

\$6,000,000 - 1952 Fm 1689, Comanche

MLS® #20919476

\$6,000,000

0 Bedroom, 0.00 Bathroom,
Land on 935.00 Acres

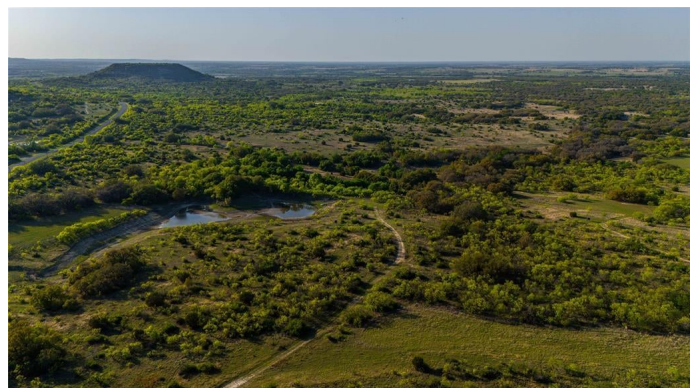
Rural, Comanche, TX

The Pennington Ranch spans approximately 935.87 high-fenced acres of scenic, rolling terrain located just 9 minutes northwest of Comanche, TX. This premier recreational and hunting property features a diverse mix of mature oaks, cedar elm, native brush, and improved pastures, offering exceptional wildlife habitat and panoramic views.

The ranch includes 9 contiguous parcels with approximately 1.65 miles of FM 1689 frontage and 0.57 miles along CR 103. Elevation ranges from 1,460'± to 1,610'± ASL, with gently rolling topography throughout. Surface water is abundant with 10+ stock tanks, two large 2+ acre ponds, and seasonal Duncan Creek crossing the southeastern portion.

Improvements sit on one of the highest points of the ranch and include a 1,966 SF main residence (3BR,2BA, metal roof, wraparound porch), a detached 2-car garage with breezeway, a 1,209 SF guest apartment, two 455 SF equipment garages, a large 1,857 SF covered shed, an additional 2,500 SF equipment shed, and an 867 SF livestock barn with working pens.

Water is supplied by two wells near the main improvements, with three additional windmill wells that may be reworked. Electricity is provided by CECA and is accessible throughout the ranch. The property also includes improved food plots, ample edge



habitat for wildlife, and is home to native game like whitetail deer, turkey, hogs, dove, and a few exotics.

With stunning views, excellent infrastructure, and a blend of recreational, agricultural, and residential appeal, Pennington Ranch is a rare offering in the heart of Comanche County.

Built in 1998

Essential Information

MLS® #	20919476
Price	\$6,000,000
Bathrooms	0.00
Acres	935.00
Year Built	1998
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	1952 Fm 1689
Subdivision	Rural
City	Comanche
County	Comanche
State	TX
Zip Code	76442

Amenities

Utilities	Co-op Electric, Electricity Connected, Septic, Well
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Interior

Heating	Central, Electric
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Exterior

Lot Description	Acreage, Bottom, Brush, Cleared, Hilly, Many Trees, Mesquite, Oak, Rolling Slope, Tank/ Pond
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School Information

District	Comanche ISD
Elementary	Comanche
Middle	Comanche
High	Comanche

Additional Information

Zoning	None
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Listing Details

Listing Agent	Colton Hutchins
Listing Office	COLTON HUTCHINS-BROKER

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Listing information last updated on November 21st, 2025 at 6:00am CST