

CENTURY 21[®]

Judge Fite Company



11051 BROCK HIGHWAY

LIPAN, TX 76462



\$703,000



1 acres

DESCRIPTION

38 Ag-Exempt Acres with NEW WATER WELL between Lipan and Brock in sought-after Lipan ISD! A beautiful mix of Coastal Bermuda and native grasses is complemented by a shady pecan bottom and scattered oaks, elms, and cedars. The property is wildlife-rich-deer, turkey, and the occasional wild hog, making it ideal for grazing, hay production, and hunting. Gentle elevation changes create multiple prime build sites for your dream home or ranchette, with mature trees providing natural privacy and seclusion. Excellent highway frontage on FM 1189 offers easy access: under 5 minutes to Lipan, 15 minutes to SugarTree Golf Course, and 20 minutes to I-20 for quick trips to Weatherford, Granbury, and the metroplex. Low taxes with ag exemption in place. A rare combination of productivity, recreation, and convenience in a highly desirable area. Property highlights: 38 acres, ag exempt (low taxes) Coastal Bermuda + native grasses; pecan bottom; oaks-elms-cedars Current uses: cattle and donkey grazing, hay production, hunting Abundant wildlife: deer, turkey, occasional wild pigs Gentle elevation changes

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21115992

YEAR BUILT:

COUNTY: Hood

TRACT OR SUBDIVIION: None

LIST DATE: 11/20/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 38

LOT SIZE (SQFT): 1,655,280

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Agricultural
- HardwoodTrees
- Pasture
- RollingSlope
- Wooded

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Brad Harrison 

PHONE: 817.458.0402

BROKERED BY: Clark Real Estate Group

century21judgefite.com

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