

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

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# WORKING CATTLE PENS, CORRAL, CHUTE



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



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

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# 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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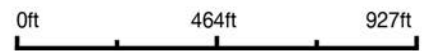


Maps Provided By:



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

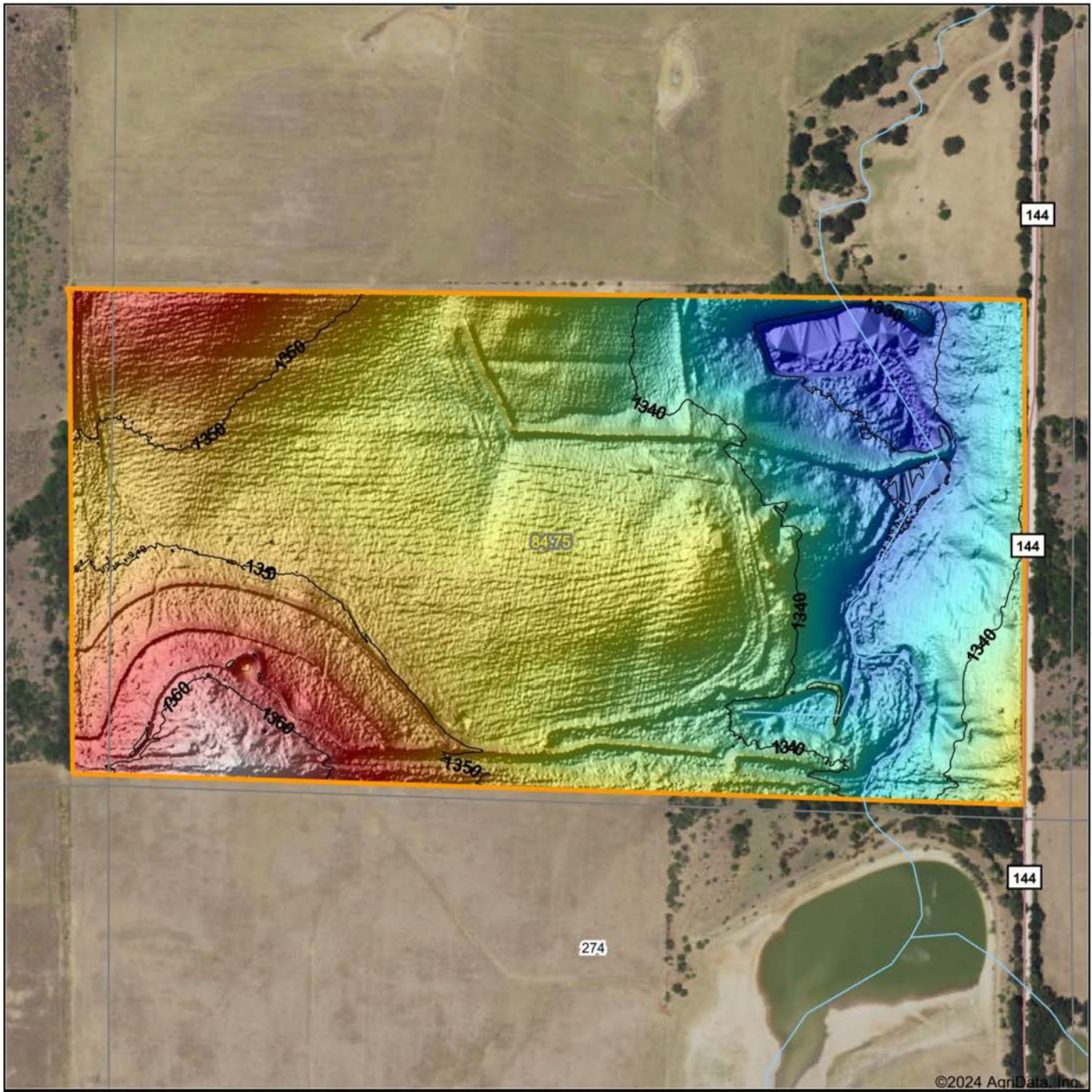


12/16/2024

Comanche County  
Texas

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

# HILLSHADE MAP



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Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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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

