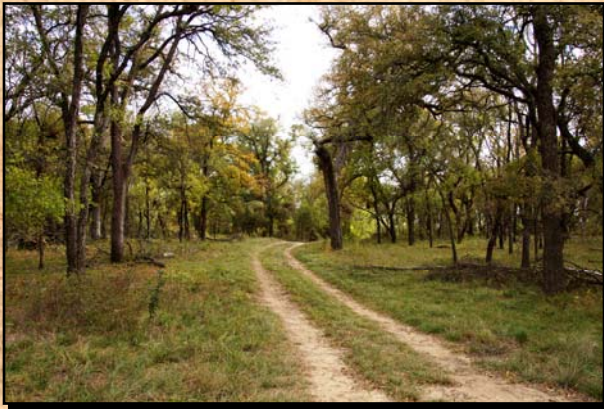


360 Acres with Improvements

4761 Old Christian Rd, Graford, Palo Pinto Co., TX



A 2-2 Ranch House, Metal Shop, and Small Hunter's Cabin.



Beautiful Scattered to Thick Game, Rich Tree Cover Along the Large "East Keechi Creek".



Native & Coastal Grasses, 4 Water Wells, and 7 Stock Ponds. \$1,225,000.00.

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

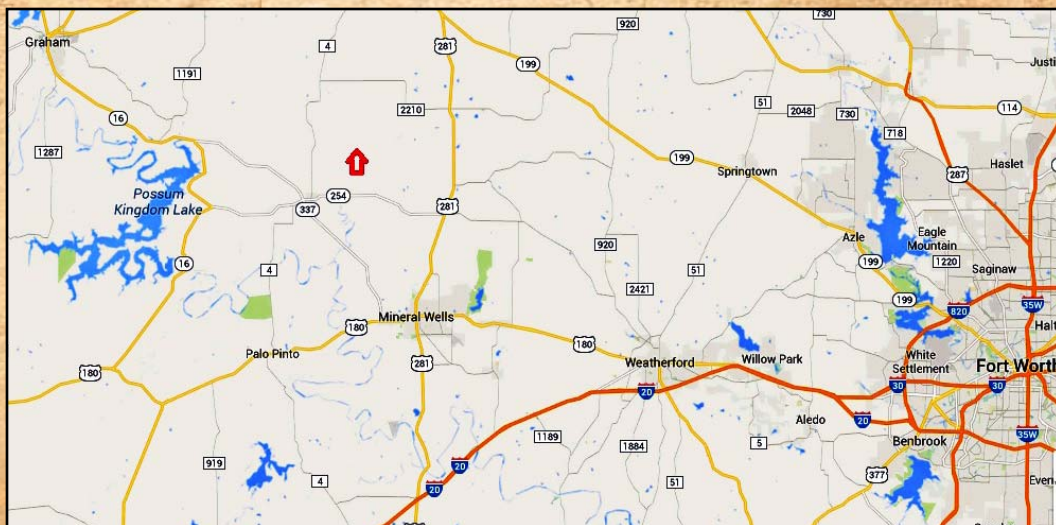
7801 New Authon Road, Weatherford, TX 76088

WWW.COALSON.COM

360 Acre Hunting/Cattle Ranch Graford, Palo Pinto County, Texas

- LOCATION:** 4761 Old Christian Rd, Graford, TX – approximately 1 hour west of Fort Worth (minutes NW of Oran) on Old Christian Road which is an all-weather county road (gravel).
- TERRAIN:** Native & coastal pastures with Mesquite, Live Oak, Elm and Pecan Trees. Outstanding hunting & wildlife cover along the huge “East Keechi Creek”.
- IMPROVEMENTS:** Hunters Cabin/Shed with old concrete floor and concrete block construction. New metal roof and pressure tank. Ranch home with siding, metal roof, Large living room with wood burning fireplace and paneling. Dining area & Office area. Kitchen with gas stove, formica countertops & back splash, and eating bar. Master bedroom and master bath with tub/shower combo (marble). There is a 2nd bedroom and bath, sun room, and utility room. There is a well house, booster pump, and storage tank. Steel barn with gravel floor (542' X 30'). 2 bay shed row adjoining and 2 large doors.
- WATER:** 4 water wells and 7 tanks. Large “East Keechi Creek” runs through the property.
- MINERALS:** None owned by the Seller.
- HUNTING:** Many Deer & Turkey.
- COMMENTS:** A wonderful place to hunt , run some cattle, and get away.
- PRICE:** \$1,225,000.00

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.

