

750 Acres - Aledo, Texas



Rolling Native Grasslands with Scattered Trees & Ponds



Great views and excellent frontage on Bear Creek Rd.



Some Minerals with production, \$14,750.00 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, Nights & Weekends 940-682-4940, E-Mail - McAllen@Coalson.com

WWW.COALSON.COM

75-100 to 750.208 ACRES Southwest of Aledo, Texas

LOCATION: Approximately 25 minutes west southwest of Fort Worth in the Aledo area fronting on Bear Creek Road.

TERRAIN: Rolling native prairie country with some scattered trees, primarily mesquite with some live oak, elm & hackberry.

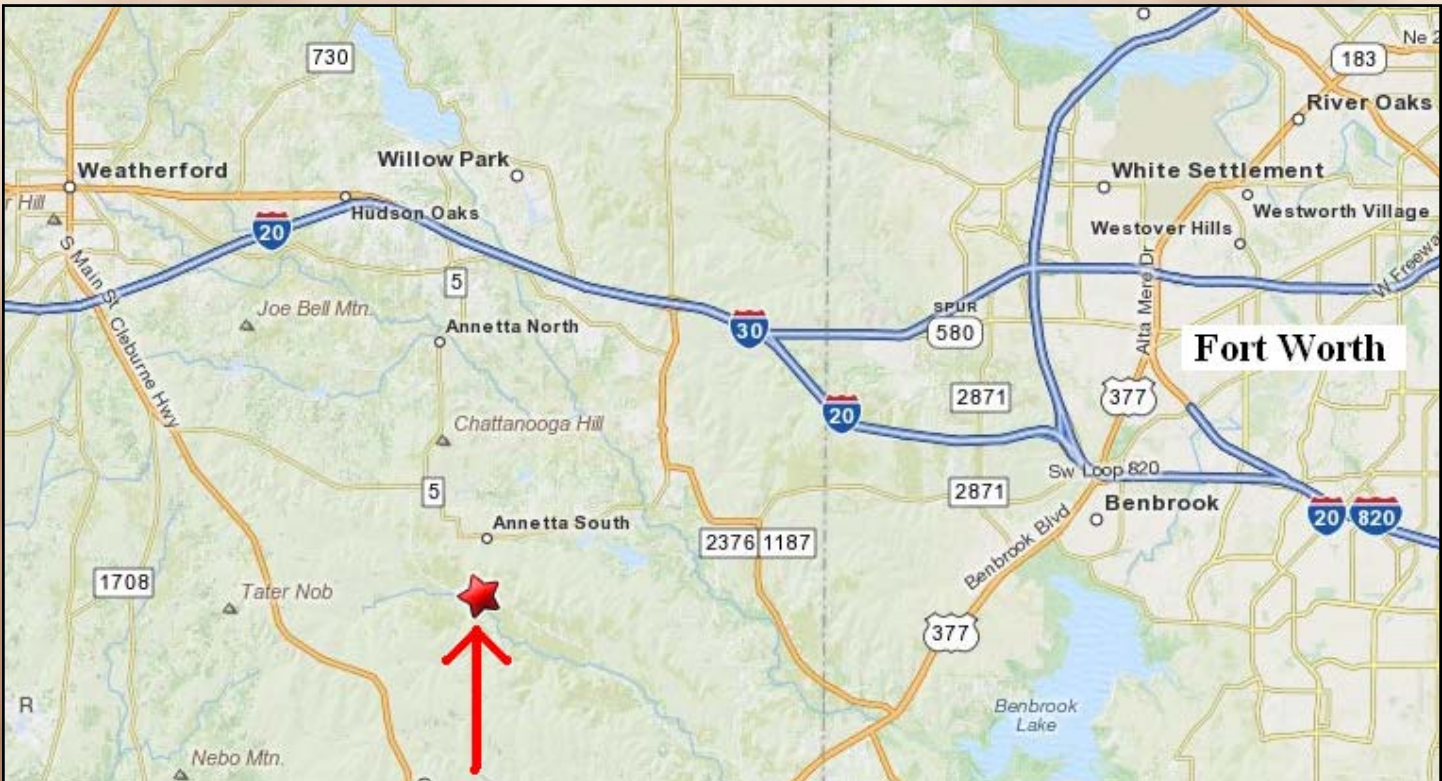
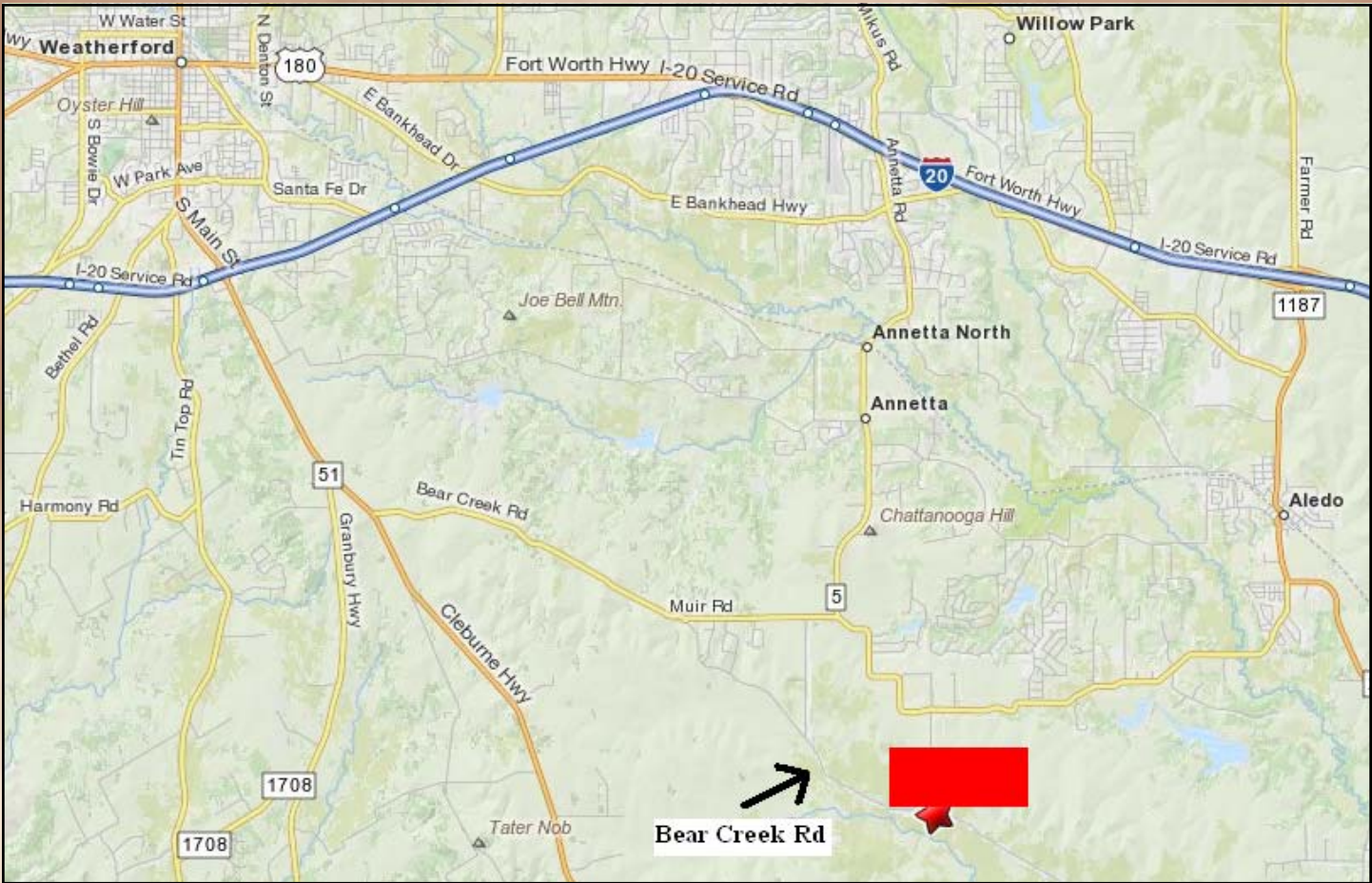
WATER: Several ponds and two great large lake sites.

