

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.

Office 940-682-4993
Office 940-682-7751

MAC A. COALSON
REAL ESTATE BROKER

Cell 817-925-3333
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088

E-Mail - Mac@Coalson.com

McAlLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660

Cell 817-991-8300 E-Mail - McAllen@Coalson.com

WWW.COALSON.COM

MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - Mac@Coalson.com

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - McAllen@Coalson.com

7801 New Authon Road, Weatherford, TX 76088

WWW.COALSON.COM

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.

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.













