

608 Acre Cattle Ranch

Tolar, Hood County, Texas



The majority is sloping and rolling native grass lands with two coastal pastures.



Many scattered live oak and post oak trees as well as elm, hackberry and sumac.



A power line, six stock ponds, one water well, and steel cattle pens. \$4625.00/acre.

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**608 Acre "Big L" Ranch
Tolar, Hood County, Texas**

LOCATION: Between Stephenville and Granbury on US 377, 4 miles west of Tolar. Excellent frontage on US 377.

TERRAIN: An awesome view on the ridgetop overlooking the rolling to sloping well established native grasses. Two coastal bermuda pastures of 18 acres and 14 acres. Many scattered trees including live oak, post oak, elm, hackberry, sumac and some mesquite. Mostly clay soils with make stock ponds hold water.

IMPROVEMENTS: A set cattle pens & a water well.

WATER: One water well and six stock ponds.

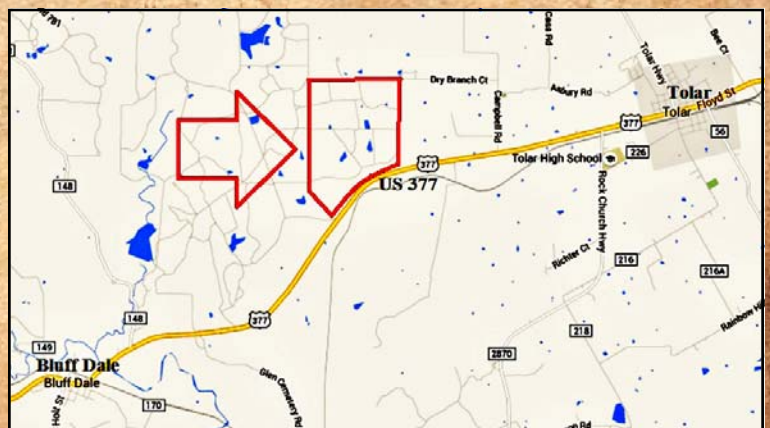
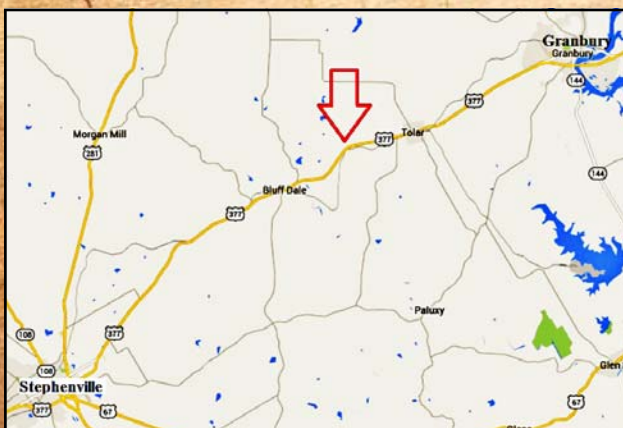
MINERALS: A small amount of minerals to be conveyed – negotiable.

RESTRICTIONS: No mobile, manufactured, or move-in homes. No wrecking yards or dump grounds.

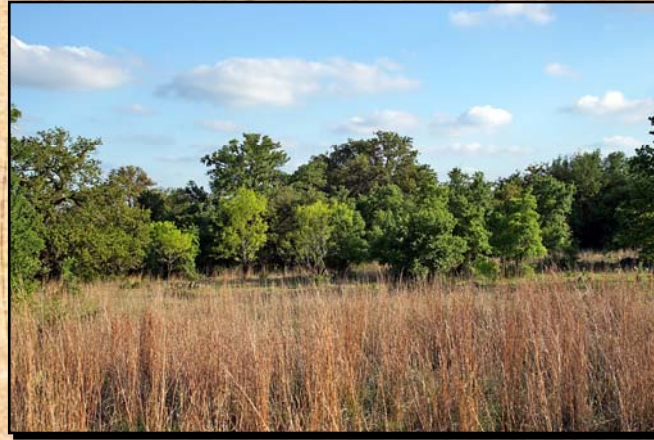
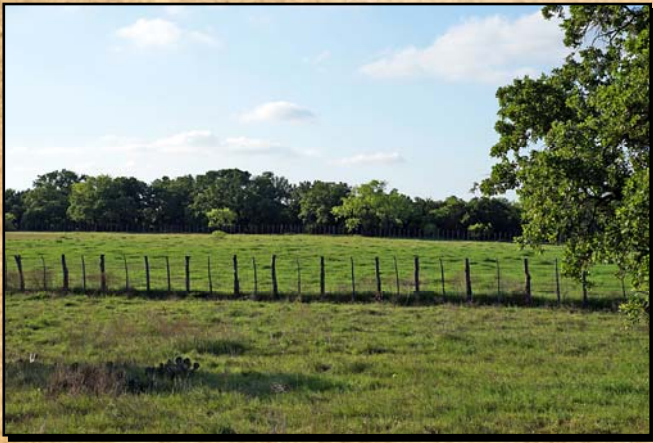
COMMENTS: An excellent native grass ranch and coastal bermuda for livestock.