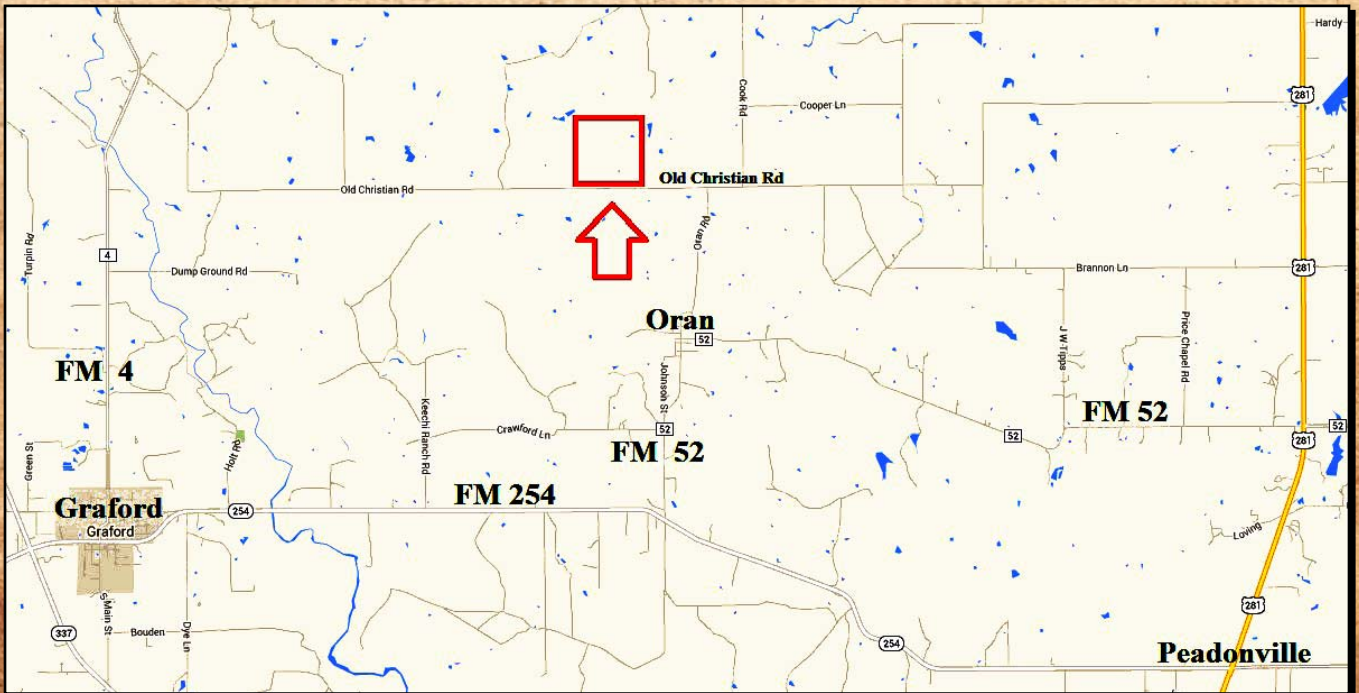
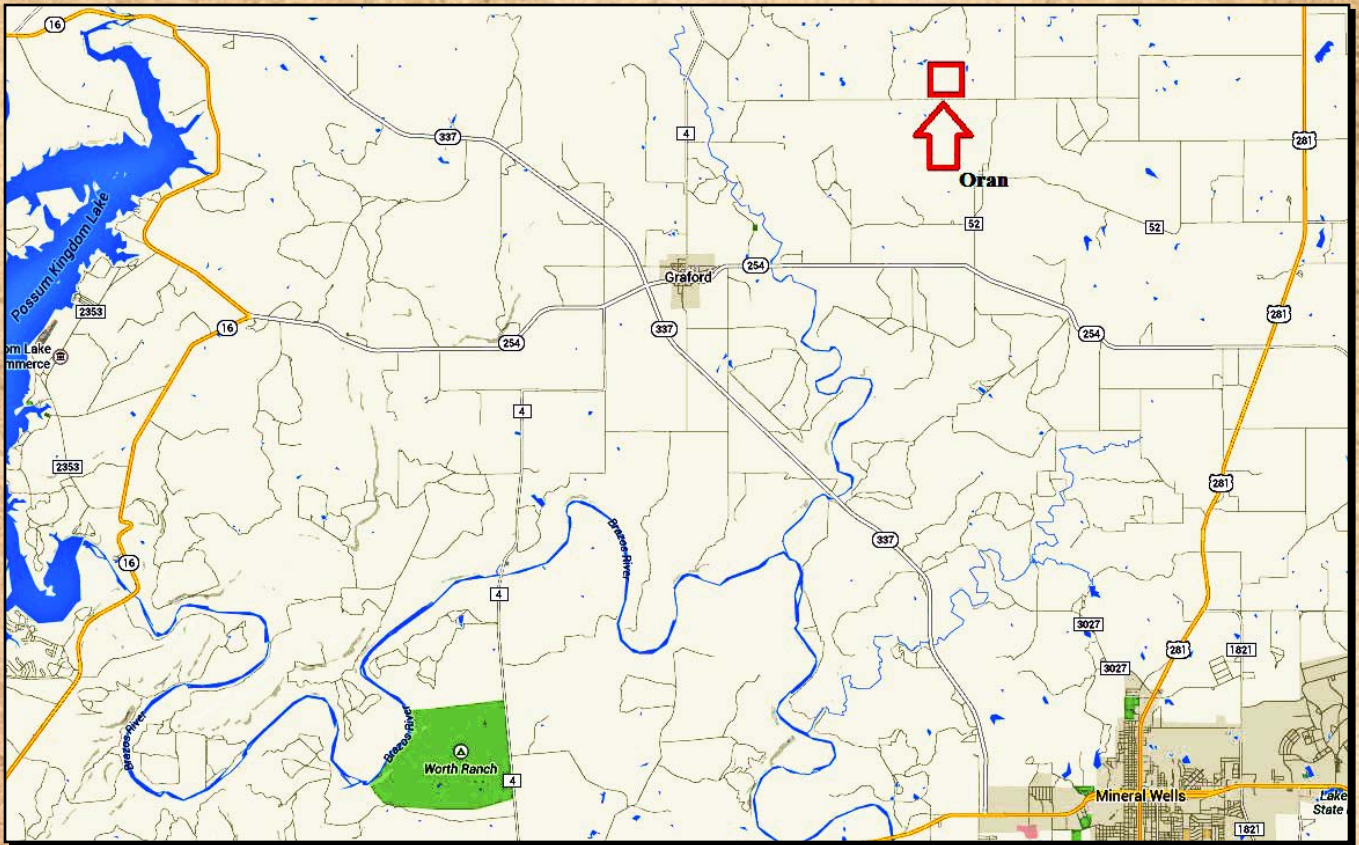


