

MIDWEST LAND GROUP PRESENTS

85 ACRES IN

COMANCHE COUNTY TEXAS



355 COUNTY ROAD 144, COMANCHE, TEXAS, 76442

MIDWEST LAND GROUP IS HONORED TO PRESENT

RANCHING, HUNTING, AND FISHING WITH CUSTOM, SECLUDED HOME OUTSIDE COMANCHE, TEXAS

Nestled in the heart of Comanche County, Texas, this serene 85 +/- acre ranch offers the perfect blend of rural charm, recreational opportunity, and functional ranching infrastructure. With ample space for both livestock and wildlife, the property is a true Texas haven for outdoor enthusiasts, hunters, and ranchers alike.

The centerpiece of the property is a custom-built 1,280 square foot 14-gauge steel home, set within a secure 2-acre fenced compound. This well-designed home is perfect for those seeking a low-maintenance, yet comfortable lifestyle in the heart of nature.

In addition to the main residence, the property features a large 30'x50' metal shop with an apartment with 1 bedroom, and 1 bathroom, ideal for guests or additional living space. A fully-equipped working cattle operation is ready to go, complete with robust cattle pens, a corral, a chute, and a roofed hay storage area. For shelter, there's

also a loafing shed for livestock to stay comfortable year-round.

With three tanks and a pond, water is plentiful for both livestock and wildlife. The lush, improved grazing areas and native grasses provide excellent forage for cattle, while the wooded areas of oak, elm, and mature mesquite offer a haven for whitetail deer, wild hogs, ducks, and dove—making it a true paradise for hunters.

A generous 50'x25' bay parking area adds further convenience for storage or equipment needs, ensuring the property is fully functional and ready for any operation.

Whether you're looking to ranch, hunt, fish, or simply escape into nature, this beautiful, quiet, charming ranch offers endless possibilities in one of Texas' most picturesque and versatile landscapes.



PROPERTY FEATURES

PRICE: **\$978,220** | COUNTY: **COMANCHE** | STATE: **TEXAS** | ACRES: **85**

- 85 +/- acres with 22.5 acres in improved grazing & 32 acres in native grasses
- Minutes from Comanche, TX
- Custom 1,280 sq. ft. 14-gauge steel home with an open living area, 1 bedroom, 1.5 bathrooms in a 2-acre fenced compound
- 30'x50' metal shop and apartment with 1 bedroom, 1 bathroom
- 3 tanks and a pond for ample water supply
- Full working cattle pens, corral, chute, and hay storage
- Loafing shed and 50'x25' bay parking
- Abundant wildlife including whitetail deer, wild hogs, ducks, and dove
- Mature oak, elm, and mesquite woods
- Prime hunting and fishing opportunities



85 +/- ACRES



WORKING CATTLE PENS, CORRAL, CHUTE



1,280 +/- SQ. FT. CUSTOM HOME



30'X50' METAL SHOP WITH 1 BED, 1 BATH



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 32° 0' 41.4, -98° 40' 47.8



Maps Provided By:



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Comanche County
Texas



12/16/2024

TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,326.4
Max: 1,367.1
Range: 40.7
Average: 1,344.6
Standard Deviation: 7.94 ft