PRICE: \$2,812,000.00 or \$4,625.00 / acre.

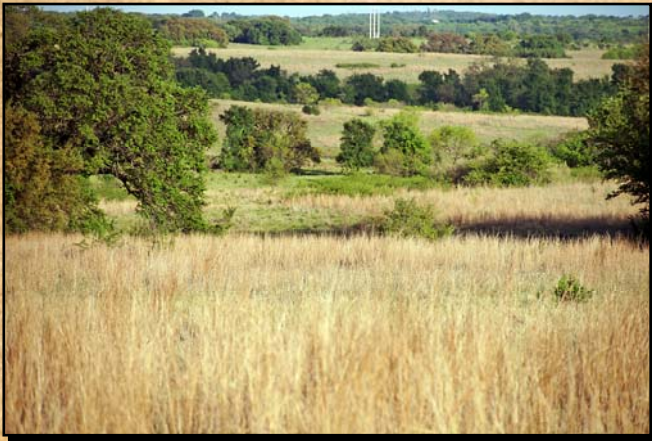
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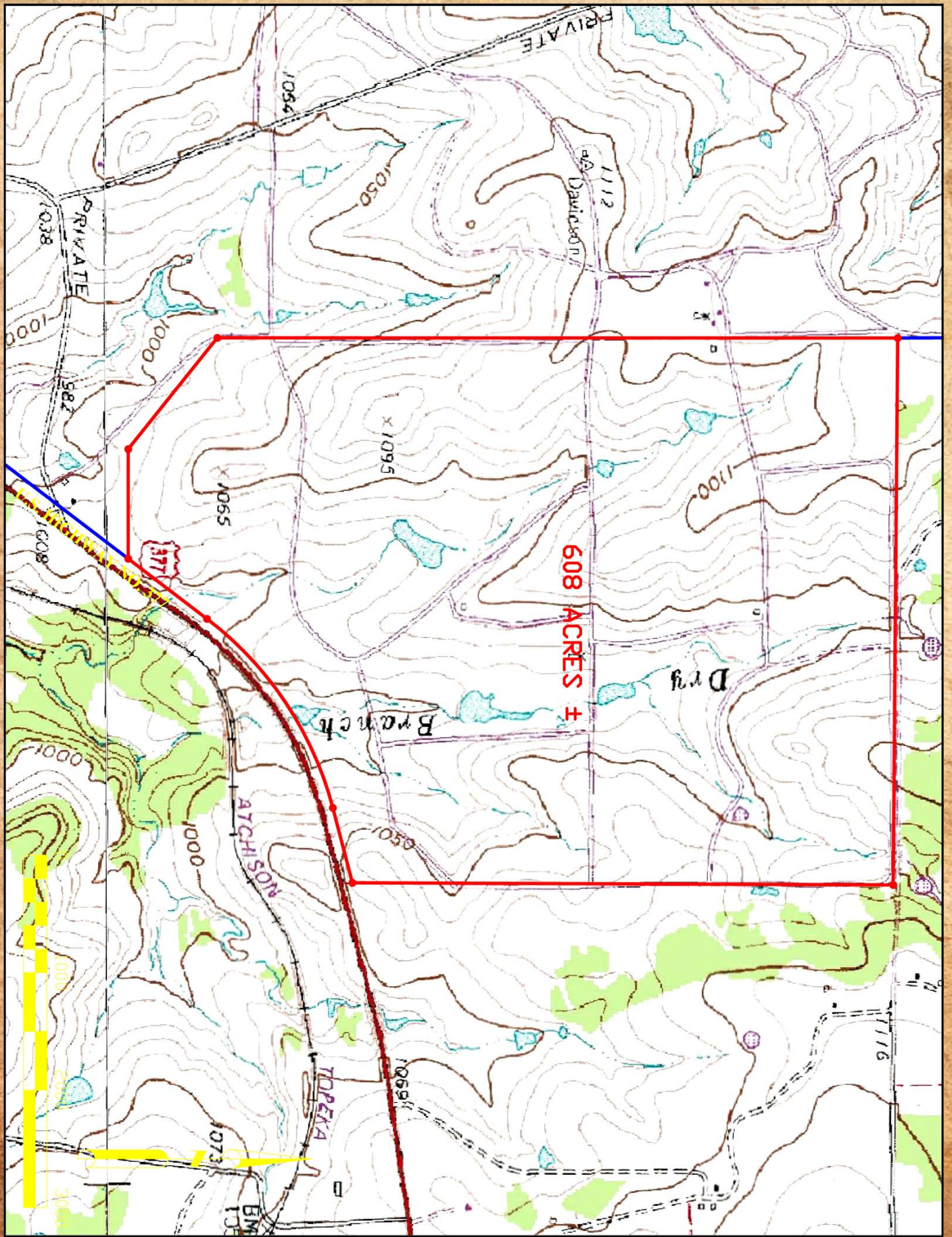


