

Beautiful 92.76 Acres Cattle Ranch

N/W of Peadenville, Palo Pinto County, Texas



Very scenic and productive with lots of coastal Bermuda and native grasses.



A large open hay pasture, nice post oak and elm trees scattered across the balance of the property.



The land gently slopes to a roll with many scenic building sites. \$4,950.00 per acre.

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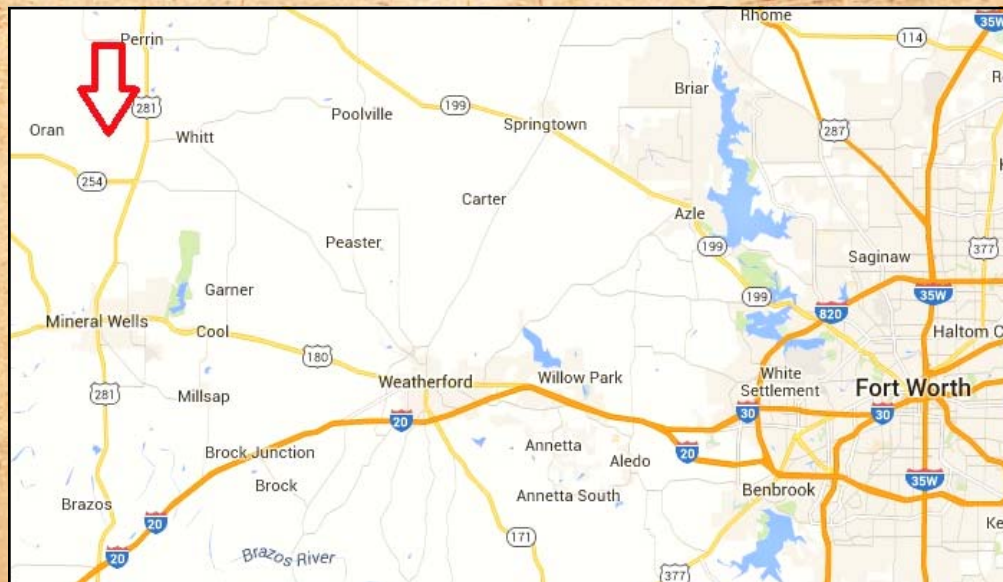
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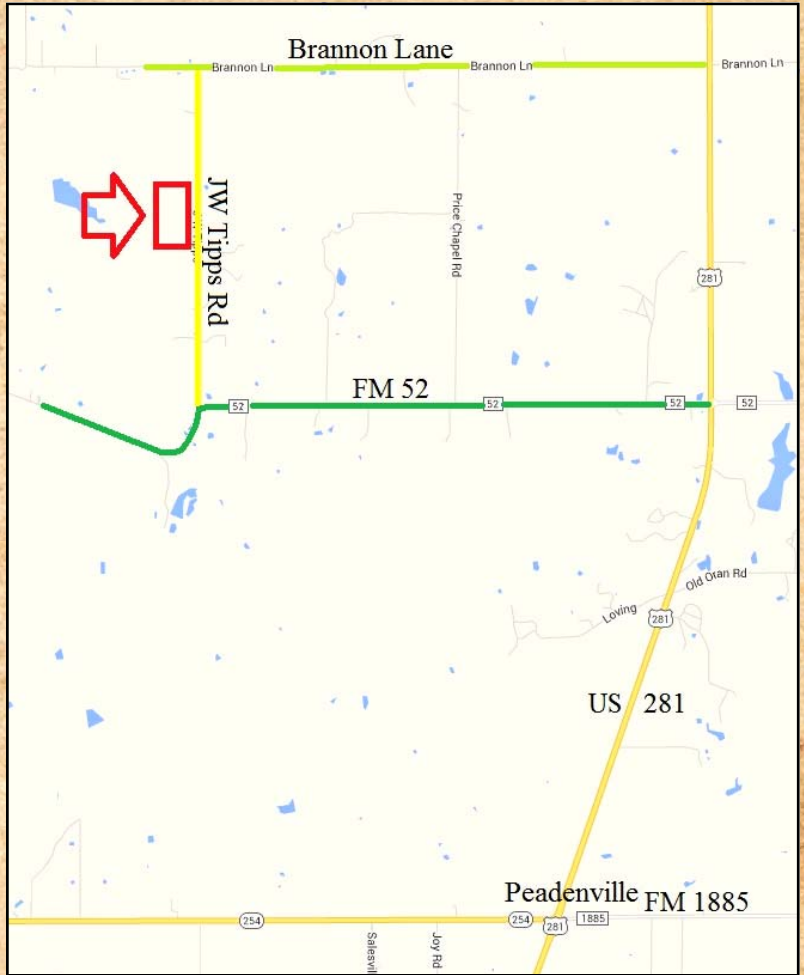
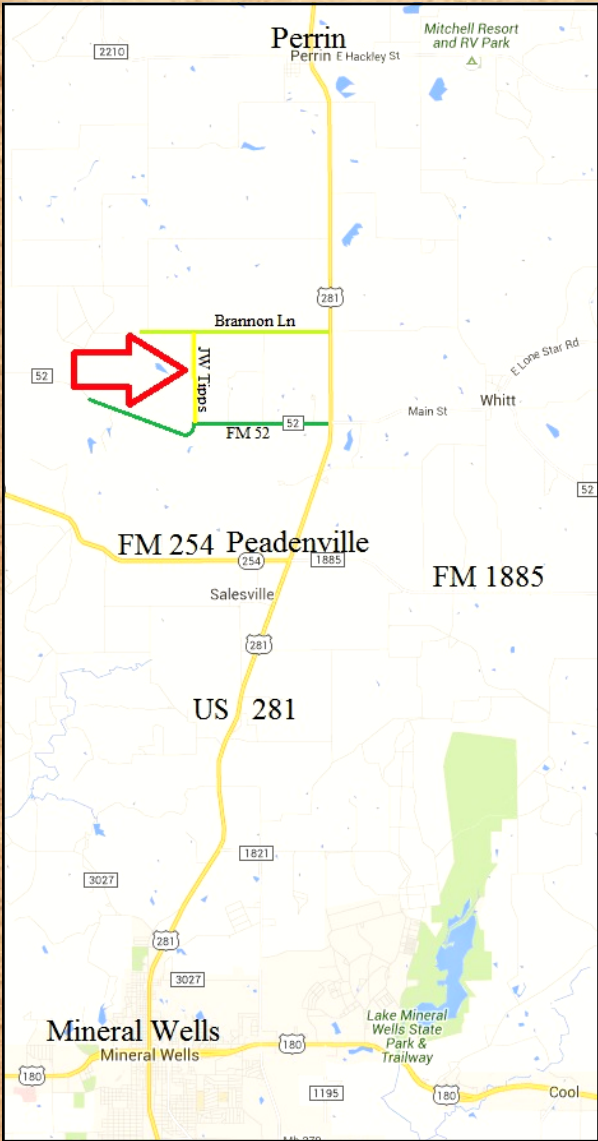


