

Cement Mountain Ranch

544.2 ac in Young/Jack County, TX



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Offered at \$1,357,779

Cement Mountain Ranch is exceptional hunting land located on the West side of Jack County. The terrain offers more than 240-foot elevation changes from the mountain on the western edge to the creek bottom on the east. This country is ideal habitat for deer, hog, and turkey. The seasonal, wet weather McCumber Branch Creek runs through the center to the eastern side of the property and is covered with large post oak, elm and hackberry trees. As you go west the property is mostly covered in mesquite trees with scattered oak trees until you get to the western edge which has dramatic elevation changes and is covered in hardwoods, including Texas Ash. This ranch offers a variety of terrain to be utilized as a productive hunting ranch, but also has the native Texas grasses needed for livestock. The ranch has numerous pockets of water, small ponds with draws and an unnamed creek that has big water potential. The mountain on the west edge also provides a unique area to build a home or hunting lodge with views of the entire ranch and neighboring land that are unbeatable in the area. This ranch is conveniently located just 3 miles southwest of the small town of Bryson, Texas and only an hour and a half from Fort Worth, Texas.

COVER

Elevation Change- 240 feet, dramatic elevation

Tree Cover-Heavy; post oak, elm, hackberry, mesquite, cedar, Texas ash

Underbrush-Moderate to thick; cedar elm, lotebush, prickly pear, winged elm

Native Grasses-Not leased

WILDLIFE

Abundant deer, turkey, and hogs

Dove and quail

Not leased for hunting-Little pressure

WATER FEATURES

6,100+ ft McCumber Branch Creek

Seven ponds

Draws for future lake site

Underground water

MINERALS

Active production

No minerals owned

Natural gas easement

ACCESS

Cement Mountain Road

3 miles from Hwy 380

Electricity available

DISTANCES

9 miles to west to Graham

17 miles NE to Jacksboro

64 miles NW to Wichita Falls

78 miles east to Fort Worth

105 miles east to Dallas



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