

232 Acres Raw Land Near Weatherford Old Agnes Road & Jupiter Trail, Weatherford, Texas



Gently to Heavily Rolling Terrain with a Limestone Base and Cliché to Clay Soils.



Many Varieties of Tree Cover Including Oak Chinnery, Live Oak, Cedar, and Red Oak.



Excellent Wildlife Cover. Patterson Branch (creek) & Water Wells are Prevalent. \$6950/AC.

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- LOCATION:** From the Weatherford Courthouse go north 5.5 miles on FM 51, then west / left onto Old Agnes Road for 1 mile and the property is on the west / left side with excellent frontage.
- TERRAIN:** Gently to heavily rolling with a limestone base, cliché, & clay soils. Many varieties of tree cover including, oak chinnery, live oak, cedar, red oak, red bud, etc. Excellent cover for wildlife. boat put-in on the river/creek.
- WATER:** Patterson Branch traverses through the property and water wells are prevalent in the area.
- MINERALS:** All executive rights and 1/8 royalty on ½ of the minerals.
- TAXES:** \$391.31 in 2017 with agricultural exemption.
- COMMENTS:** A great location, excellent development land, and great hunting cover.
- PRICE:** \$6,950.00 per acre or \$1,654,100.00.

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