



SWANSON FARM
Erath County, Texas
42+/- Acres

Swanson Farm | Erath Co. | 42+/- acres

Price: \$1,400,000



General Overview:

Located just two miles southeast of Dublin, Texas, this exceptional 42± acre ranch is a turnkey livestock and equestrian property offering everything needed for a productive agricultural operation. Whether you're a rancher looking to expand your cattle herd or a horse enthusiast searching for a functional horse property, this ranch is equipped to go to work from day one. Featuring highly productive Coastal Bermuda pastures, quality fencing, excellent water resources, covered working pens, and a well-maintained home, this property combines practicality with the comfort of country living in one of the most desirable agricultural regions of Central Texas.

Location:

The property is situated approximately two miles southeast of Dublin, Texas, with convenient paved road access and excellent proximity to Stephenville, one of Texas' premier ranching and equine communities. The location provides the perfect balance of peaceful country living while remaining close to schools, shopping, veterinary services, livestock markets, and other agricultural amenities.

Terrain:

The ranch is predominantly level to gently rolling and is covered in well-established Coastal Bermuda grass, making it highly productive for grazing livestock or producing quality hay. The property has been thoughtfully laid out with excellent perimeter fencing and cross fencing, allowing for efficient rotational grazing and pasture management. Every acre has been developed with livestock production in mind, maximizing usability and functionality.

Water:

The ranch is well watered with multiple water wells supplying dependable water for both residential and agricultural use. In addition, one pond provides an excellent supplemental water source for livestock while adding aesthetic appeal to the property. The combination of multiple wells and surface water creates an outstanding setup for year-round ranch operations.

Improvements:

Improvements on the ranch have been designed to support an efficient livestock operation. A quality set of covered cattle working pens allows cattle to be processed comfortably regardless of the weather and adds tremendous value to the operation. The property also features a comfortable and well-maintained two-bedroom, two-bathroom home with an attached two-car garage, providing an ideal full-time residence or weekend headquarters overlooking the ranch.

Recreation:

While primarily designed as a working ranch, the property also offers excellent recreational opportunities. The pond provides fishing potential, and the peaceful rural setting offers abundant opportunities to enjoy the outdoors. The property's location and attractive landscape make it equally suited as a weekend retreat or family ranch.

Comments:

Turnkey ranches of this quality and location are becoming increasingly difficult to find in Erath County. With productive Coastal Bermuda pastures, dependable water resources, excellent fencing and cross fencing, covered cattle working facilities, and a comfortable home, this property is ready for immediate use. Whether your goals include operating a cow-calf herd, developing a horse operation, producing hay, or simply enjoying the ranch lifestyle, this property offers a rare opportunity to own a highly improved, manageable ranch in one of the most sought-after agricultural areas in Texas.



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