

86.8 Acres of Raw Land

New Authon Rd & Cabaniss Lane, Weatherford, TX



Level to sloping to rolling terrain with elevated areas with pretty views.



Native grasses & scrub brush with open to scattered tree cover with deer.



Stock ponds, excellent paved frontage, some minerals negotiable. \$ 5,500/AC.

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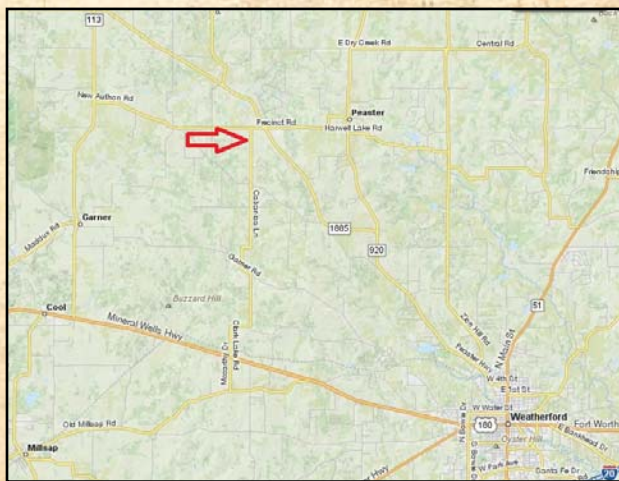
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86.8 ACRES OF RAW LAND

New Authon Rd & Cabaniss Ln, Weatherford, TX

- LOCATION:** Approximately 18 minutes NW of Weatherford via paved county road.
 Directions - From the Weatherford Courthouse go north one mile on FM 51/N. Main to the second lighted intersection (FM 51 & FM 920 / Fourth Street), go west / left onto FM 920 for 5.5 miles, the west / left onto FM 1885 for 4.2 miles, then west / left onto New Authon Road for 2/10th mile, then south / left onto Cabaniss Lane where the property starts on the west / right side and goes south on Cabaniss Lane for 2,670.31 feet or over 1/2 mile.
- TERRAIN:** Level to sloping to rolling native land with scattered trees, greenbrier, and plum thickets. Hill top views and clay loam soils.
- WATER:** Stock ponds.
- WILDLIFE:** Deer and turkey.
- MINERALS:** 20% of the minerals owned are negotiable.
- PRICE:** \$ 5,500 per acre.

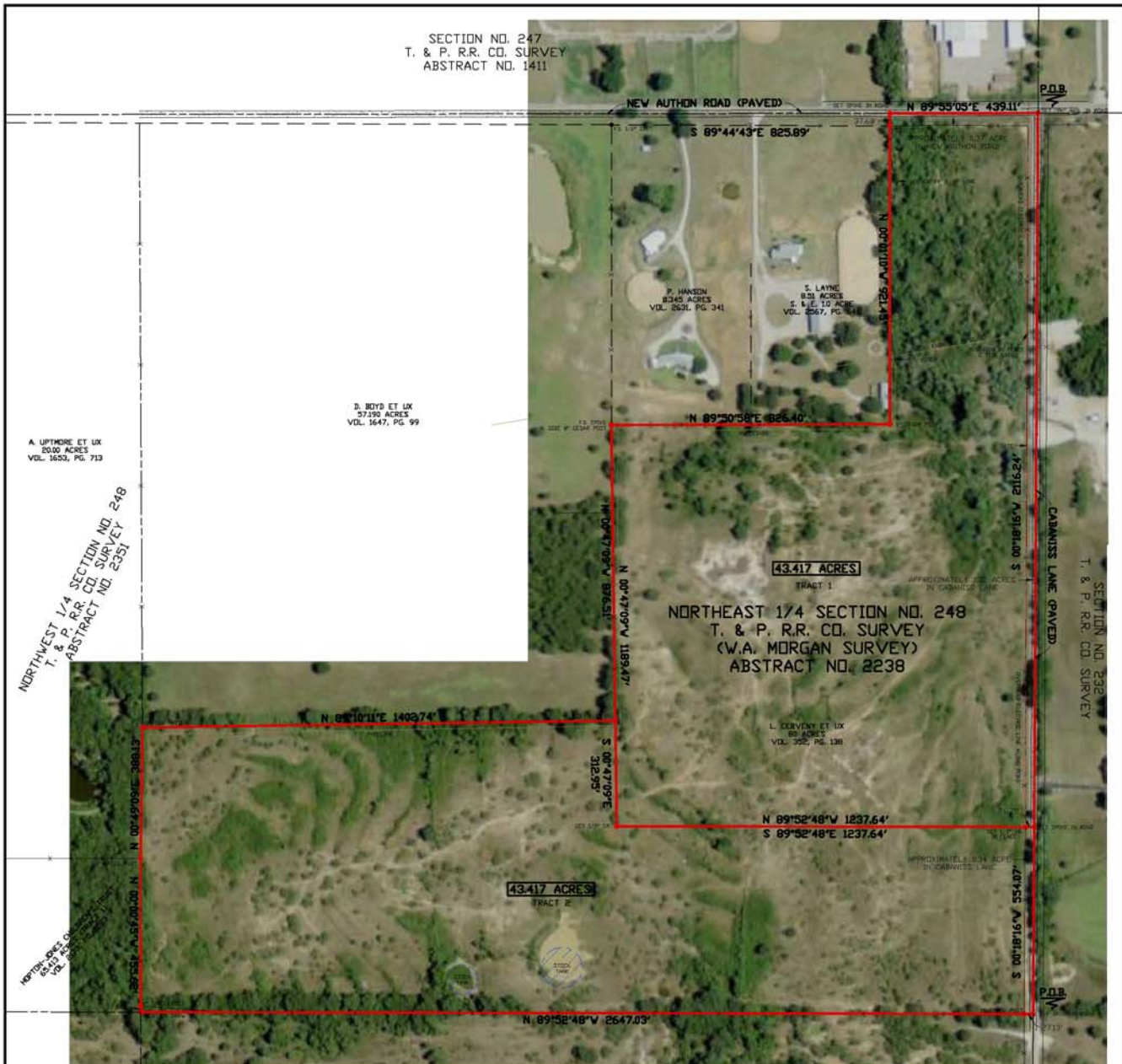
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SURVEY

SECTION NO. 247
T. & P. R.R. CO. SURVEY
ABSTRACT NO. 1411



NOTE: BEARING BASIS = GEODETIC NORTH
NOTE: THIS PROPERTY IS NOT IN A FLOOD
ZONE ACCORDING TO FIRM MAP NUMBER
48367C0250C, EFFECTIVE 09-26-2008

PLAT OF SURVEY

OF AN 86.835 ACRES TRACT OF LAND OUT OF THE NORTHEAST 1/4 OF SECTION NO. 248, T. & P. R.R. CO. SURVEY (W.A. MORGAN SURVEY), ABSTRACT NO. 2238, PARKER COUNTY, TEXAS; AND BEING DIVIDED INTO TWO SEPARATE TRACTS.

CERTIFIED CORRECT AS SURVEYED ON THE GROUND.
NO ENCROACHMENTS EXCEPT AS SHOWN JULY 24, 2009
UPDATED TO REFLECT 2 TRACTS: SEPTEMBER 13, 2010

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492.
PRICE SURVEYING, 213 SOUTH OAK AVENUE, MINERAL WELLS, TX 76067.
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