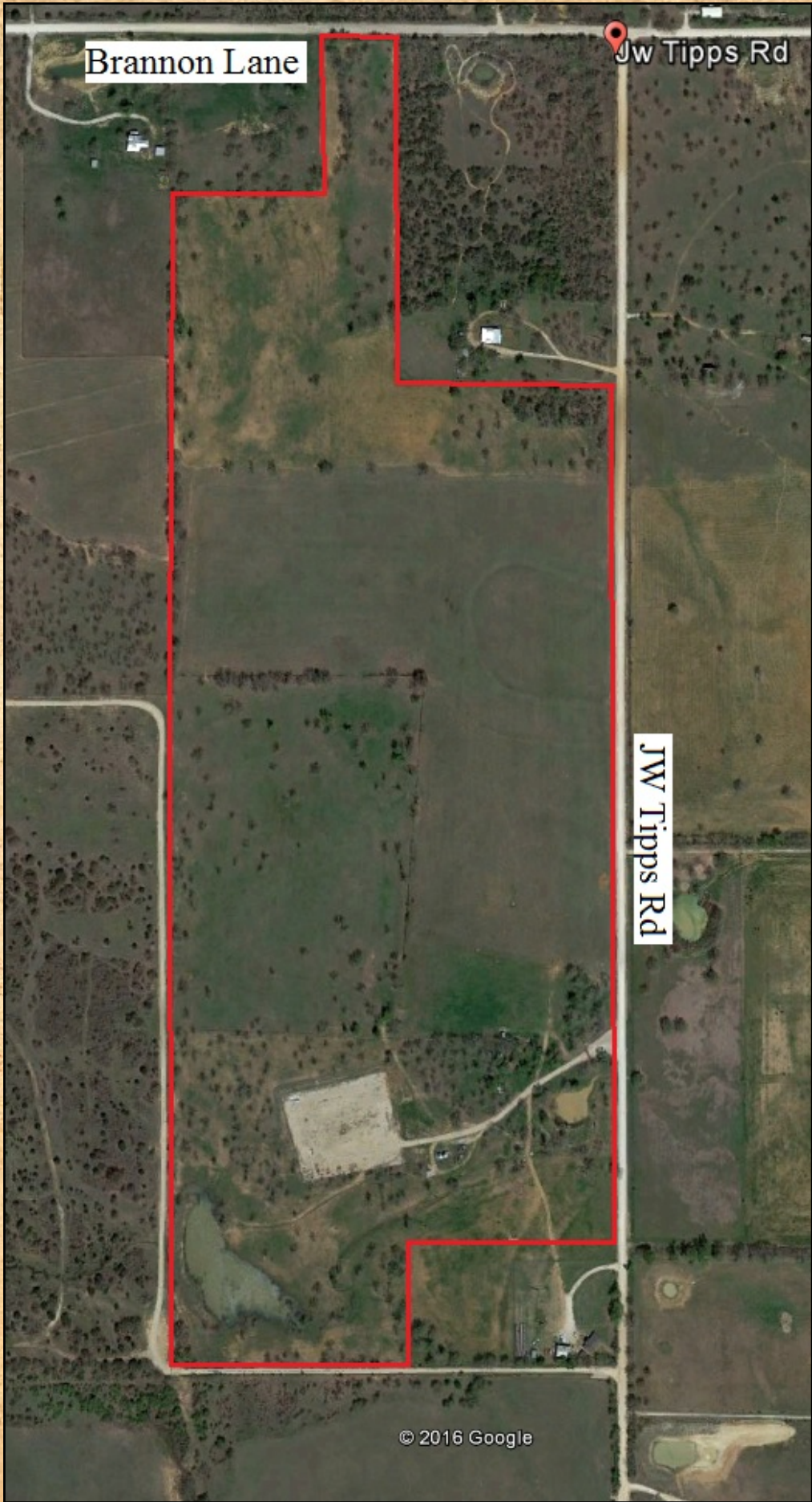
92.76 Acres - Beautiful & Productive 711 JW Tipps Road South Southwest of Perrin, Palo Pinto County, Texas

- LOCATION:** Approximately 5 minutes south of Perrin and 18 minutes north of Mineral Wells on an all-weather county road (gravel). Directions: From Peadenville (US 281 & FM 1885 & FM 254) proceed north on US 281 for 2.1 miles, then west / left onto FM 52 for 2 miles, then north / right onto JW Tipps Road for .8 miles and the property is on the west / left.
- TERRAIN:** Level to gently sloping with some roll. Excellent coastal bermuda and native grasses with sandy loam soil. Beautiful scattered oak trees on 60% with the balance in open hay pasture.
- IMPROVEMENTS:** An older set of steel cattle pens, perimeter fenced.
- WATER:** One larger stock pond and small to medium pond.
- MINERALS:** None owned and one active petroleum well.
- COMMENTS:** The property is very scenic with numerous building sites. The soil is excellent with great coastal bermuda and beautiful trees.
- PRICE:** \$4,950.00 per acre or \$459,162.00.

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Brannon Lane

Jw Tipps Rd

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