

CENTURY 21[®]

Judge Fite Company



6363 E FM 1188

BLUFF DALE, TX 76433



\$1,175,000



2,287 sqft



3 beds



3 baths

DESCRIPTION

Refined Texas ranch living meets exceptional income potential on 13.75 pristine acres of soft sandy soil in Morgan Mill (Bluff Dale address). A scenic .75-mile gated private drive with automatic entry leads to an impressive equestrian property anchored by a beautifully maintained approximately 2,287 sq ft brick residence featuring 3 bedrooms, 3 bathrooms, an attached 2-car garage, and a fenced backyard. Designed with both lifestyle and functionality in mind, the property includes three income-producing apartments, two 1 bed-1 bath units (approximately 900 sq ft and 500 sq ft) plus an upstairs apartment, along with four RV hookups for additional revenue opportunities. Equestrian amenities are thoughtfully developed and ready for immediate use, including a 6-stall horse barn with 40 and 60 ft runs and tack room, a professional outdoor roping arena with covered boxes, and a well-conditioned outdoor barrel arena. Additional improvements include a public restroom and shower facility behind the barn, a large covered hay and equipment barn, and an extensive setup of livestock pens with shelters: nine 10x15 pens along the roping arena (six with shelters), four approximately 15x25 pens, five approximately 20x30 pens, seven approximately one-half acre pens, and two approximately 1.5 acre pens, offering exceptional flexibility for training, boarding, or large-scale operations. Ideally positioned for both privacy and convenience, the property is located approximately 5 miles from Hwy 281 on 1188, about 30 minutes to Granbury and 20 minutes to Stephenville. A rare opportunity to own a turnkey North Texas ranch property that seamlessly blends refined country living with strong investment potential.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21191248

YEAR BUILT: 2002

COUNTY: Erath

TRACT OR SUBDIVIION: None

LIST DATE: 03/04/2026

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800.451.8055

AREA:

SQUARE FEET: 2,287

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 0

ACRES: 13.75

LOT SIZE (SQFT): 598,775

INTERIOR FEATURES

KITCHEN:

- FarmEquipment

FIREPLACE:

- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate
- Wood

APPLIANCES:

- Dryer
- Dishwasher
- ElectricOven
- GasCooktop
- Microwave
- Refrigerator
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Ranch● Farmhouse	PARKING: <ul style="list-style-type: none">● AdditionalParking● Covered● Garage● Paved● GarageFacesSide	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage
SIDING: <ul style="list-style-type: none">● Brick	POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab
FENCING: <ul style="list-style-type: none">● Wood● WroughtIron		

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central	UTILITIES: <ul style="list-style-type: none">● ElectricityConnected● SepticAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● KitchenIsland● OpenFloorplan● WalkInClosets
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LISTED BY: Cory Smothers 

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BROKERED BY: Keller Williams Heritage West