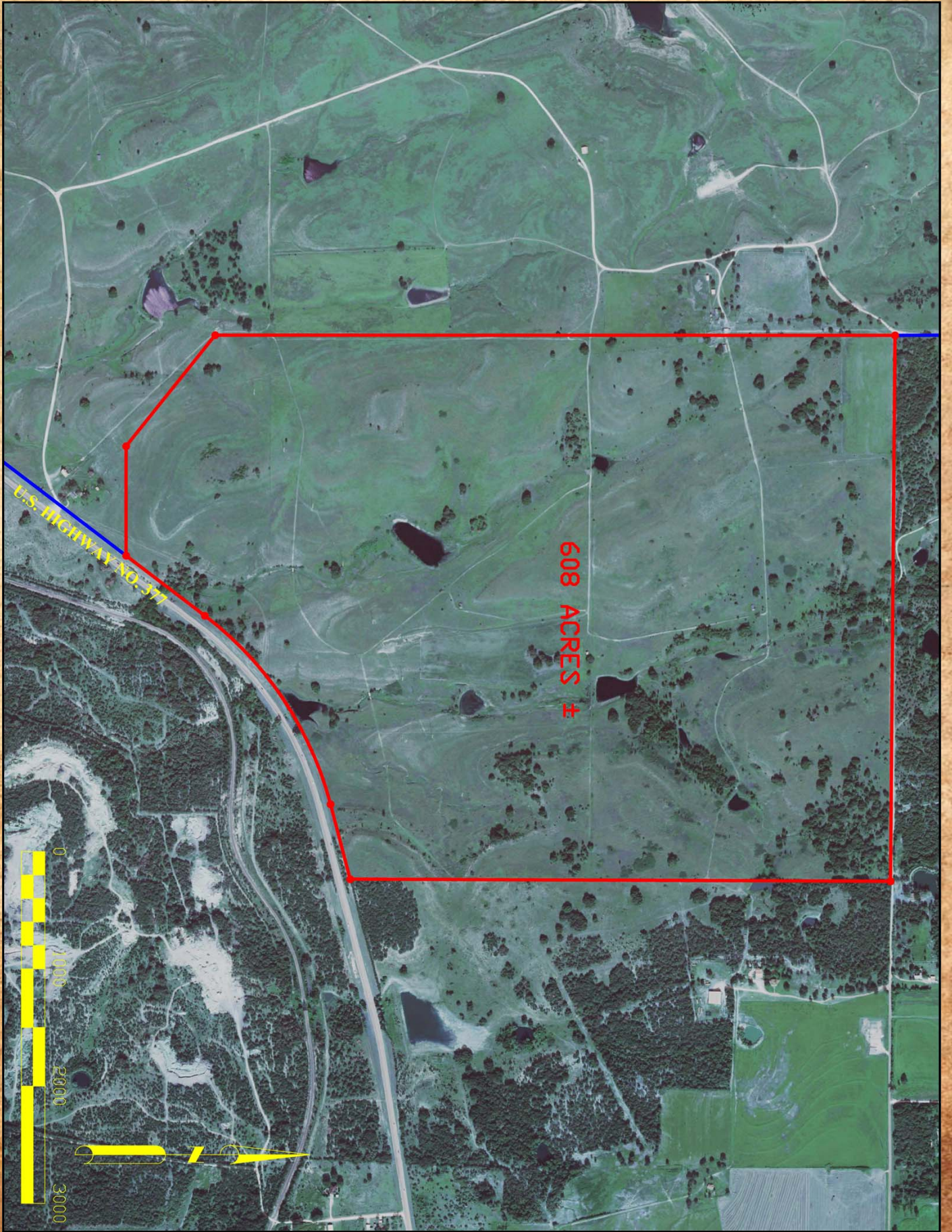












U.S. Highway No. 37

608 ACRES ±