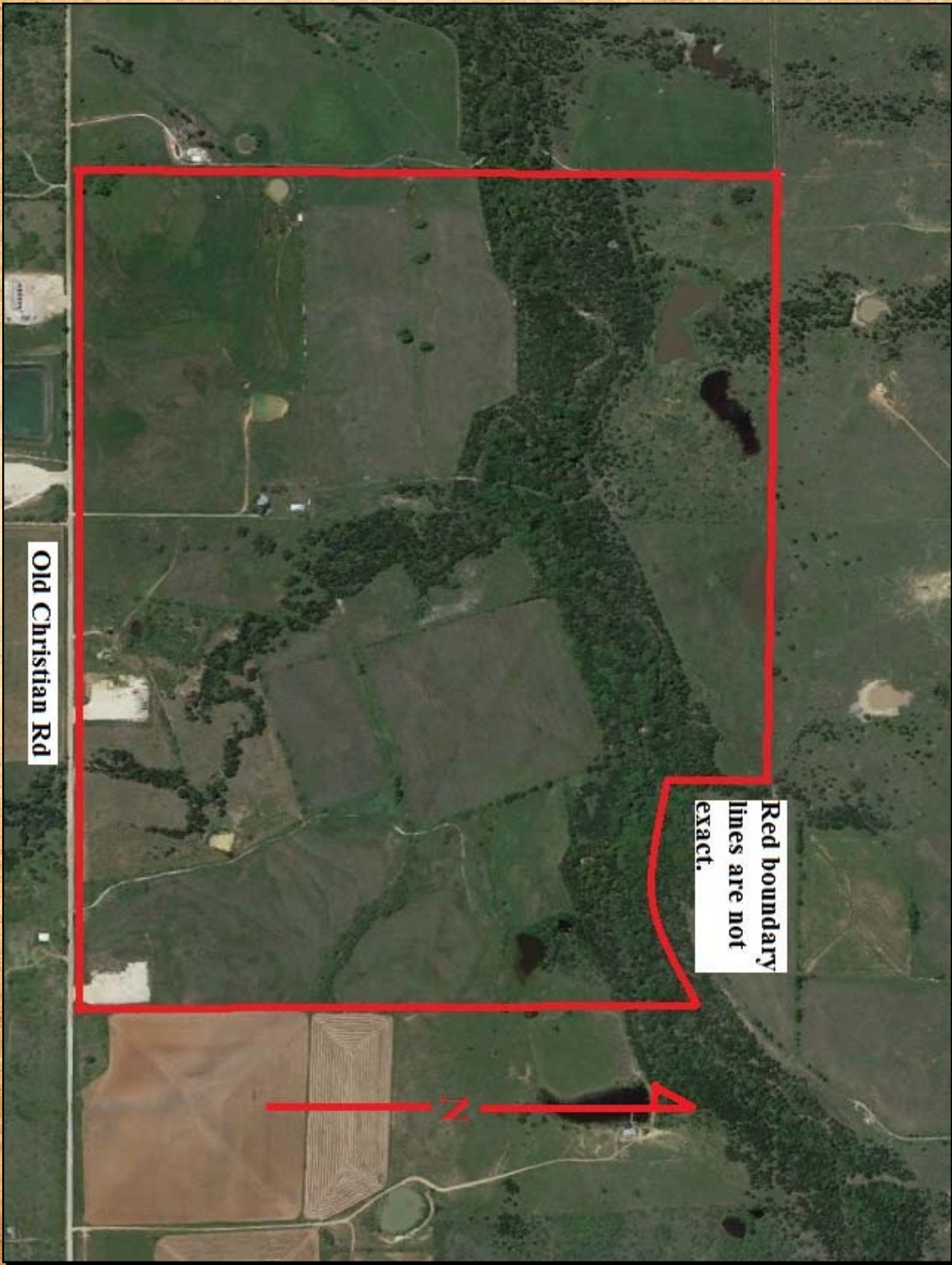












Old Christian Rd

Red boundary lines are not exact.