

117 AC Patillo, Northern Erath Co., TX

Hunting & cattle ranch, 1.25 hours west of Ft. Worth



Level to gently rolling, scattered trees, and elevated areas



Paved frontage on FM highway, Reduced to \$3,700 per acre!



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Cell 817-925-3333
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117 ACRES Patillo, Northern Erath Co., Texas

LOCATION: Approximately 1 hour & 15 minutes west of Ft. Worth. From Ft. Worth go west on I-20 for 50 miles, exit 386, then south (left) onto US 281 for 7.5 miles, then west (right) onto FM 2803 for 2.3 miles into Patillo, then south onto FM 3208 for 1.5 miles and the property is on the south side (left).

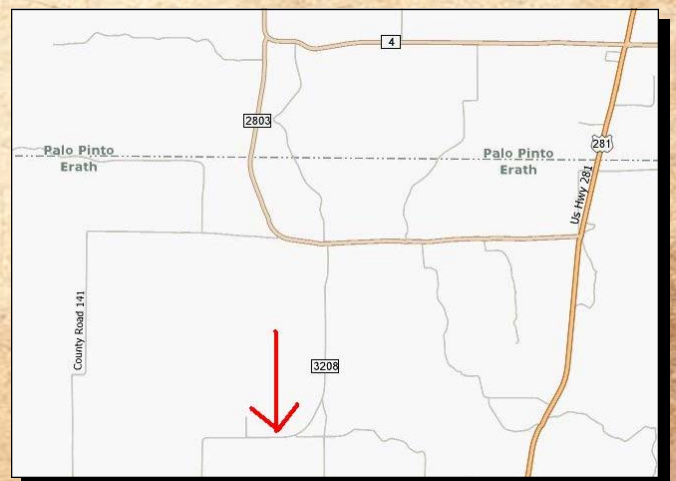
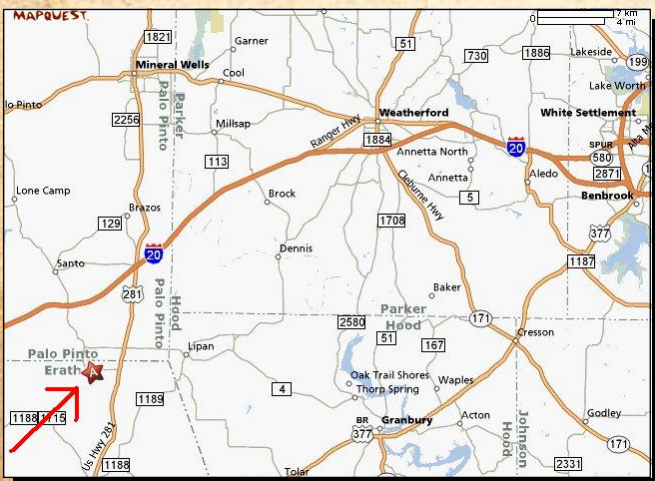
TERRAIN: Level to gently rolling with some scattered trees and pastures.

WATER: Coop water line along FM 3208. One pond.

MINERALS: Seller to retain a ½ non-participating royalty interest and convey the balance owned.

PRICE: Reduced to \$3,750.00 per acre!

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.



Survey

M. A. BINGHAM SURVEY ABSTRACT NO. 87

P. L. SUBLETT
99 ACRES
VOL. 477, PG. 27

BARTON CREEK
WATER SUPPLY
61.3 ACRES
VOL. 533, PG. 548

ALFRED BYNUM SURVEY ABSTRACT NO. 34

Curve	Radius	Tangent	Length	Chords	Chords	Chords	Chords
1	1000.00	1000.00	157.08	1000.00	1000.00	1000.00	1000.00
2	1000.00	1000.00	157.08	1000.00	1000.00	1000.00	1000.00
3	1000.00	1000.00	157.08	1000.00	1000.00	1000.00	1000.00

NOTE: BEARING BASIS = NAD 83

NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE
ACCORDING TO FIRM COMMUNITY PANEL NO. 480218
9000 A, DATED 12-27-97.

