



2202 COUNTY ROAD 3657
SPRINGTOWN, TX 76082



\$2,950,000



1 acres

DESCRIPTION

An extraordinary 153-acre equestrian ranch in the rolling countryside of Springtown, offering privacy, panoramic hilltop views, and turnkey functionality for the serious horse enthusiast or land investor. Set behind open pastures and framed by mature trees, this premier property features three scenic ponds, creating both natural beauty and practical water sources for livestock. The elevated terrain provides sweeping views across Wise County, delivering stunning sunrises and sunsets from multiple vantage points throughout the ranch. Equestrian improvements are thoughtfully designed, highlighted by a 7-stall barn with ample space for tack, feed, and equipment. Multiple well-fenced turnouts allow for rotational grazing and proper horse management, making this an ideal setup for training, breeding, or simply enjoying a private equestrian lifestyle. The acreage offers room to expand with an arena, additional barns, or a custom estate home positioned perfectly on the hilltop to maximize the views. For the savvy investor, this property presents an exceptional opportunity to subdivide into highly desirable 6–12 acre ranchettes. Preliminary feasibility work has already been completed, and a conceptual land plan is in place—providing a strong foundation for future development and maximizing the property's potential. Despite its peaceful setting, the ranch remains conveniently located just 25 minutes north of Weatherford and approximately one hour from Dallas-Fort Worth International Airport, allowing easy access to major travel, dining, and commerce while maintaining the tranquility of wide-open Texas land. Whether envisioned as a private family ranch, equestrian training facility, weekend retreat, or long-term land investment, 2202 County Road 3657 represents a rare opportunity to own a substantial acreage property with water features, infrastructure, and breathtaking views in one of North Texas' most desirable rural corridors.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21225257

YEAR BUILT:

COUNTY: Wise

TRACT OR SUBDIVIION: Sr Ponder Surv Abs #1509

LIST DATE: 04/02/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 153.21

LOT SIZE (SQFT): 6,673,827

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Pasture
- PondOnLot
- RollingSlope
- ManyTrees
- Sloped

FENCING:

- BarbedWire
- CrossFenced
- Gate

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityAvailable
- Propane
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Derek Barham 

PHONE: 46979928964697992896

BROKERED BY: Briggs Freeman Sotheby's Int'l