

Scenic 120 Acre Hunting Property

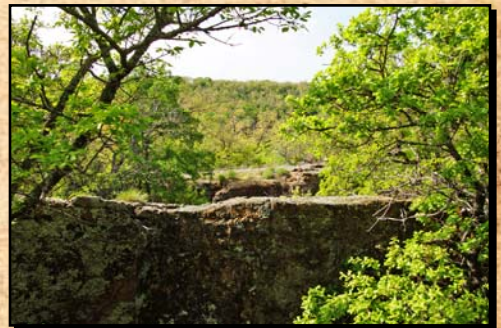
Garner, Parker County, Texas



Beautiful scenic views of a big valley and sloping timbered hillsides.



A gently rolling plateau with scattered trees, and a large cultivation field.



A beautiful huge creek, stock ponds, deer & mineral rights.

\$4,750.00 per acre.

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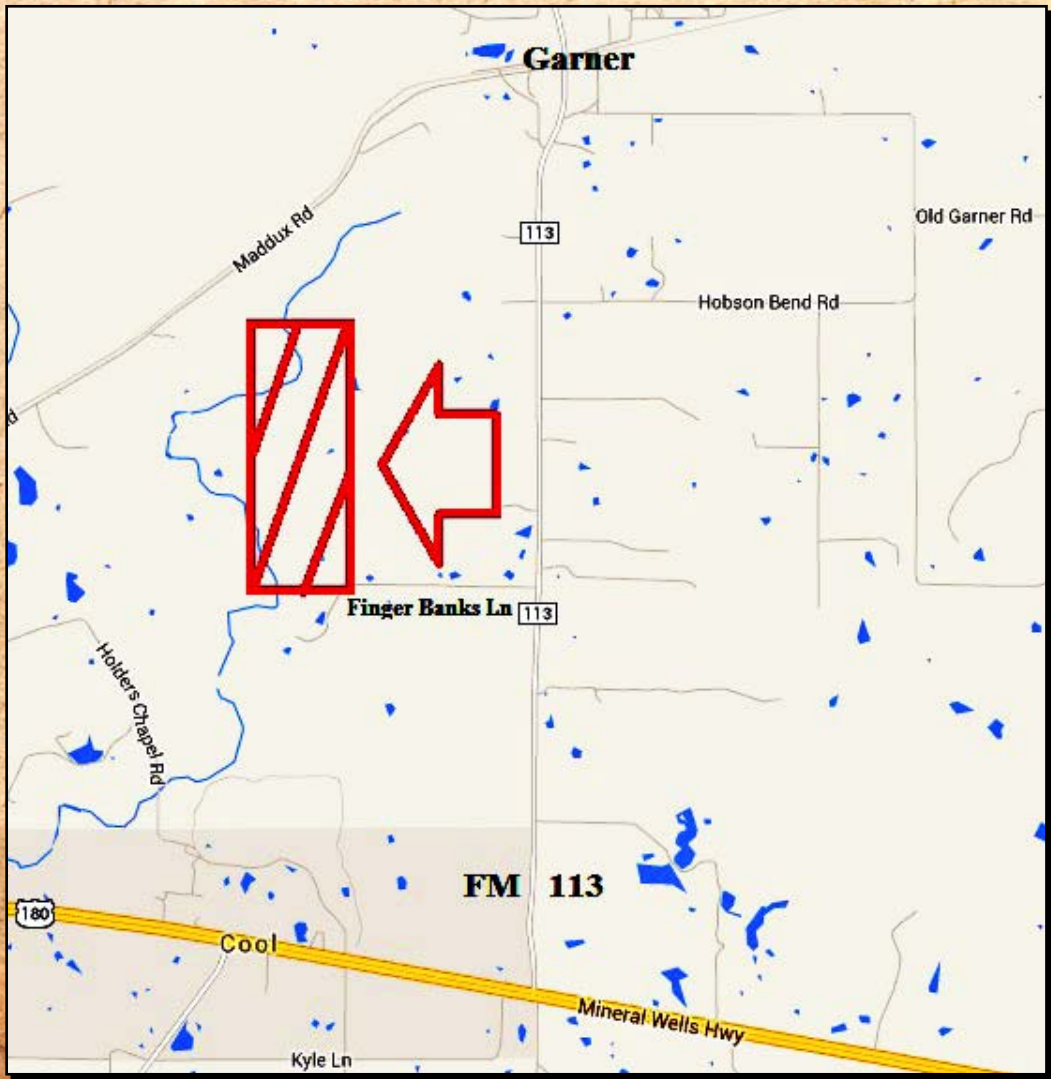
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120 ACRE RECREATIONAL PROPERTY Garner, Parker County, Texas

- LOCATION:** Approximately 20 minutes west of Weatherford or 50 minutes west of Fort Worth at the dead end of an all-weather county road (Finger Banks Lane).
- TERRAIN:** The property is scenic and diverse with a small level cultivation field and a small native grass pasture with scattered hardwood trees. From the bluff ridgeline sloping to the creek bottom is heavy to moderate juniper and hardwood tree cover with other varieties of trees and cover with stone outcroppings.
- IMPROVEMENTS:** No major improvements other than fencing and a graveled interior road.
- WATER:** Extensive frontage on large "Dry Creek" and two stock ponds.
- MINERALS:** Seller will convey 25% of the minerals owned with executive rights.
- GAME:** Excellent deer and turkey cover.
- COMMENTS:** A beautiful recreational property with significant hardwood & Juniper cover and sloping rugged terrain with a huge creek. There is an easement to pass through the property on the graveled road to an adjoining property to the west.
- RESTRICTIONS:** No mobile or manufactured homes, no move in homes, no salvage or junk yards, no dump grounds or dumping, no commercial swine operations, no commercial canine operations, no commercial poultry operations, no commercial dairy operations, no commercial goat operations, and no old abandoned cars, boats, trailers or domestic trash to be left on the property.
- PRICE:** \$4,750.00 per acre.

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Orange lines are not exact.