NOTE: THIS PROPERTY IS SUBJECT TO THE
FOLLOWING EASEMENT:

BARTON CREEK WATER SUPPLY - VOL. 531, PG. 283
NO DESCRIPTION - 15' WIDE

M. A. BINGHAM SURVEY ABSTRACT NO. 105

121.408 ACRES

GRADY WARTES, ET UX.
DMA WARTES
TRACT 1 - CALLED 252 ACRES
VOL. 371, PG. 200

F. M. HIGHWAY NO. 3208
STATE OF TEXAS
VOL. 506, PG. 447

R. G. HAMILTON, ET AL.
17.55 ACRES
VOL. 586A, PG. 919

COUNTY ROAD NO. 140

COUNTY ROAD NO. 140

M. A. BINGHAM SURVEY ABSTRACT NO. 105

117.087 ACRES

100 ACRES

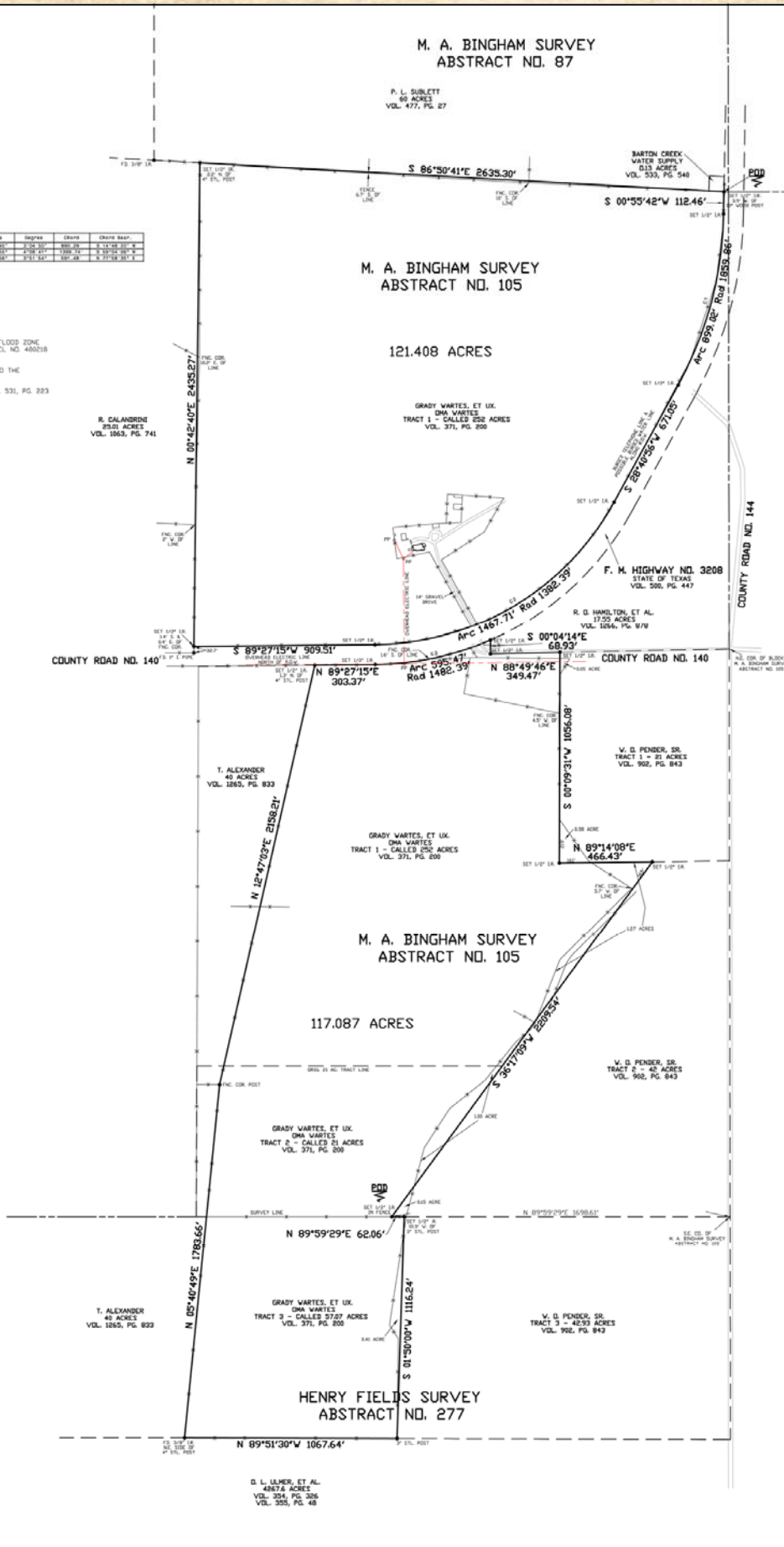
GRADY WARTES, ET UX.
DMA WARTES
TRACT 2 - CALLED 251 ACRES
VOL. 371, PG. 200

V. D. PENDER, SR.
TRACT 2 - 45 ACRES
VOL. 902, PG. 843

ALFRED BYNUM SURVEY ABSTRACT NO. 34

HENRY FIELDS SURVEY ABSTRACT NO. 277

D. L. ULLMER, ET AL.
487.8 ACRES
VOL. 354, PG. 306
VOL. 355, PG. 48



Aerial Photo

