

# 995 Acre Cattle & Hunting Ranch

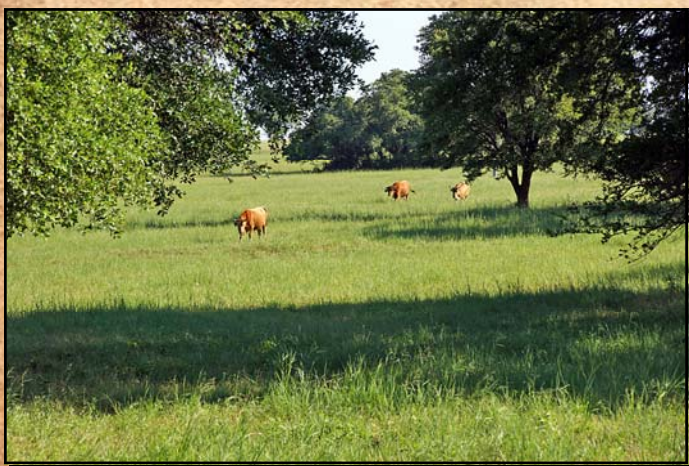
Between Weatherford & Granbury, Hood & Parker Co., Texas



Very beautiful rolling terrain with scattered live oak, elm, mesquite & cedar trees.



Awesome views, 4 and 16 acre lakes with numerous ponds and draws.



Outstanding cattle ranch & future development. Deer & turkey. \$8,300.00 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 E-Mail - McAllen@Coalson.com





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WWW.COALSON.COM



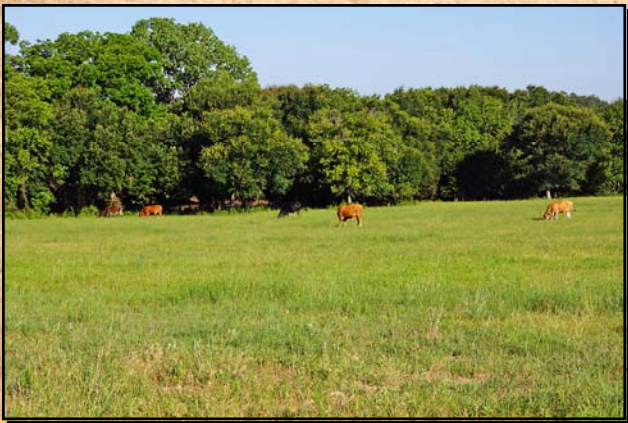
### 995 ACRES SILVERADO SOUTH

North of Granbury, Hood County, Texas

- LOCATION:** 8.5 miles north of the Granbury Square / Courthouse on FM Hwy 51 on the west side / left or 13 miles south of Weatherford. Excellent frontage on Hwy 51 (5740 feet) and Lake Country Drive (3375 feet).
- TERRAIN:** Rolling to heavily rolling with good grasses, scattered live oaks, post oaks, cedar and mesquite timber. A majority of the property has been brush controlled leaving the live oak & post oak trees. The soils range from sandy loam to black loams to some clay loams with a limestone mix.
- IMPROVEMENTS:** 3 homes – 1 stone 40x60 & 1 brick & 1 doublewide and steel shop. Good fencing on the majority of the property. Pipe entry.
- WATER:** The water wells for domestic purposes. Two new reservoirs of water, one covering 16 acres and the other 4 acres. There are also twelve other ponds.
- MINERALS:** Seller will convey 20% of the minerals owned. Production currently.
- COMMENTS:** An outstanding location, beautiful property for development, 2 large reservoirs of water and deer.
- PRICE:** \$8,300.00 per acre.

