

A Scenic 650 AC Hunting Ranch

7 miles ENE of Jacksboro, Texas



West Fork of the Trinity River & Lost Creek frontage.



Excellent whitetail, turkey and hog hunting



Nice cabin and shop. Four ponds. \$2,395.00 per acre.

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A Scenic 650 Acre Hunting Ranch Jack County, Texas

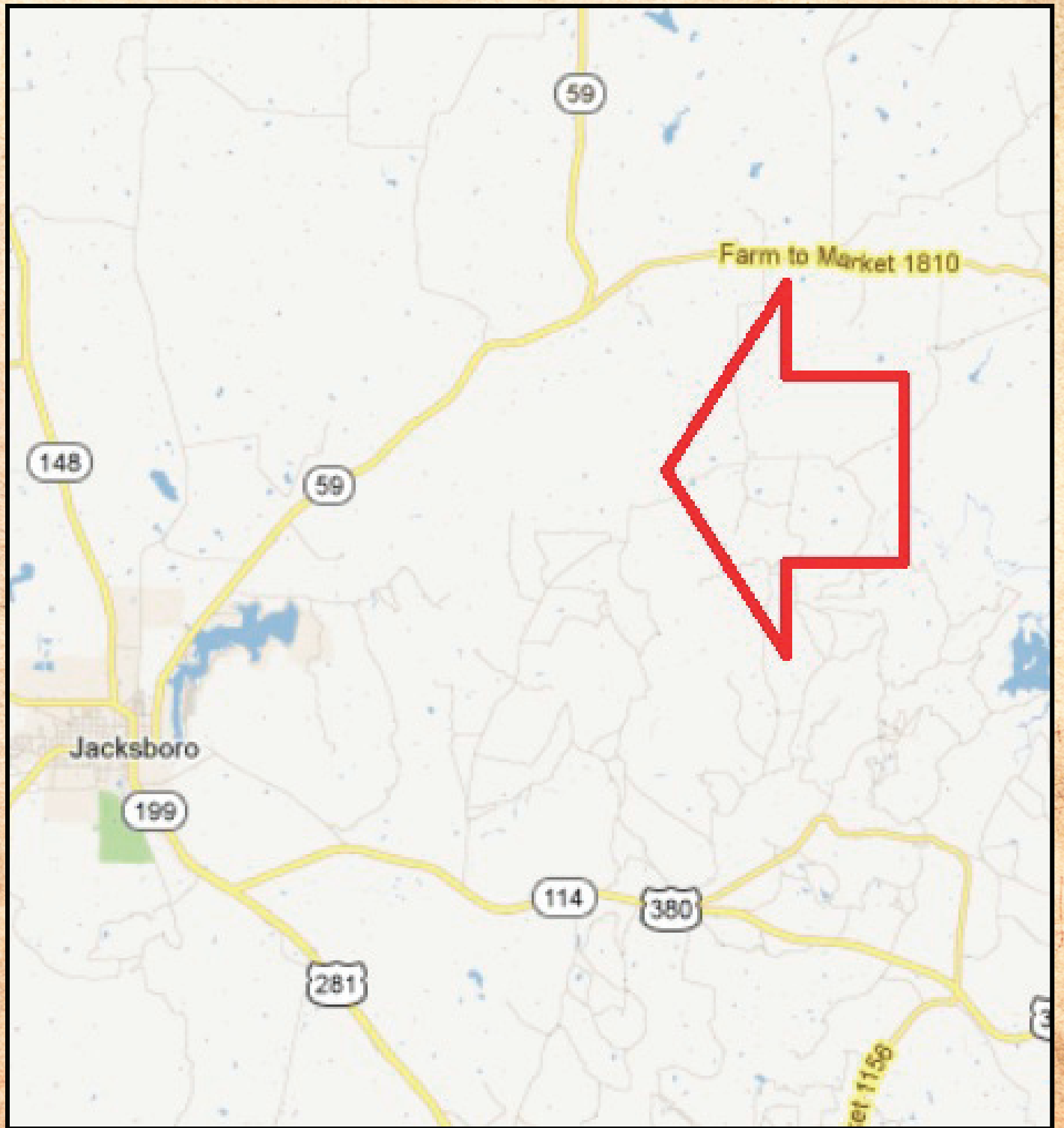
- LOCATION:** Approximately 67 miles west northwest of Fort Worth or 7 miles northeast of Jacksboro on Hwy 59. From Fort Worth to Hwy 59 entrance - 1.5 hours. Under 100 yards of Highway 59 frontage.
- TERRAIN:** 70-80% in tree cover includes post oak, elm, live oak, and mesquite. Hill top views, river bottoms, heavy timber, rolling hills, and mesquite flats. Very large trees down by the river. Excellent cover for deer and turkey. Cultivation fields for deer and dove hunting, and coastal pastures for cattle grazing.
- IMPROVEMENTS:** A combination cabin & barn/shop concept with nice living quarters, full kitchen, small full bath, central heat / air, washer & dryer, and covered porch. Cattle working pens. The fences are in reasonable condition.
- WATER:** Four stock ponds, Lost Creek, and the West Fork of the Trinity River with excellent frontage. Lost Creek has water in it about 1/2 the year and the Trinity River has year round water in it and runs approximately 3/4 of the year. A potable fresh water well at the cabin that produces 1 gallon per minute with a large storage tank.
- GAME:** Deer, turkey, and hogs. Only two deer harvested in the past two years.
- MINERAL RIGHTS:** None owned by seller. Two active petroleum wells on the property.
- COMMENTS:** Only 2 oil companies and the cattle man have the right to access the property currently.
- PRICE:** Reduced to \$2,395.00 per acre.

