

# **39.57 AC of Productive Raw Land**

## **Old Garner Road, Weatherford Parker County, Texas**



**Mostly in cultivation land with coastal bermuda & bluestem.**



**Oak trees, water well, minerals & paved frontage.**



**Great location, one small pond, and reduced to \$ 6,500 per acre!**

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## 39.57 AC of Raw Land Old Garner Road, Weatherford, Texas

**LOCATION:** Approximately 10 minutes west of Weatherford. Directions – From the Weatherford Courthouse go west 7.3 miles on US 180, then north / right onto Clark Lake Road for 2.6 miles, then east / right onto Old Garner Road for ½ mile and the property is on the south / right side.

**TERRAIN:** Gently rolling to sloping with excellent soils. Mostly cultivation land with coastal bermuda & some native bluestem as well. Most of the trees are near the front of the property.

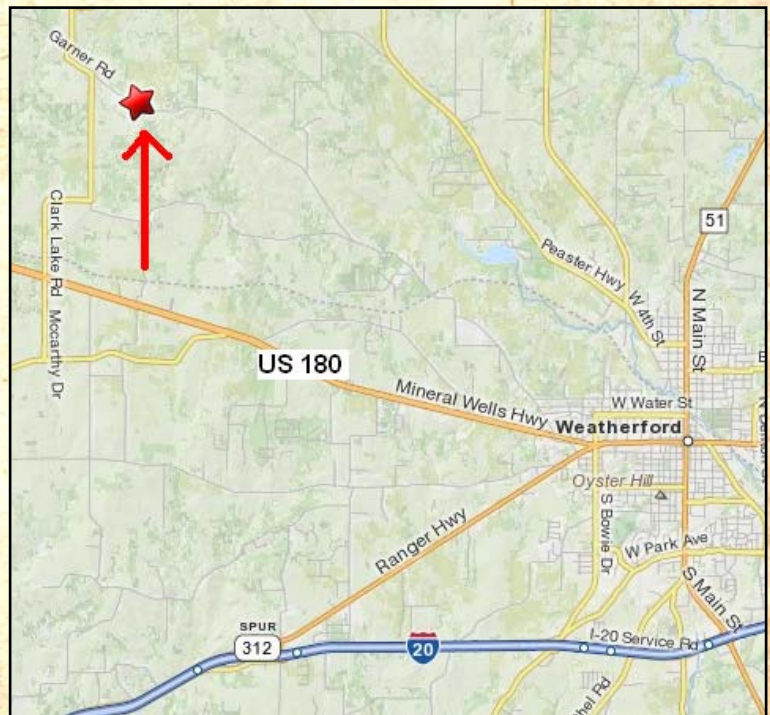
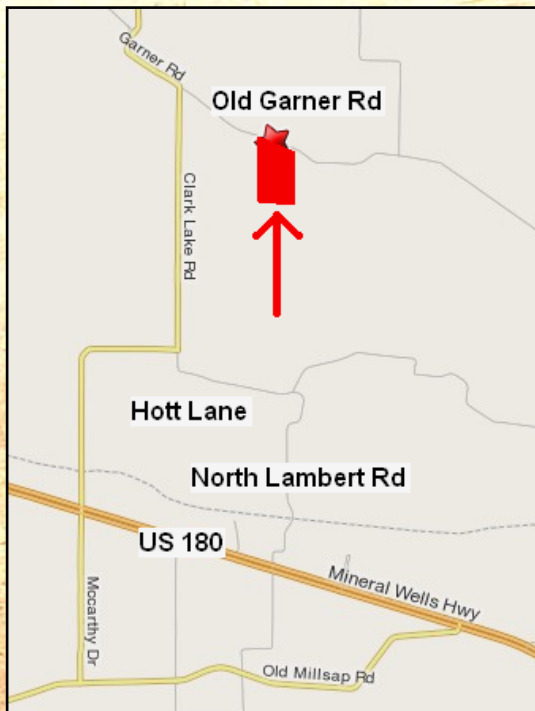
**WATER:** Water well & well house. One pond.

