

761 Acre Cattle & Hunting Ranch

Lone Camp, Palo Pinto County, Texas



Gently rolling with sandy loam soil. Excellent coastal bermuda & air leaf clover.



90 Acres cultivation for wheat. The balance is native, scattered tree cover & timber.



Cattle facilities, water wells, numerous stock ponds, hunting, minerals, \$5,750/Acre.

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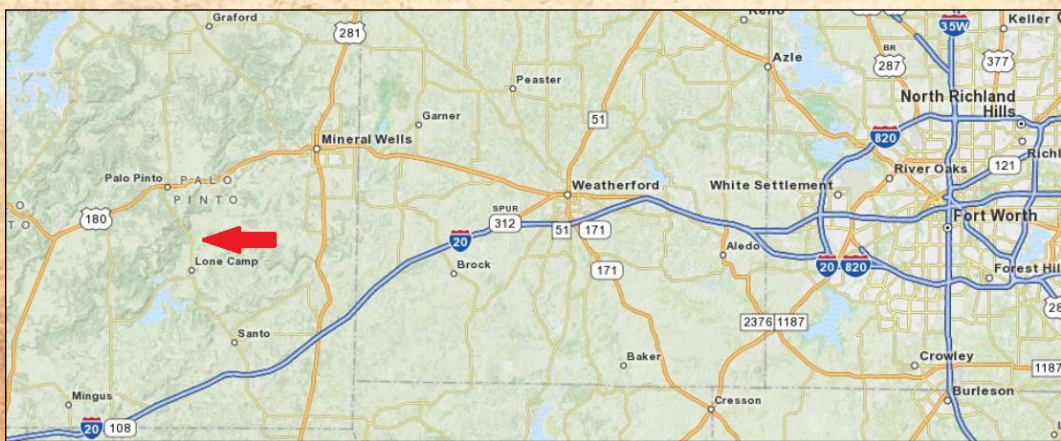
Nights & Weekends 940-682-4940

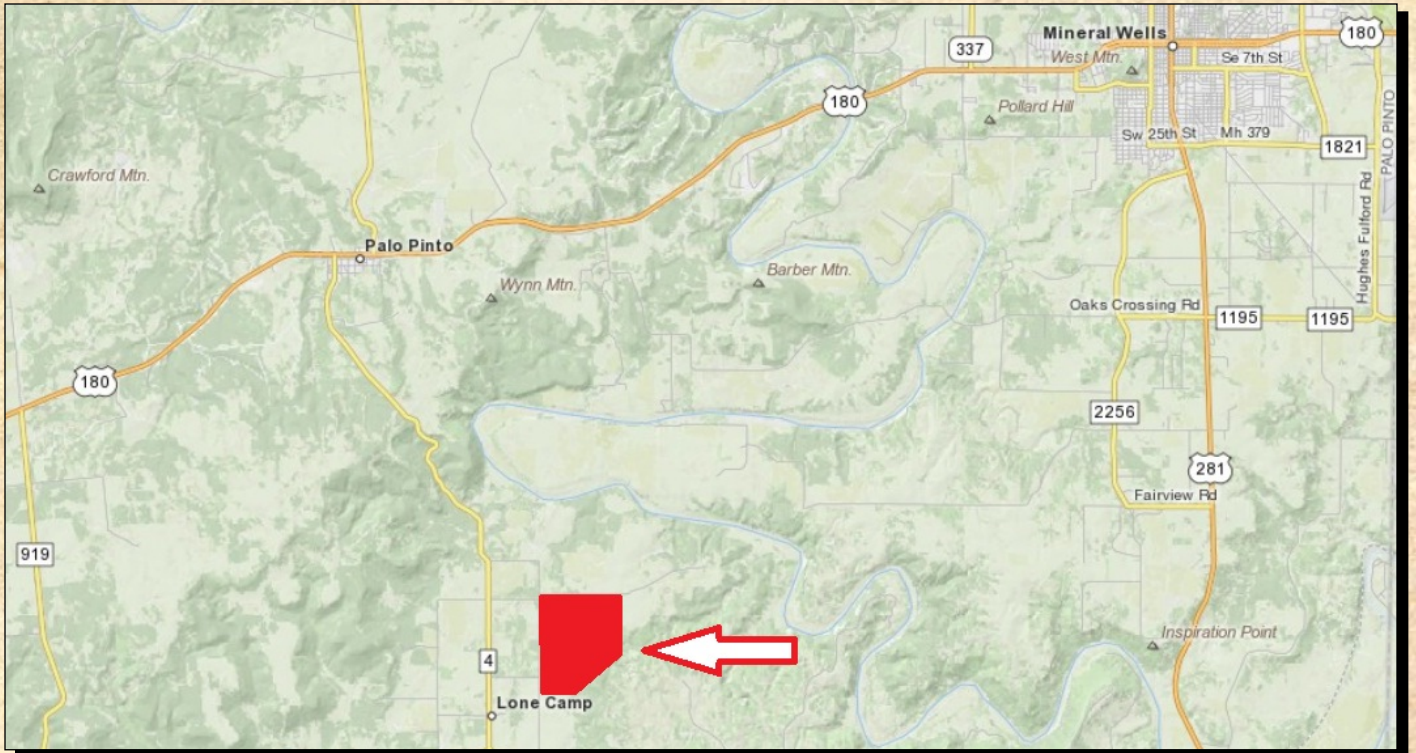
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761 ACRE CATTLE RANCH Lone Camp, Texas