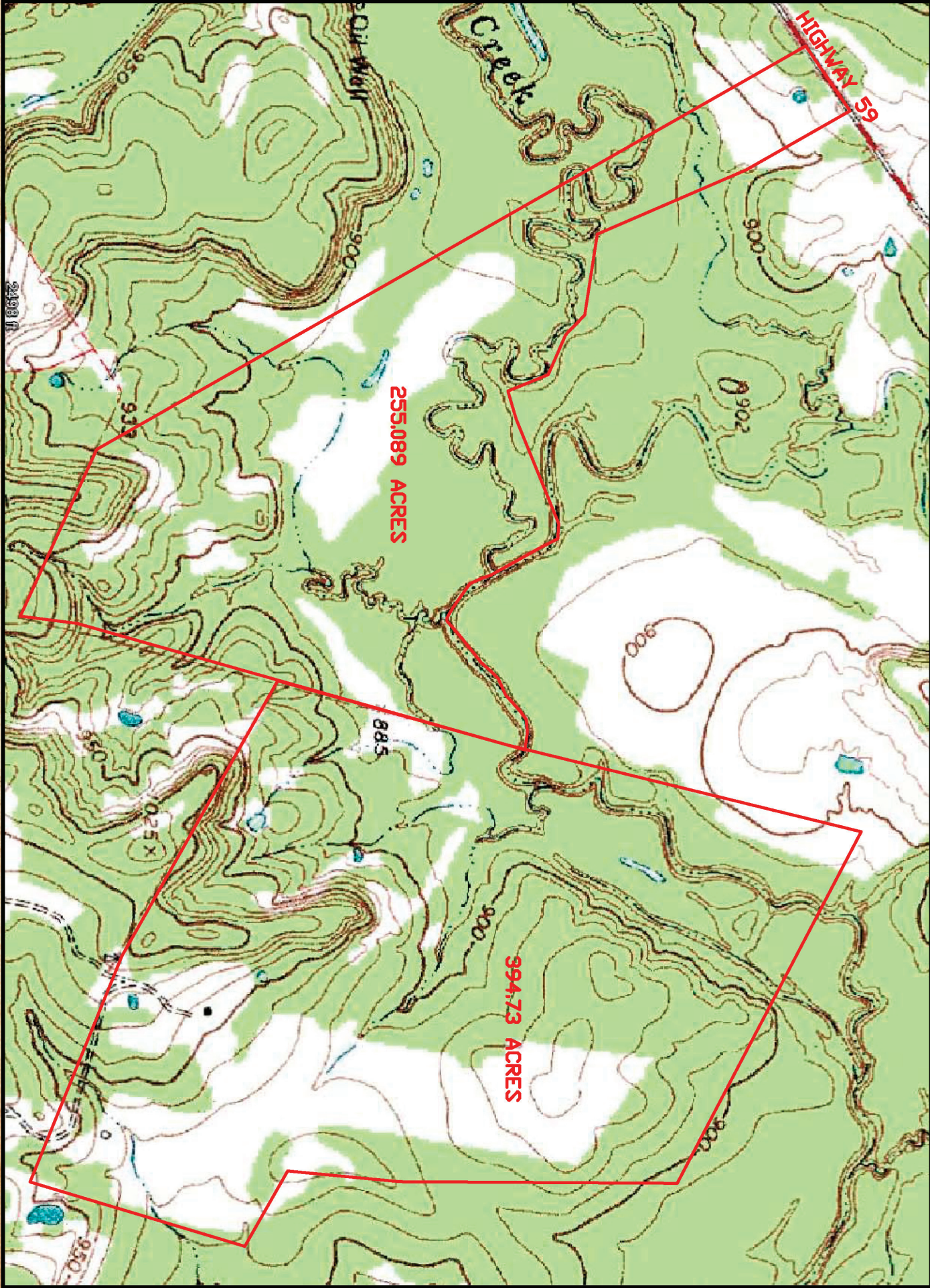
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255,089 ACRES

394,73 ACRES

HIGHWAY 59

Creek

2500 FT

935

925 X

885

902

900

900

900

950

HIGHWAY 59

255,089 ACRES

394,73 ACRES

Coastal South

