

\$5,495,000 - Tbd County Road 386, Carlton

MLS® #20747617

\$5,495,000

0 Bedroom, 0.00 Bathroom,
Land on 723.00 Acres

Carlton, Carlton, TX

723-Acre Working Ranch â€“ Natural Beauty & Functionality in Comanche County

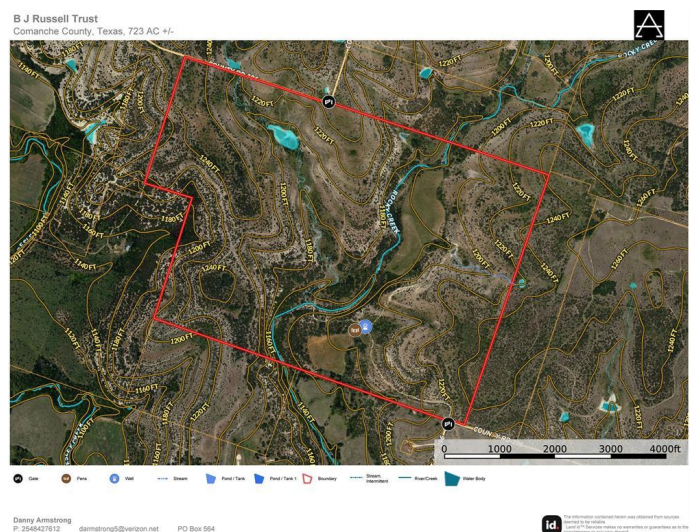
This expansive 723-acre ranch offers a rare opportunity to own a property that reflects the rugged beauty of Central Texas. Designed by nature and maintained with care, the land features rolling terrain with 60-foot elevation changes, native grasses, and a mix of hardwoods including live oak, mesquite, cedar, and elm.

Property Highlights

- â€¢ Topography: Rolling hills, natural arroyo rock creek beds, and diverse vegetation
- â€¢ Water Features:
 - â€¢ Three defined stock tanks
 - â€¢ Rocky Creek meandering across the entire property
 - â€¢ Water accumulation throughout the creek system
- â€¢ Utilities:
 - â€¢ Water well at hunterâ€™s camp
 - â€¢ Multiple electrical access points via Comanche County Electric
- â€¢ Wildlife: Whitetail deer, turkey, dove, occasional quail, and signs of wild hogs
- â€¢ Fencing: Solid 6-strand barbed wire perimeter
- â€¢ Vegetation: Soil variation evident through changing tree cover and plant life

Additional Details

- â€¢ Numerous potential building sites across



varied elevations

â€¢ Long-standing grazing lease with a single family for nearly 20 years

â€¢ No mineral rights included in the sale

â€¢ Access by appointment only during hunting season

Just 20 minutes to nearby towns

â€¢ Centrally located â€¢ 1.5 to 2 hours from Fort Worth, Austin, Waco, and Abilene

Essential Information

MLS® #	20747617
Price	\$5,495,000
Bathrooms	0.00
Acres	723.00
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd County Road 386
Subdivision	Carlton
City	Carlton
County	Comanche
State	TX
Zip Code	76436

Amenities

Utilities	Co-op Electric, Electricity Available, Electricity Connected, Individual Water Meter, Dirt, Well
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Exterior

Lot Description	Acreage, Agricultural, Cedar, Mesquite, Oak, Rock Outcropping, Rolling Slope, Tank/ Pond
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School Information

District	Hamilton ISD
Elementary	Ann Whitney

High Hamilton

Additional Information

Zoning none

Listing Details

Listing Agent Danny Armstrong

Listing Office ARMSTRONG REAL ESTATE

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Listing information last updated on November 21st, 2025 at 9:44am CST