

# 1,293 AC "J Bar M" Recreational & Hunting Ranch

## North of Palo Pinto, Palo Pinto County, Texas



**Rolling native land with excellent tree cover for game and scenic views.**



**Multiple stock ponds, water well, rural water available, and lake sites.**



**Excellent hunting with blinds, feeders & storage building. \$2,495.00/AC.**

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**MAC A. COALSON**  
*REAL ESTATE BROKER*

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## **1,293 Acre "J Bar M" Recreational Ranch Palo Pinto, Palo Pinto County, Texas**

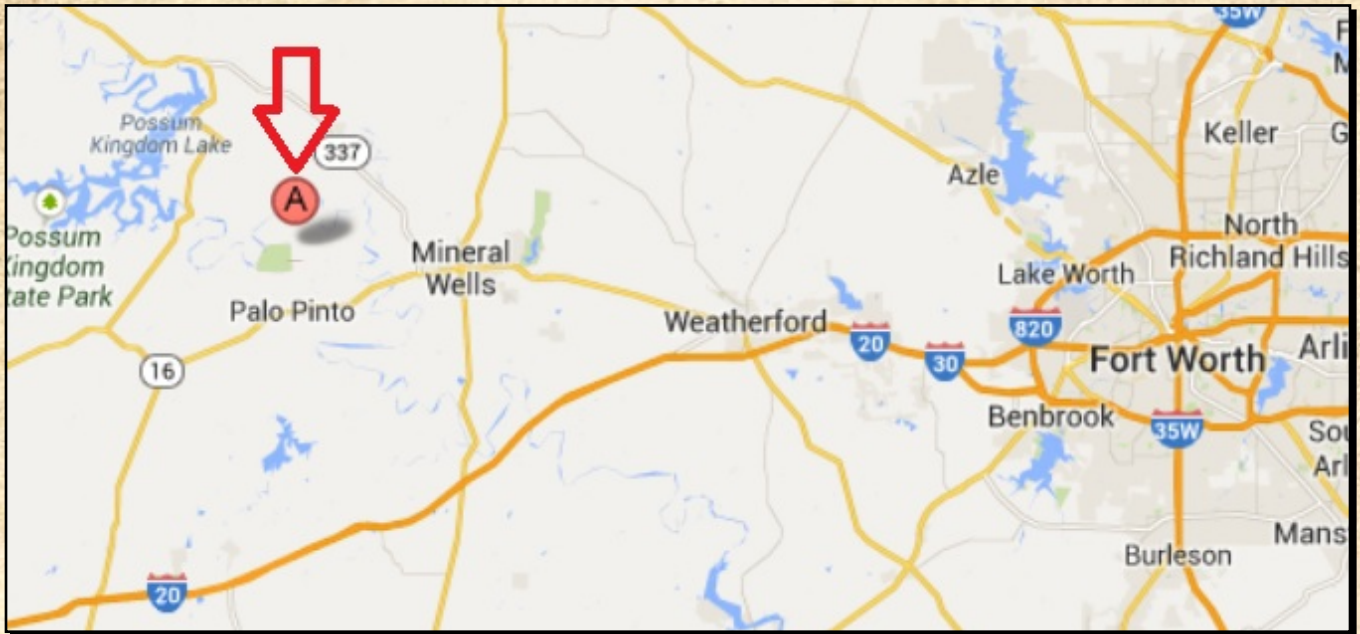
- LOCATION:** Approximately 1 hour west of Loop 820 & I-30 in west Fort Worth or 1 hour and 10 minutes from Will Roger's. Just 3 miles north of Palo Pinto on FM 4 and the property is on the east / right side with just over 2 miles (10,731.99 feet) of paved frontage.
- TERRAIN:** Rolling native land with predominately cedar and mesquite trees with some oaks. Excellent game cover and views. Multiple lake sites available.
- IMPROVEMENTS:** A steel open end storage building, six tower blinds with feeders and feeder pens, and an old wooden (cute) set of cattle pens.
- WATER:** Stock ponds, water well and rural water available.
- GAME:** The whitetail deer have been managed and lightly hunted for years allowing large native whitetail bucks to exist. There are also turkey, hogs, coyotes, etc.
- MINERALS:** One producing gas well.
- PRICE:** \$2,495.00 per acre or \$3,226,035.00.

