

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

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



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

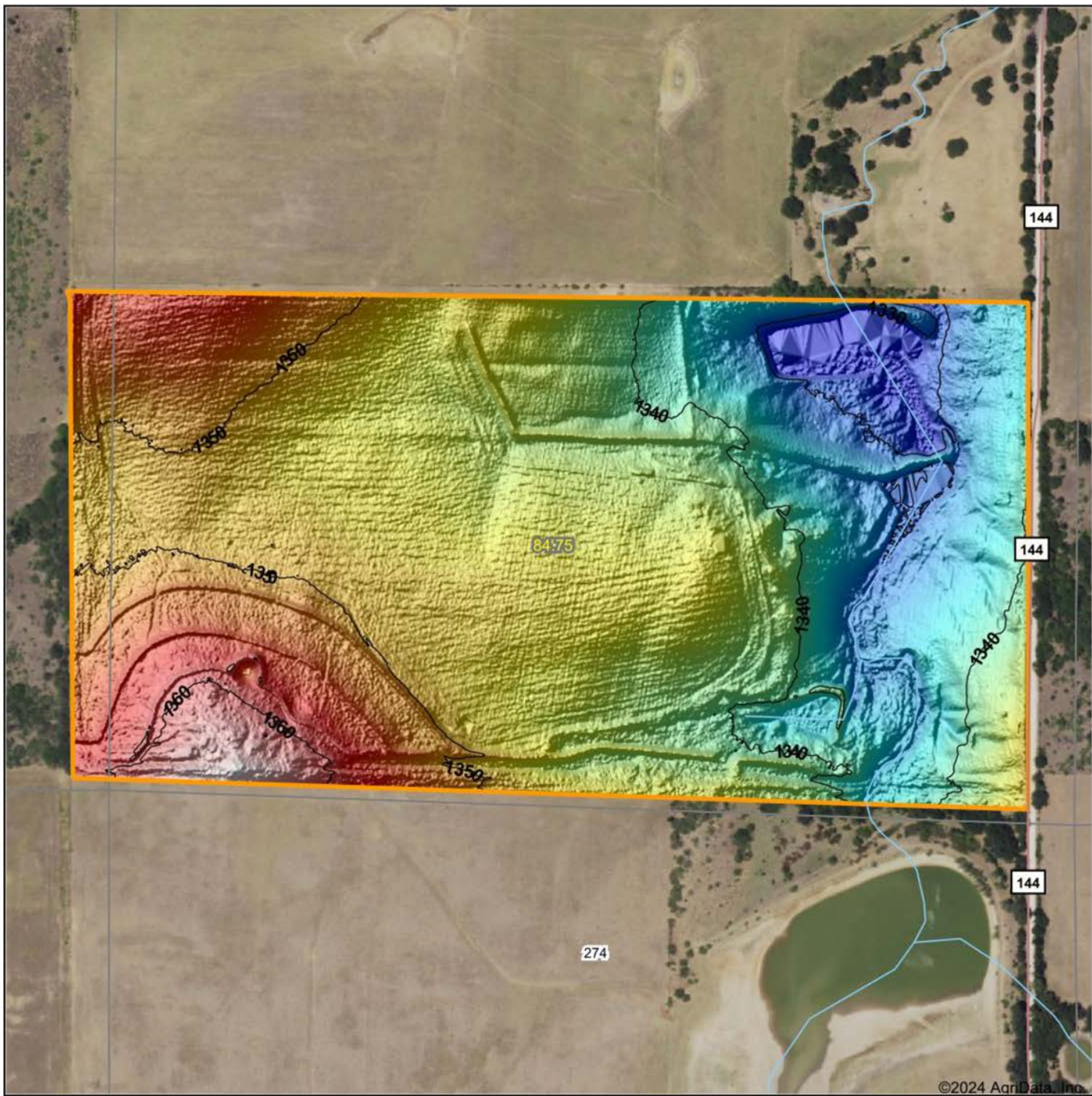


12/16/2024

Comanche County
Texas

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

HILLSHADE MAP



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Low Elevation High



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



12/16/2024

Comanche County
 Texas

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

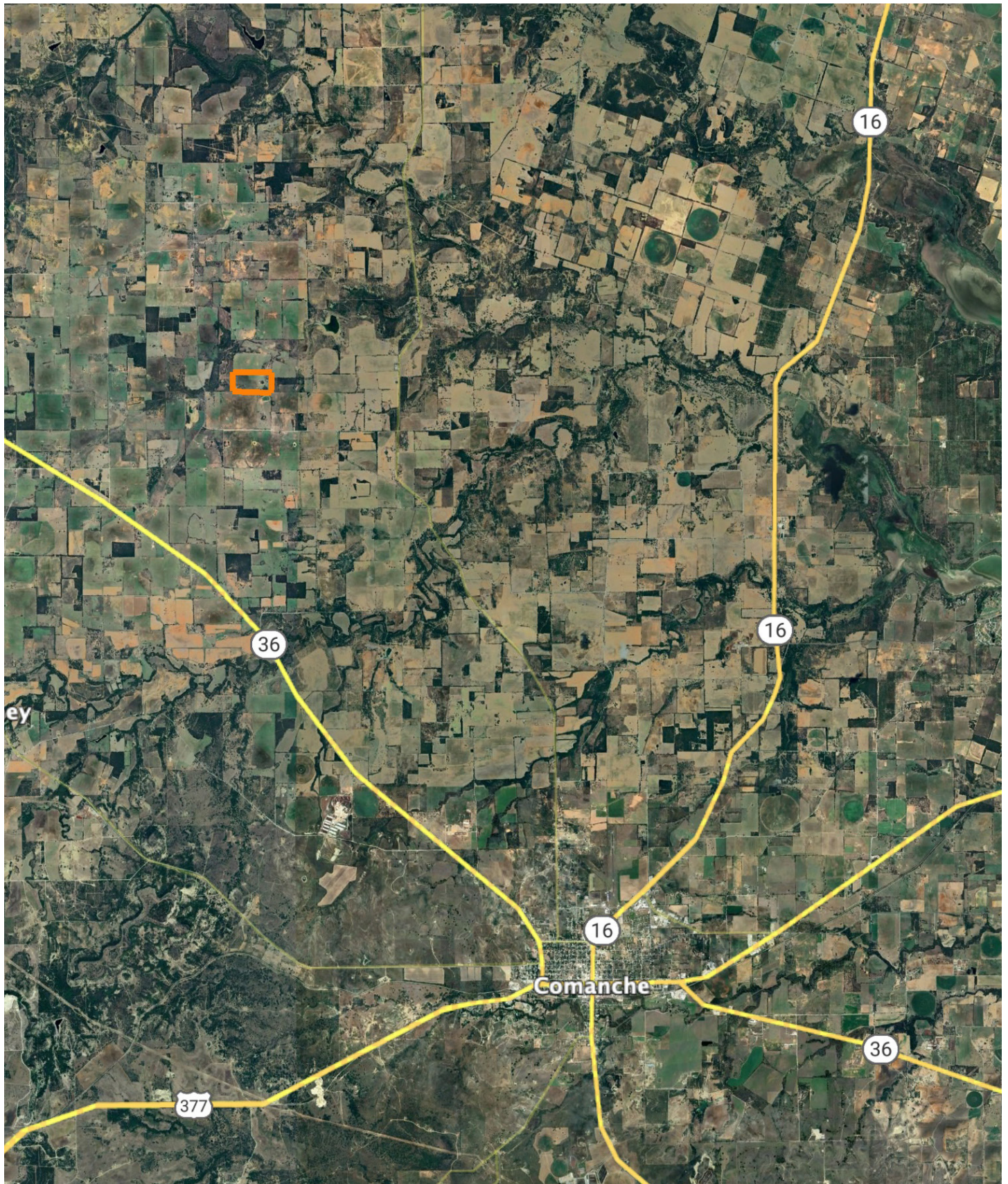


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OVERVIEW MAP



AGENT CONTACT

Christian brings a rare mix of digital marketing expertise and deep-rooted land knowledge to every property he represents. With years of experience in sales, content creation, and negotiating large-scale projects, he understands how to position listings for maximum impact. A powerful counterpart to his marketing savvy is his personal connection to the land. As a lifelong bowhunter and land steward, he sees beyond the surface to uncover what makes a property truly valuable.

Born in Claremore and raised in the rural communities of Northeast Oklahoma, Christian shot his first deer at the age of eight and has hunted across the country since. He's spent decades studying terrain, habitat, and what it takes to grow and hold wildlife. His knowledge of topography, tree species, and water features helps clients assess not just what a property currently is, but what it could be, and how to get there.

Christian lives in Georgetown, Texas, with his wife, Lauren, and their son, Leland. Guided by faith and driven by a generational work ethic, he treats every transaction with personal care and a commitment to honoring the land, the outdoors lifestyle, and the people who love both.



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