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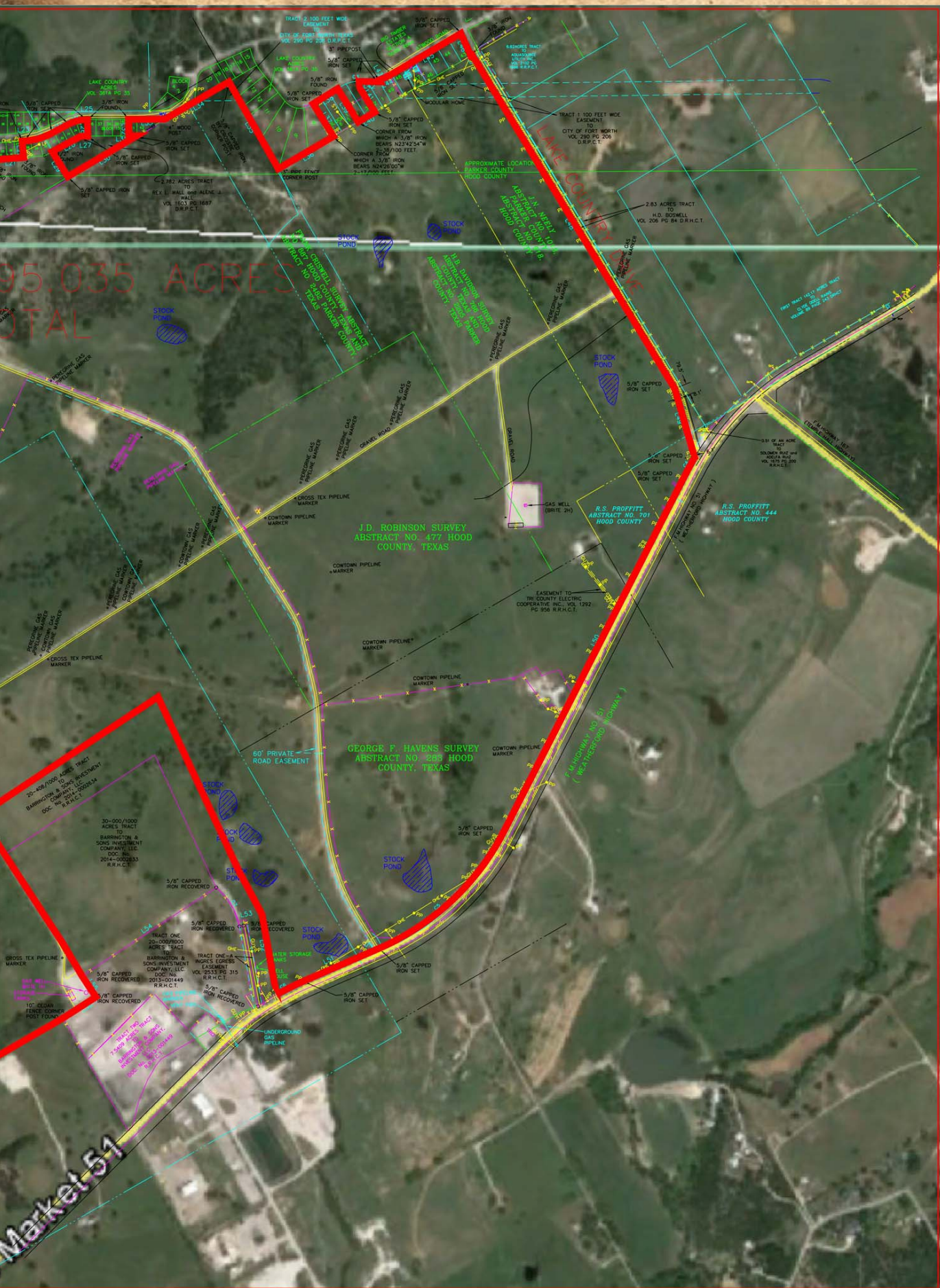




NOTE: LAKES SHOWN ARE ENCLOSED TANKS & LARGEST LAYOUT PROVIDED BY OWNER AND LOCATED ON THE PLANS  
STOCK POND SHOWN ARE LOCATED FROM AN AERIAL MAP NOT LOCATED ON THE PLANS