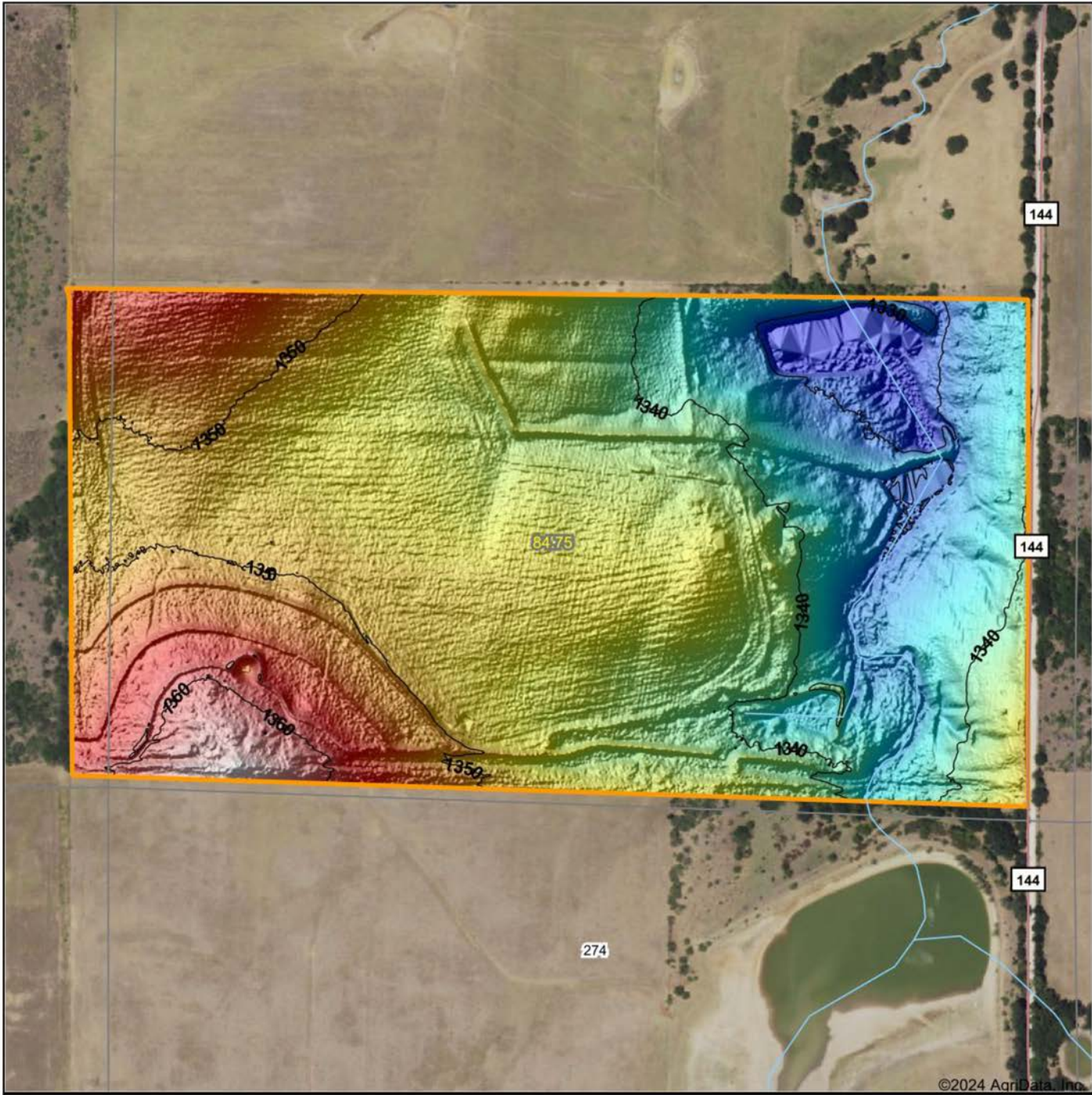


12/16/2024

Comanche County
Texas

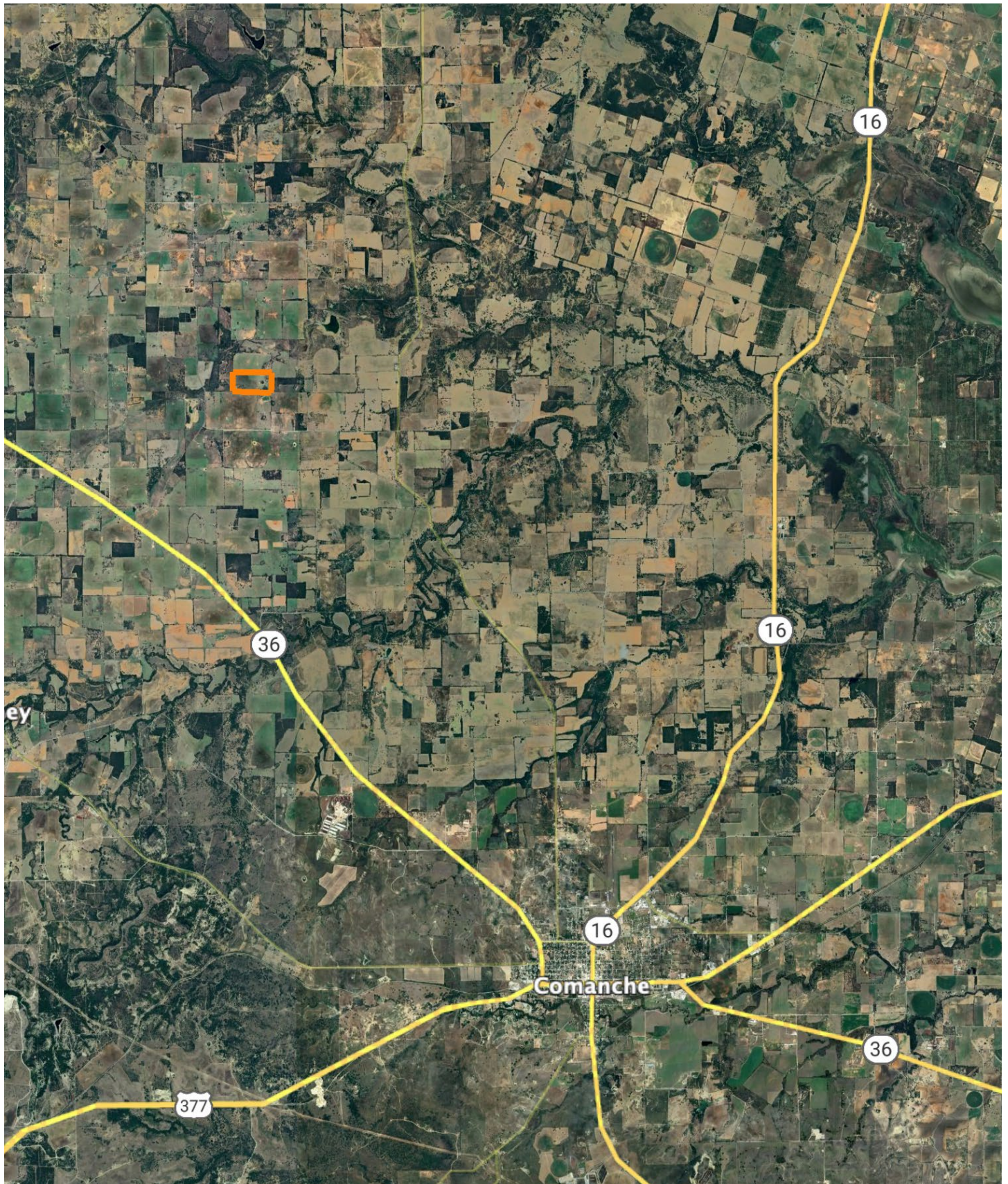
Boundary Center: 32° 0' 41.4, -98° 40' 47.8

HILLSHADE MAP



<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 10 Min: 1,326.4 Max: 1,367.1 Range: 40.7 Average: 1,344.6 Standard Deviation: 7.94 ft</p>	<p>0ft 433ft 867ft</p> <p> 12/16/2024 Comanche County Texas Boundary Center: 32° 0' 41.4, -98° 40' 47.8 </p>
<p> Maps Provided By: surety <small>CUSTOMIZED ONLINE MAPPING</small> <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small> </p>		

OVERVIEW MAP



AGENT CONTACT

Fred brings a wealth of experience to his role, having spent decades in investment management, wealth management, and mergers & acquisitions. His deep understanding of land values stems from a lifelong passion for improving and investing in farmland, a pursuit that has consistently yielded superior returns and personal satisfaction.

Born in Fargo, North Dakota, Fred's upbringing was steeped in the traditions of hunting and fishing alongside his Dad and 5 brothers, activities he continues to cherish today. He holds a BA in Business Administration with an Economics Core from St. John's University in Collegeville, Minnesota. His professional journey has been marked by significant accomplishments, including authoring the book "Three Generations from the Outhouse," which offers practical insights into investing in assets that can provide both growing passive income and long-term capital appreciation.

Fred resides in Sienna Plantation, Missouri City, Texas, with his wife Lori of 43 years. Fred is driven by a desire to work together with his son Reagan as Midwest Land Group expands into new regions. His hands-on experience with transforming his Southern Iowa and Northern Missouri farms into wildlife sanctuaries underscores his practical knowledge and passion for land. Serving on the boards of a private Christian school and his church during the global financial crisis has further honed his leadership and community engagement skills.

Fred's combination of extensive investment expertise, a deep-rooted connection to rural life, and a genuine enthusiasm for land improvement enable him to expertly assess the potential value and return on investment for any farm, ensuring his clients make informed and profitable decisions.



FRED HANISH

LAND AGENT

713.208.9683

FHanish@MidwestLandGroup.com



MidwestLandGroup.com

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