MINERALS: 1/8th minerals conveyed, production currently on the property.

COMMENTS: Great building sites with views, excellent frontage on Bear Creek Road and access from FM 5.

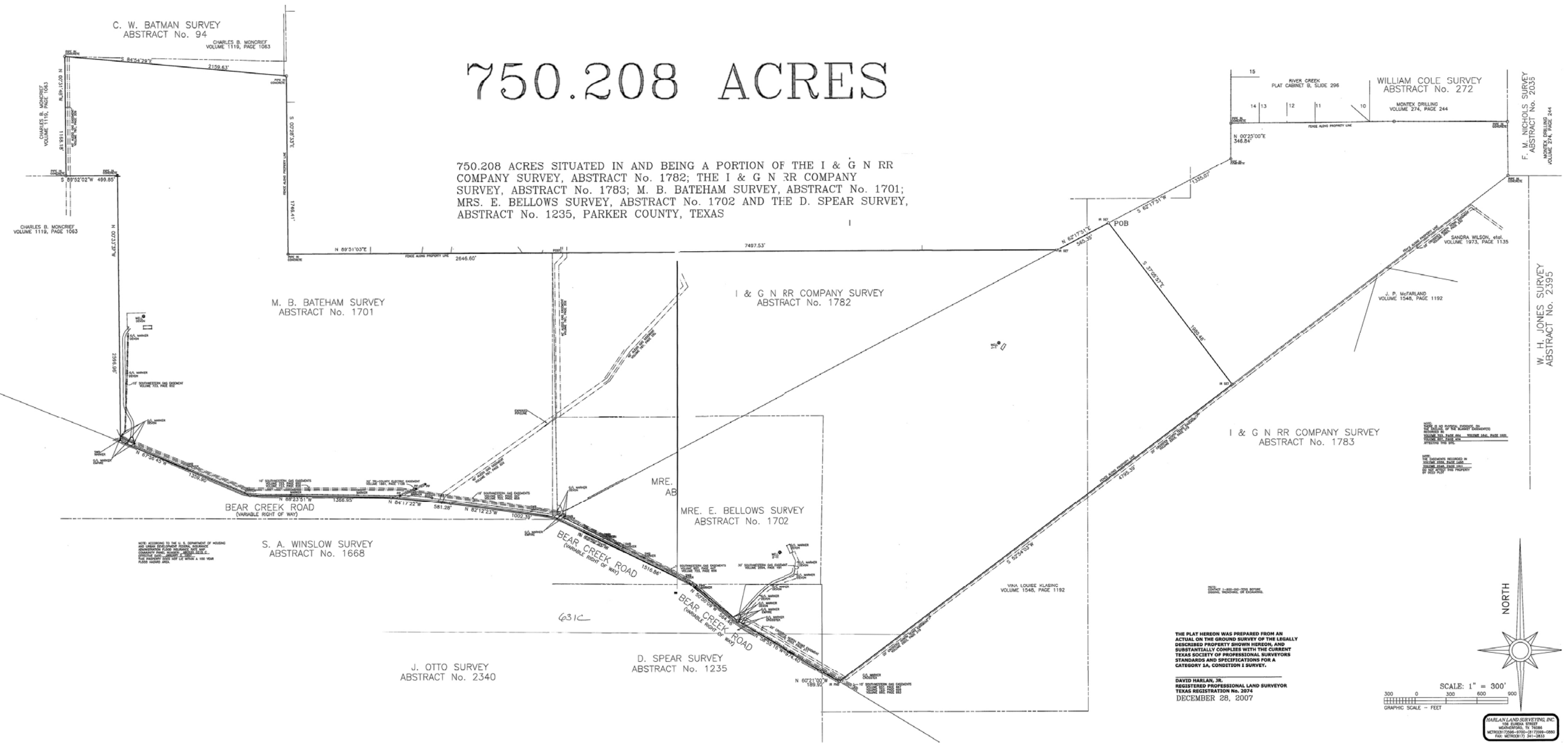
PRICE: \$14,475 per acre.

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750.208 ACRES

750.208 ACRES SITUATED IN AND BEING A PORTION OF THE I & G N RR COMPANY SURVEY, ABSTRACT No. 1782; THE I & G N RR COMPANY SURVEY, ABSTRACT No. 1783; M. B. BATEHAM SURVEY, ABSTRACT No. 1701; MRS. E. BELLOWS SURVEY, ABSTRACT No. 1702 AND THE D. SPEAR SURVEY, ABSTRACT No. 1235, PARKER COUNTY, TEXAS



C. W. BATMAN SURVEY
ABSTRACT No. 94

CHARLES B. MONCRIEF
VOLUME 1119, PAGE 1063

M. B. BATEHAM SURVEY
ABSTRACT No. 1701

S. A. WINSLOW SURVEY
ABSTRACT No. 1668

J. OTTO SURVEY
ABSTRACT No. 2340

D. SPEAR SURVEY
ABSTRACT No. 1235

MRE. E. BELLOWS SURVEY
ABSTRACT No. 1702

I & G N RR COMPANY SURVEY
ABSTRACT No. 1782

I & G N RR COMPANY SURVEY
ABSTRACT No. 1783

WILLIAM COLE SURVEY
ABSTRACT No. 272

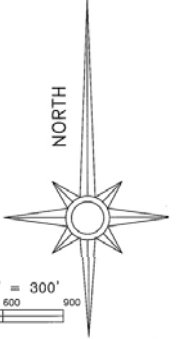
F. M. NICHOLS SURVEY
ABSTRACT No. 2035

W. H. JONES SURVEY
ABSTRACT No. 2395

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON, AND SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 1 SURVEY.

DAVID HARLAN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 2074
DECEMBER 28, 2007

SCALE: 1" = 300'
GRAPHIC SCALE - FEET



HARLAN AND SURVEYING, INC.
106 S. BUREAU STREET
MCKINNEY, TEXAS 75069
METROPH 754-8700-017099-0800
FAX: METROPH 754-8700-0833



5

Annetta South

Colored boundaries
are not exact

Bear Creek Rd

Bear Creek