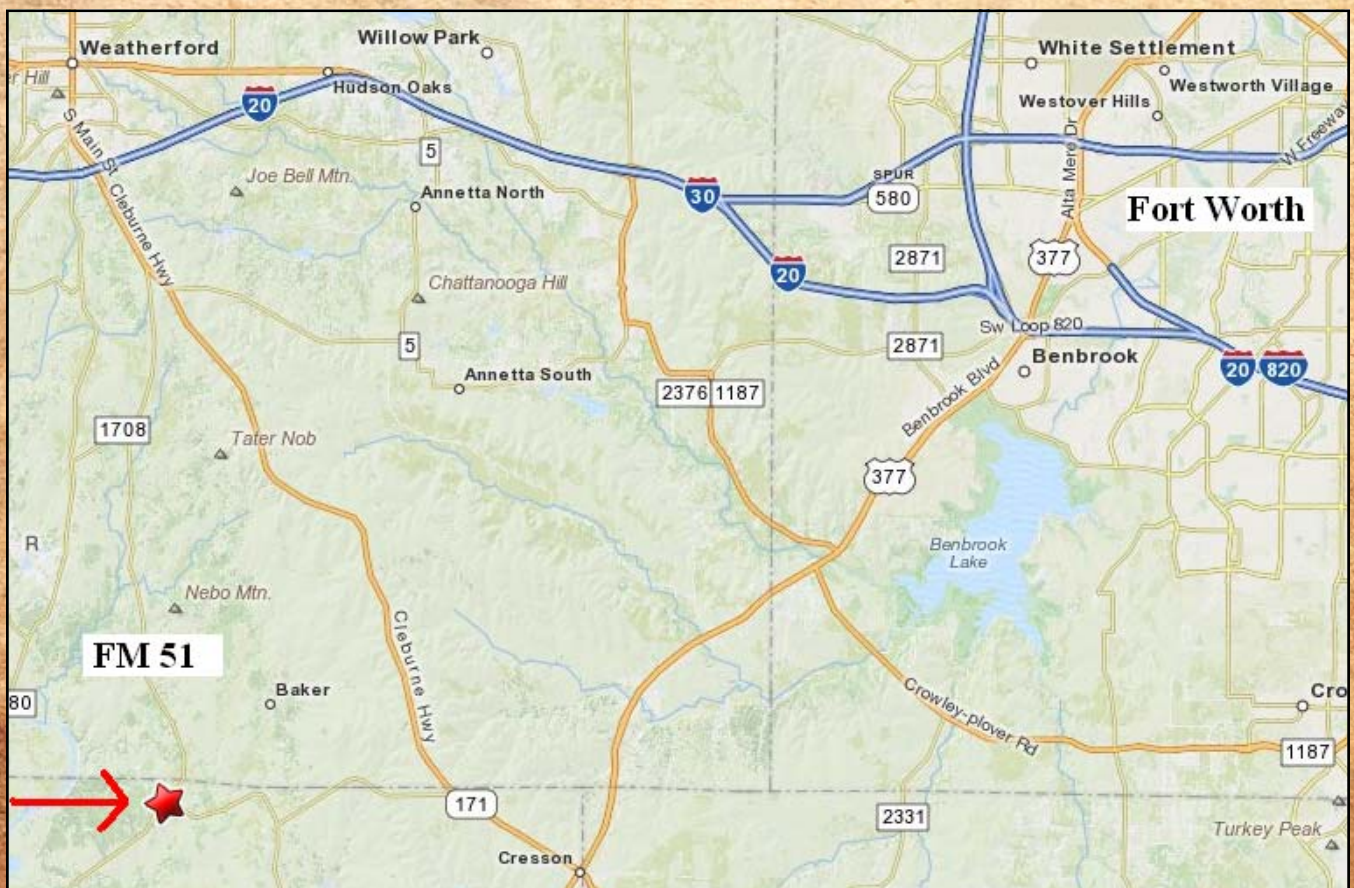
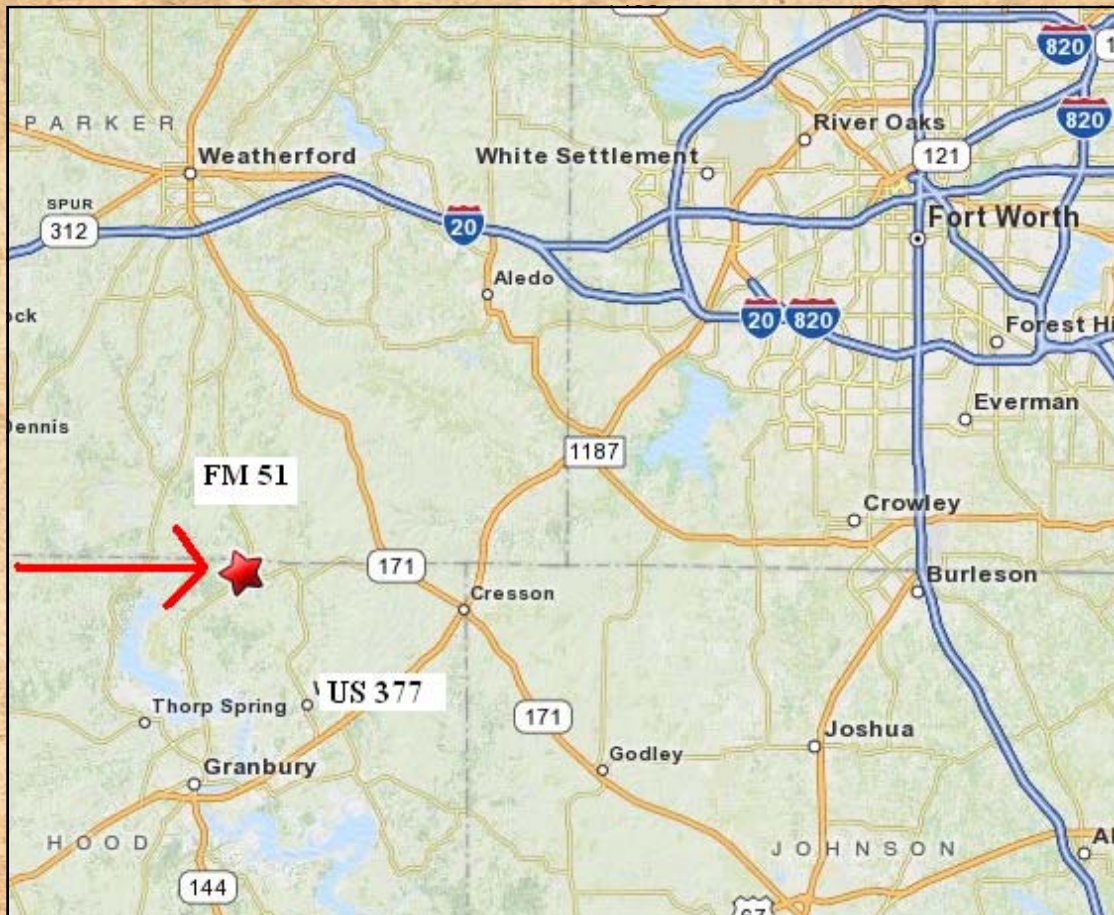
















**995 AC**  
**Highway 51**