0ft 433ft 867ft

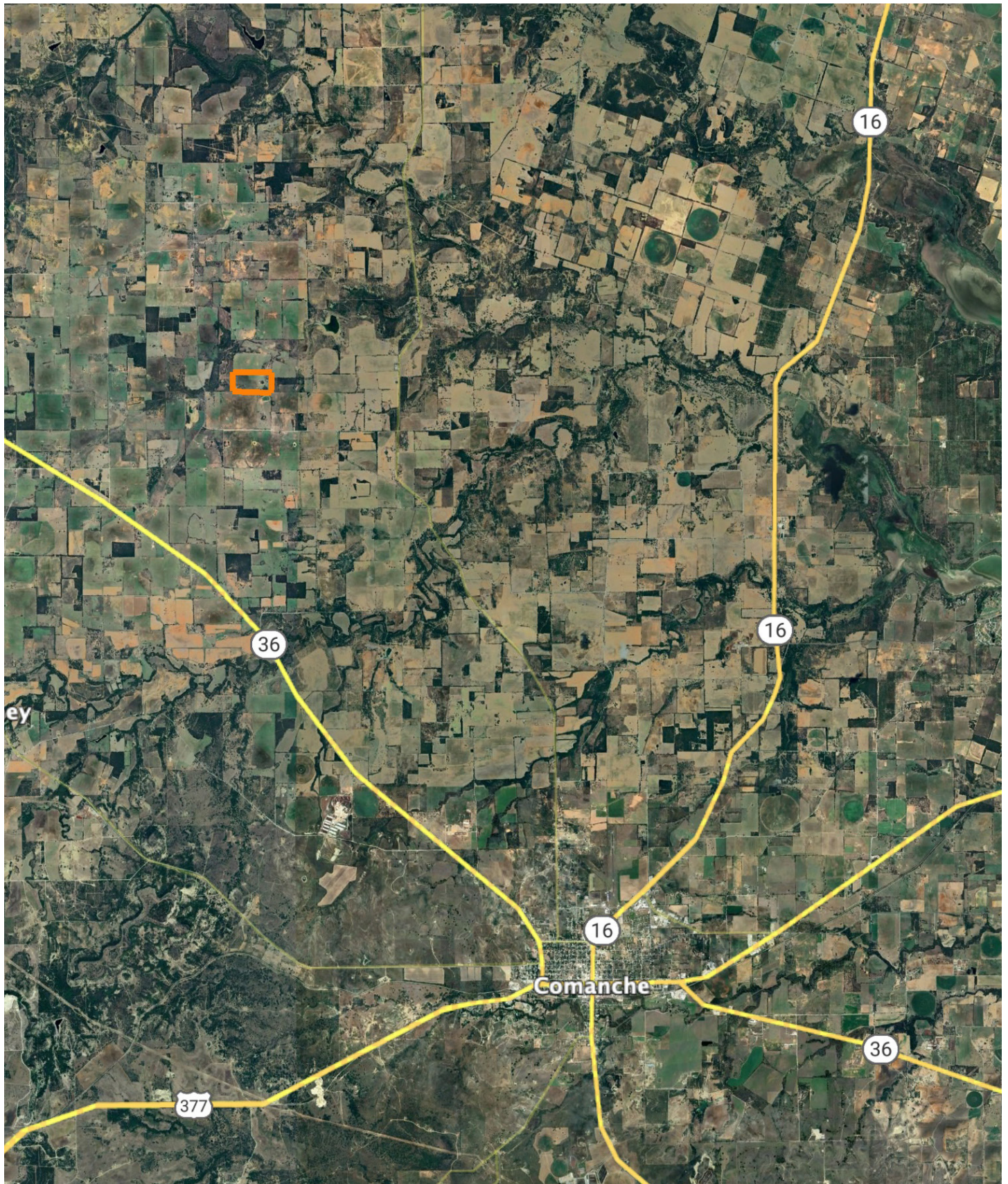


12/16/2024

**Comanche County**  
**Texas**

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

# OVERVIEW MAP



## AGENT CONTACT

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Dan Wells has spent his life chasing bass, bowhunting big game, and working the ground, and now helps others do the same. Based in Godley, Texas, Dan brings a lifetime of outdoor experience and hands-on land knowledge to every client he serves. From whitetail habitat and pond management to food plots, fencing, and dirt work, he understands what makes a property functional, huntable, and full of potential.

Dan grew up around his grandfather's small farm, where he first learned the value of stewardship, freedom, and hard work. That early foundation stuck, guiding him through a career as a business owner and entrepreneur with a sharp focus on service and relationships. He's built a reputation as someone who's easy to talk to, quick to follow through, and serious about helping people reach their goals.

Clients count on Dan for practical insight, honest guidance, and a steady hand — whether they're buying their first piece of land or ready to sell something they've spent years shaping. He proudly serves North Central and Central Texas with the kind of grit and gratitude that only comes from a life spent outdoors.



**DAN WELLS**, LAND AGENT  
**817.666.3545**  
DWells@MidwestLandGroup.com



**MidwestLandGroup.com**

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