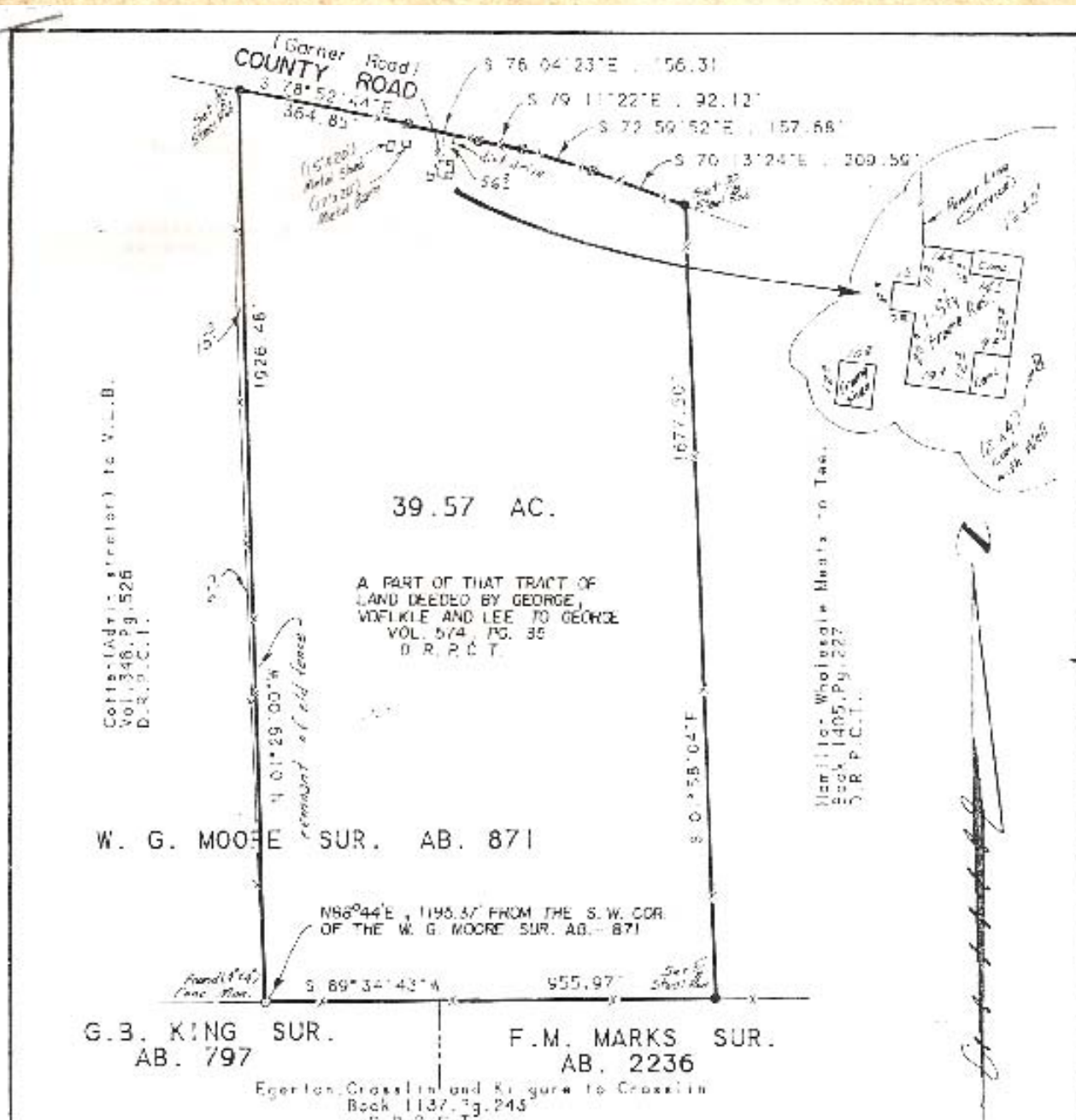
**MINERALS:** Owner will convey all minerals less ½ of the royalty being a non-participating royalty.

**COMMENTS:** Good location & very productive land.

**PRICE:** Small stock, \$ 6,500.00 per acre.

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Collateral (adj. streets) to V.L.D.  
Vol. 348, Pg. 526  
D.R.P.C.T.

Hamill Co. Wholesale Meats Co. Tract  
Book 1405, Pg. 227  
D.R.P.C.T.

39.57 AC.

A PART OF THAT TRACT OF  
LAND DEEDED BY GEORGE,  
WOLFLE AND LEE TO GEORGE  
VOL. 574, PG. 35  
D.R.P.C.T.

W. G. MOORE SUR. AB. 871

N 86° 44' E, 1195.37' FROM THE S.W. COR.  
OF THE W. G. MOORE SUR. AB. 871

G. B. KING SUR.  
AB. 797

F. M. MARKS SUR.  
AB. 2236

Egerton Crosslin and Kurgum to Crosslin  
Book 1137, Pg. 243  
D.R.P.C.T.

NOTE: Bearings are correlated with the  
East line of that tract of land  
described in Vol. 348, Pg. 526, D.R.P.C.T.



SURVEY OF

A 39.57 acre tract of land being a part of the  
W.G. Moore Survey, Abstract 871, Parker County,  
Texas.

