

# 173 ACRES HUNTING MECA RANCH!!!

- TBD COUNTY ROAD 162, MORGAN MILL, Texas  
76465



## Property [Description](#)

This hidden ranch is west from Morgan Mill by way of CR163 to CR 162. Access to the ranch is off CR 162 onto a deeded easement approximately 1.5 miles in length. Lands is fenced in with good cattle fence with a cross fence near the center of the property. Seclusion without remoteness is what this ranch is all about. Once part of a larger ranch this consists mainly of a large pasture area with good grass and mesquite that was fields at one time. Also, there are stands of Wild Plum growing (see photos) on this area. This part rises to the highest part of the ranch to a slight ridge with large trees and an awesome view to the south for miles. From this ridge the south end of the property slopes down with good grass, areas of trees and a large pond with a fringe of Willow around it. North end of property drops off to a beautiful winding creek and thick wooded area. Land climbs a hill above the creek for a ways and has another large pond there that also has established trees around it. These Willows and trees give an indication that these may be spring fed as they lasted thru the drought of the last few years. From the amount of vegetation along

## Basic [Details](#)

Property Type:	<b>Farm/Ranch</b>
Listing ID:	<b>1131</b>
Price:	<b>\$585,000</b>
Acreage (plus/minus):	<b>173 Acre</b>

the creek it may run year-round. This property has a few good building sites, two being above the ponds on each end. Stephenville is not far, 12 miles from Morgan Mill on Hwy. 281. Now a city of 17,000+ people with the University it has all the modern amenities and shopping without the Big City traffic. Fort Worth-Dallas area is only a little over an hour and some away. This is a great property for Hunting, Horses, Ranching, Secluded Getaway or just to enjoy Nature! There is no water well on the property and no electricity at this time but is available.

## Features

Private Lake: **0 Acre**

## Address [Map](#)

Country: **US**

State: **TX**

County: **ERATH**

City: **MORGAN MILL**

Zipcode: **76465**

Street Number: **TBD**

Street: **COUNTY ROAD 162**

Longitude: **W99° 45' 15.1"**

Latitude: **N32° 23' 24.1"**

## Agent [Info](#)



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