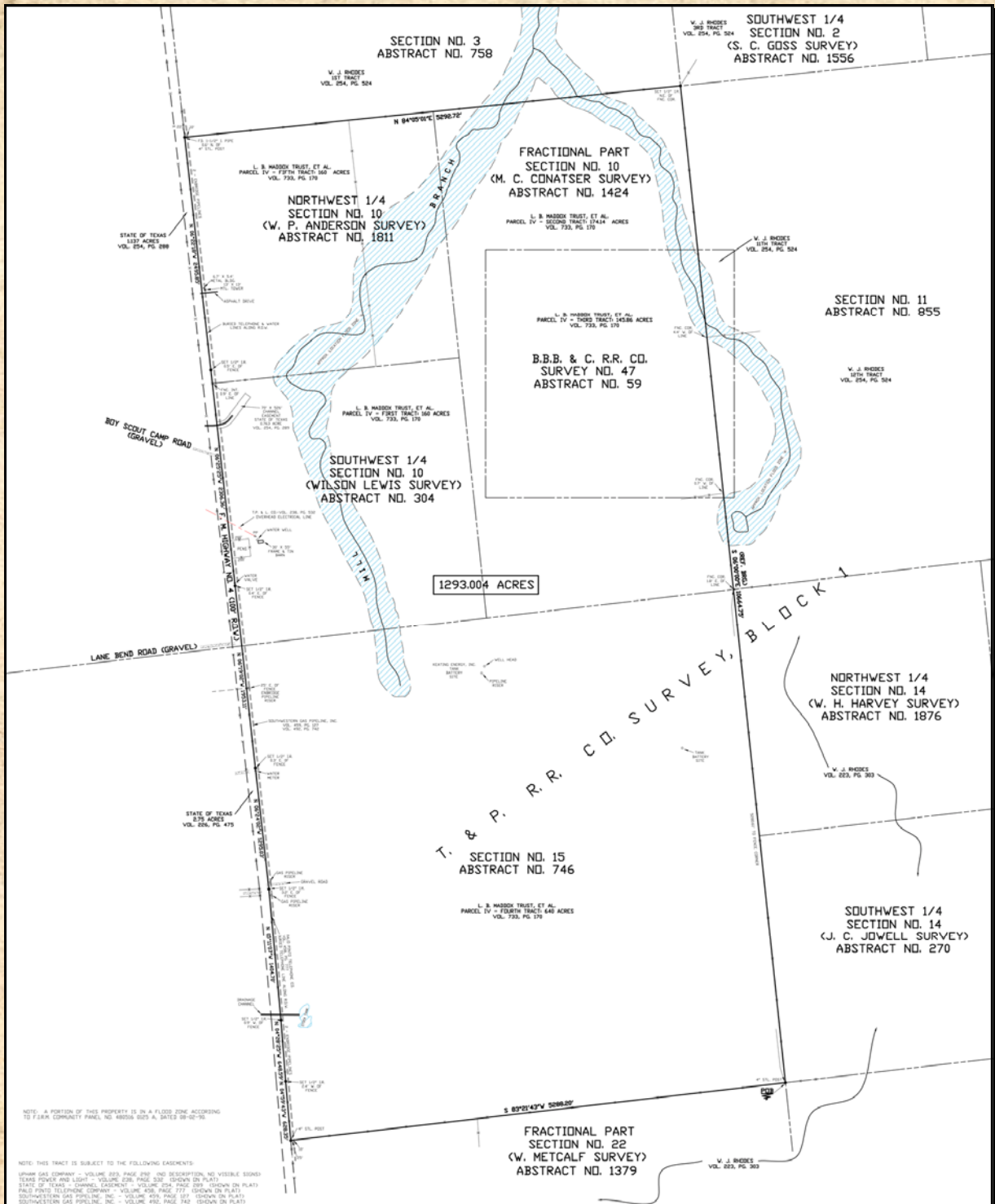
ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER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











NOTE: A PORTION OF THIS PROPERTY IS IN A FLOOD ZONE ACCORDING TO FEMA COMMUNITY PANEL NO. 48008 002 A, DATED 08-20-96.

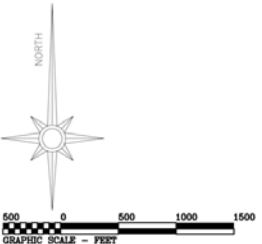
NOTE: THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS:  
 UPRAR GAS COMPANY - VOLUME 229, PAGE 299 AND DESCRIPTION, NO VISIBLE EASEMENT  
 TEXAS POWER AND LIGHT - VOLUME 228, PAGE 532 (SHOWN ON PLAT)  
 STATE OF TEXAS - CORNER EASEMENT - VOLUME 228, PAGE 299 (SHOWN ON PLAT)  
 PALO PINTO TELEPHONE COMPANY - VOLUME 408, PAGE 777 (SHOWN ON PLAT)  
 SOUTHWESTERN GAS PIPELINE, INC. - VOLUME 429, PAGE 351 (SHOWN ON PLAT)  
 SOUTHWESTERN GAS PIPELINE, INC. - VOLUME 492, PAGE 742 (SHOWN ON PLAT)

**PLAT OF SURVEY AND IMPROVEMENTS**

OF A 1293.004 ACRES TRACT OF LAND OUT OF SECTION NO. 15, ABSTRACT NO. 746; SOUTHWEST 1/4 OF SECTION NO. 10, (WILSON LEWIS SURVEY), ABSTRACT NO. 304, FRACTIONAL PART OF SECTION NO. 10, (M. C. CONATSER SURVEY), ABSTRACT NO. 1424, AND NORTHWEST 1/4 OF SECTION NO. 10, (W. P. ANDERSON SURVEY), ABSTRACT NO. 1811, ALL BEING PART OF THE T. & P. R.R. CO. SURVEY, BLOCK 1 AND THE B. B. & C. R.R. CO. SURVEY NO. 47, ABSTRACT NO. 59, PALO PINTO COUNTY, TEXAS.

CERTIFIED CORRECT AS SURVEYED ON THE GROUND.  
 NO ENCROACHMENTS EXCEPT AS SHOWN JULY 19, 2004.  
 SURVEY UPDATED: APRIL 28, 2006.

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492.  
 PRICE SURVEYING, 102 S. DAK AVENUE, MINERAL WELLS, TEXAS 76067,  
 940-325-4841 JN04263 FN040716





**Red boundaries are not exact.**