ADDRESS: 3737 Garner Road

Note: See attached field notes for legal  
description and/or report.

THIS TRACT Does Not APPEAR TO  
BE IN THE SPECIAL FLOOD HAZARD AREA ACCORDING  
TO THE DEPT. OF HOUSING AND URBAN DEVELOPMENT,  
1974 FLOOD HAZARD BOUNDARY MAP

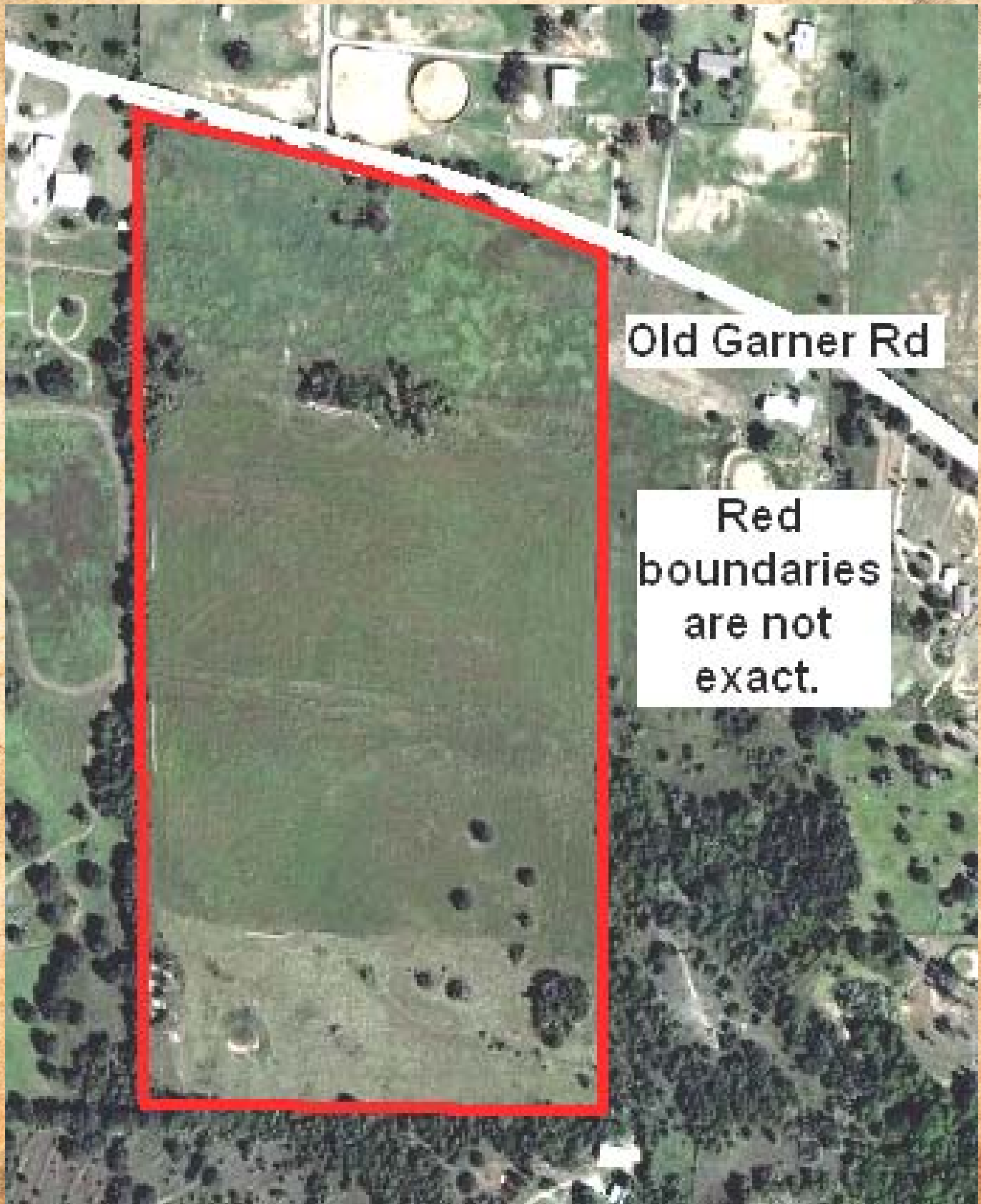
**TOMMIE HUGHES AND ASSOCIATES**  
Registered Professional Land Surveyors

1414 S. MAIN STREET  
Office 594-5374 or 596-0212

WEATHERFORD, TEXAS  
Home 594-2165

NO. 480520 0125 B  
Sept 27 1991

Scale:  
1" = 300'



Old Garner Rd

Red  
boundaries  
are not  
exact.