

# 162 ACRES

## 2000 Sarra Lane, Poolville, TX



**Rolling land with some scattered trees, native & coastal grasses.**



**Cultivation land, 3 ponds, creek, pecan trees, & paved frontage.**



**Shop building, cattle pens, water well, minerals, \$5,750.00 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](mailto:Mac@Coalson.com)

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660

Cell 817-991-8300 E-Mail - [McAllen@Coalson.com](mailto:McAllen@Coalson.com)

**WWW.COALSON.COM**

Office 940-682-4993

# COALSON REAL ESTATE

Cell 817-925-3333

MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - Mac@Coalson.com

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - McAllen@Coalson.com

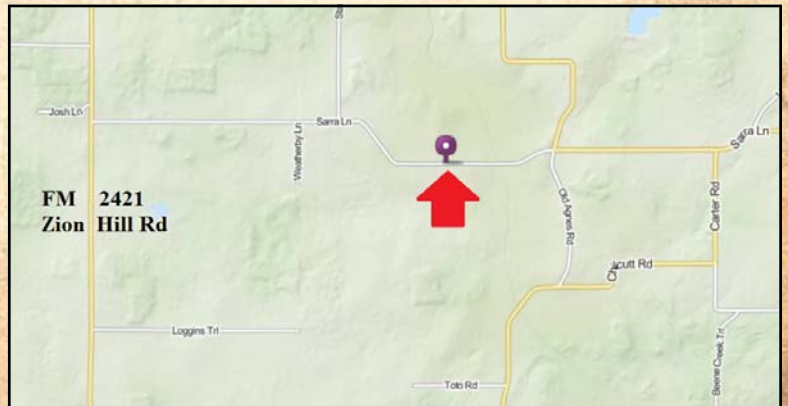
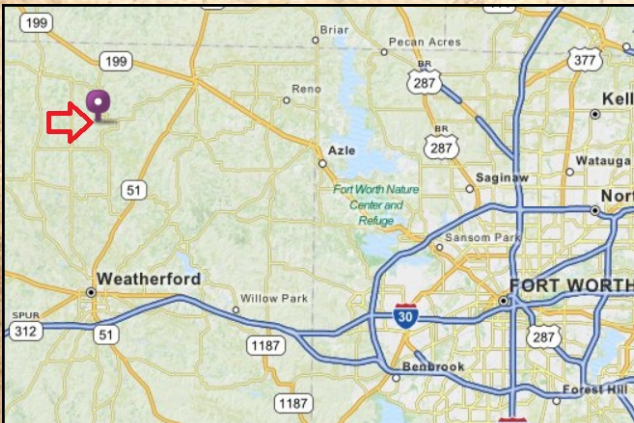
7801 New Authon Road, Weatherford, TX 76088

WWW.COALSON.COM

## 162 ACRES 2000 Sarra Lane, Poolville, TX

- LOCATION:** Approximately 10 minutes north of Weatherford. Directions - From North Main (FM 51) & FM 920 (Fourth Street) proceed west 1 mile, then north / right on to Zion Hill Rd (FM 2421) for 10.4 miles, then east / right onto Sarra Lane for 2 miles and the property is on the right / south side.
- TERRAIN:** Mostly rolling native land, approximately 35 acres in coastal bermuda, and approximately 35 acres in cultivation. Scattered trees (oak, pecan, & elm) over 50% of it and the balance is open.
- IMPROVEMENTS:** A metal shop building 60x64 with a dirt floor. One old house that is inhabitable. Usable pipe & panel cattle pens.
- WATER:** 3 stock ponds, a medium size dry weather creek, and one water well.
- WILDLIFE:** Deer & turkey.
- MINERALS:** Some mineral rights available. One producing well.
- PRICE:** \$5,750.00 per acre.

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.







152 ACRES