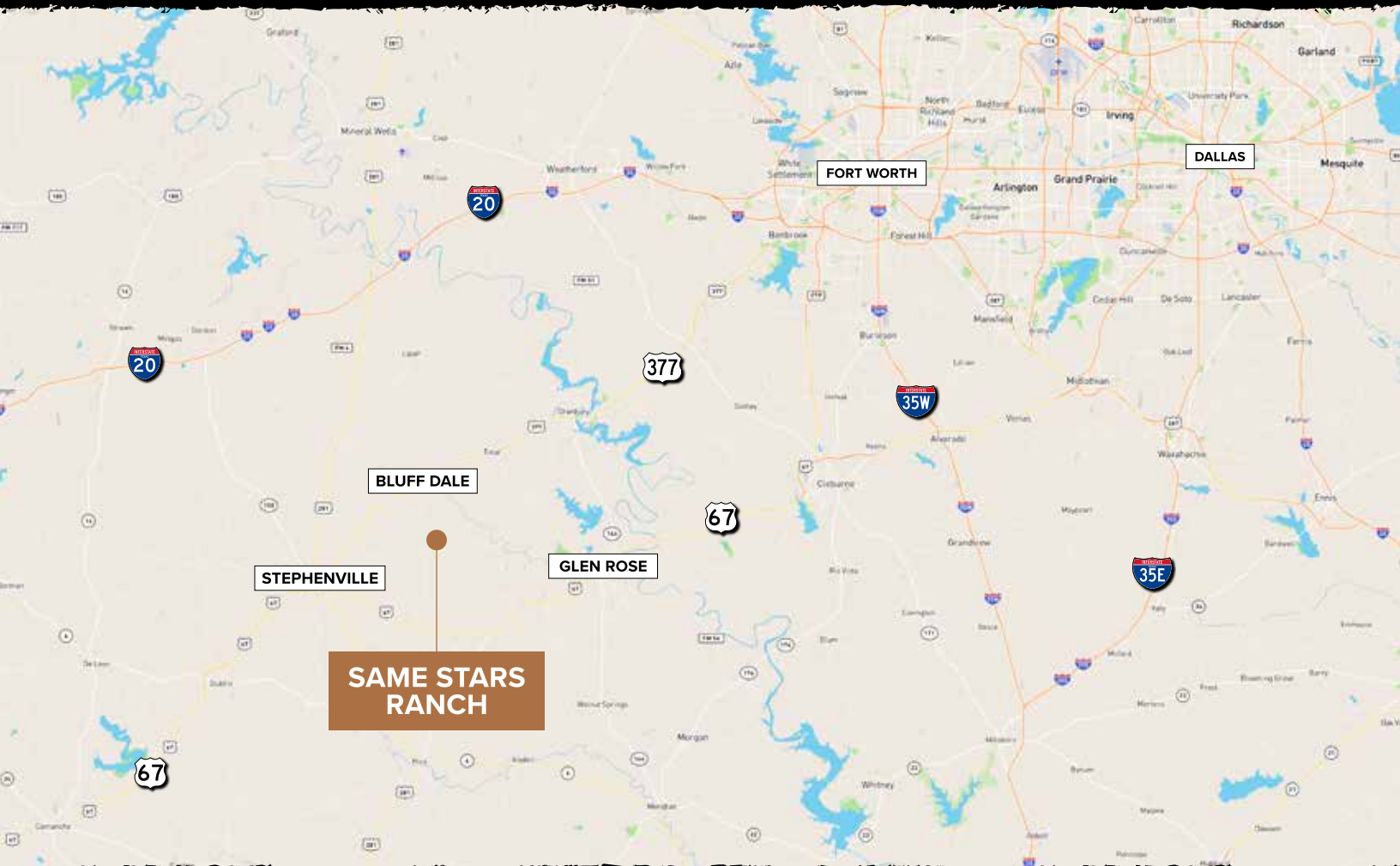
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