150 Acre Hunting & Recreation Ranch Western Palo Pinto County, Texas



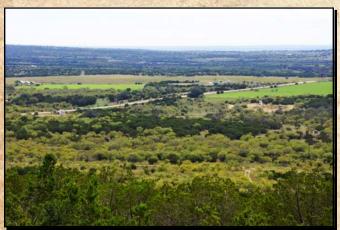


60% level to rolling bottom land with mesquite, cedar and prickly pear.





Incredible 350 feet of elevation views from the Palo Pinto Mountains.





Stock ponds, deer, turkey, hogs & camp cabin. \$3,100.00 per acre.

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150 Acre Hunting & Recreational Property 12 miles North of Strawn, Western Palo Pinto County, Texas

LOCATION: Approximately 1 hour and 20 minutes west of Fort Worth.

Directions - Take Interstate 20 west for approximately 75 miles, take Exit 361, go north / right on highway 16 (going through Strawn) for approximately 16 miles and the property is on the west / left side. From Mineral Wells go west on US 180 for 21 miles, then south / left onto Hwy 16 (toward

Strawn) for 1.6 miles and the property on the west / right side.

10 minutes south of Possum Kingdom Lake.

TERRAIN: The bottom land (approximately 60%) is a combination of mesquite & cedar flats with prickly pear,

slight to heavier in different areas. On the slopes and hills the cedar is dominate with some elm. Medium to heavy limestone outcroppings on the slopes and hills. The native grass turf is excellent with no signs of over grazing. Incredible views from on top of the hill with 350 feet of elevation

change and on the edge of the Palo Pinto Mountains.

IMPROVEMENTS: An older small set of steel cattle pens. Average perimeter fencing capable of holding most cattle.

A 12x24 deer camp cabin. Electricity is on the property.

WATER: Three stock ponds.

GAME: Deer, hogs, turkey coyotes, bobcats, dove, and ducks.

TAXES: Wildlife exempted.

MINERALS: None owned with one old petroleum well.

COMMENTS: Unbelievable views from on top of the hill. Excellent game cover and excellent paved frontage.

Quick access to US 180. A great location for hunters, fishermen, and recreational boaters. There is an easement running through the south 1/3 of the property giving access to the west adjoining property.

PRICE: \$3,100.00 per acre.

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