



818 COUNTY ROAD 104
BLUFF DALE, TX 76433



\$1,675,000



2,252 sqft



3 beds



4 baths

DESCRIPTION

Discover a one-of-a-kind, fully AG-exempt aviation retreat in the heart of the North Texas Hill Country, completely turnkey and tailored for pilots, outdoor enthusiasts, and anyone seeking privacy with convenience. This sprawling single-story home is nestled on a treed, secluded acreage featuring its own turf runway ideal for single-prop planes and gliders with a massive airplane hangar and additional covered parking. The residence boasts warm stone and wood accents, a well-equipped kitchen, a bright breakfast nook, and spacious bedrooms offering flexibility for an office or hobby space. A large workshop with electricity and a bath provides endless opportunities for projects or gear storage. Perfectly positioned south Weatherford and just minutes to Stephenville, downtown Glen Rose, Dinosaur Valley State Park, Fossil Rim, luxurious Rough Creek Lodge. The ranch is also perfectly positioned with convenient access to the highly anticipated BlueJack Ranch and Maverick private golf courses, with nearby Brazos River access for fishing, rafting, camping, and canoeing. The wildlife exemption keeps taxes low while native deer, dove, wild turkey and bluestem grass create a true Texas ranch feel. With a strong water well, septic, heat pump (no propane), electricity by United Cooperative Services, and a John Deere 5045D tractor, JD riding mower, and Yamaha UMax UTV included, this rare opportunity offers everything needed to start living your dream from day one, an exceptional private escape ready for its next steward.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: ActiveUnderContract

MLS: 21134866

YEAR BUILT: 1999

COUNTY: Erath

TRACT OR SUBDIVIION: Brown Charles Survey

LIST DATE: 01/04/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,252

TOTAL BEDS: 3

FULL BATHS: 4

HALF BATHS: 0

ACRES: 84.32

LOT SIZE (SQFT): 3,672,979

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Tile

APPLIANCES:

- ElectricCooktop
- ElectricOven
- ElectricWaterHeater
- Disposal

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached
- Farmhouse

PARKING:

- AttachedCarport
- AdditionalParking
- Concrete
- Covered
- DriveThrough
- DirectAccess
- DoorSingle
- Driveway
- Enclosed
- GarageFacesFront
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted
- Private
- RvGarage
- RvCarport
- RvAccessParking
- Storage

LOT DESCRIPTION:

- Acreage
- BackYard
- Lawn
- Landscaped
- PondOnLot
- ManyTrees

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Lighting
- PrivateYard
- RainGutters

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- Gate
- Metal
- Wood

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - PhoneAvailable
 - CableAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- EatInKitchen
- HighSpeedInternet
- OpenFloorplan
- PanelingWainscoting
- CableTv
- VaultedCeilings
- NaturalWoodwork
- WalkInClosets

SECURITY FEATURES:

- SmokeDetectors
- SecurityLights

COMMUNITY:

- Fishing
 - FencedYard
-

LISTED BY: Michael Hershenberg 

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BROKERED BY: Real Broker, LLC