- LOCATION:** Northeast of Lone Camp and to the east of FM 4 on New Hope Rd and Davenport Rd.
- TERRAIN:** Mostly gently rolling with sandy loam soil. Approximately 400 acres of excellent coastal bermuda with annual production of air leaf clover over a large portion of the coastal bermuda land. Approximately 90 to 95 acres of cultivation for wheat or hay grazer production. A large portion of the balance is native grasses with scattered live oak, post oak, elm, and some pecan tree cover. Some timbered areas.
- IMPROVEMENTS:** Steel cattle working pens, facilities with loading chute and large scales.
- WATER:** Five good water wells (two windmills) 80 to 125 feet deep. Three larger stock ponds and three smaller ponds.
- WILDLIFE:** Deer, turkey and ducks.
- MINERALS:** Seller will convey 25% of the minerals which is approximately 1/2 of what the Seller owns. EOG drilled two horizontal wells and are presently plugging and abandoning the wells. Excellent pad sites for barn locations or additional cattle working facilities.
- COMMENTS:** The hay production is excellent. Excellent water. Great location. Paved county road frontage. Very scenic property with great building sites and views.
- PRICE:** \$ 5,750 per acre.

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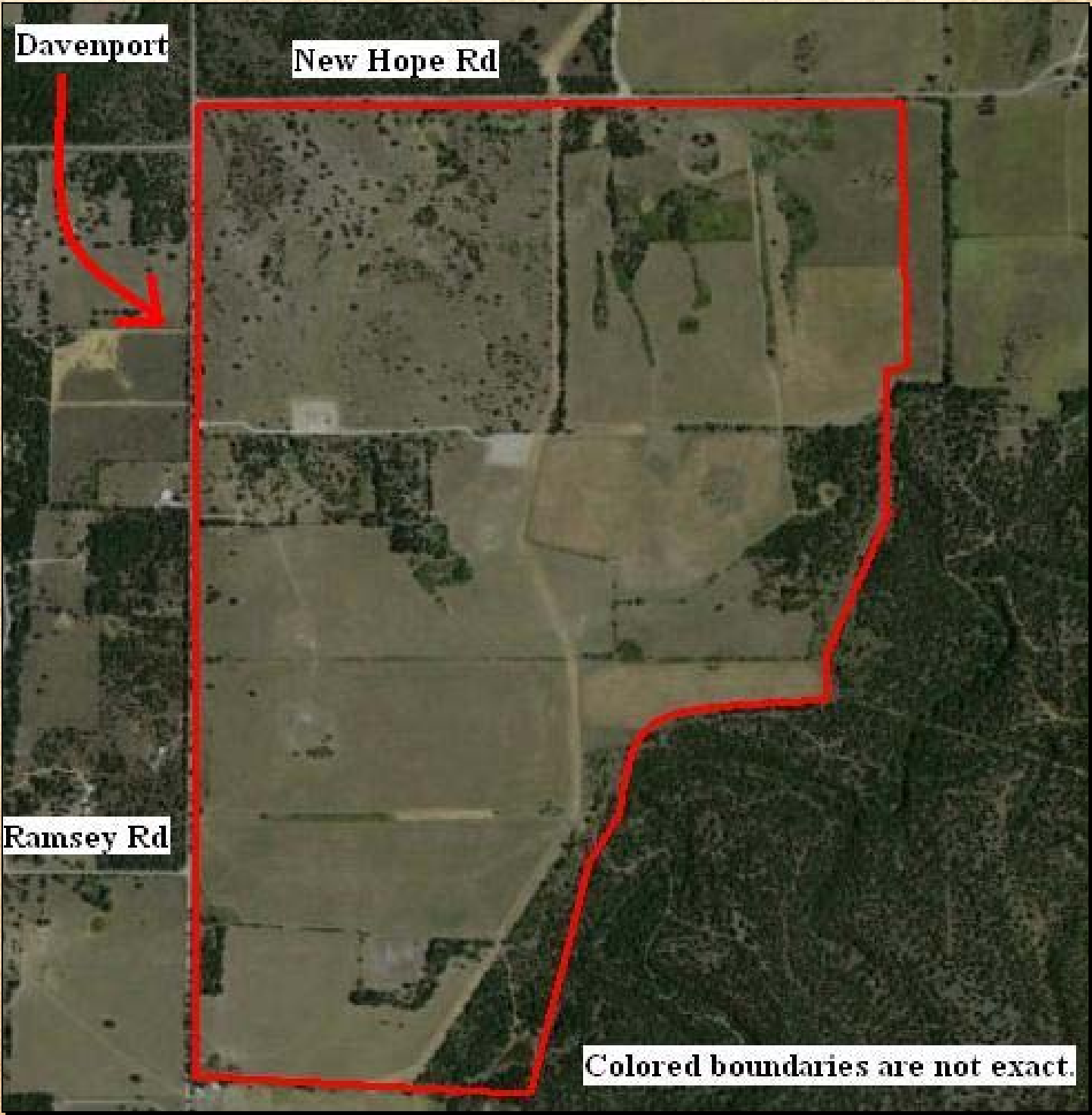












Davenport

New Hope Rd

Ramsey Rd

Colored boundaries are not exact.