

816+/- Acre Cattle & Hunting Ranch

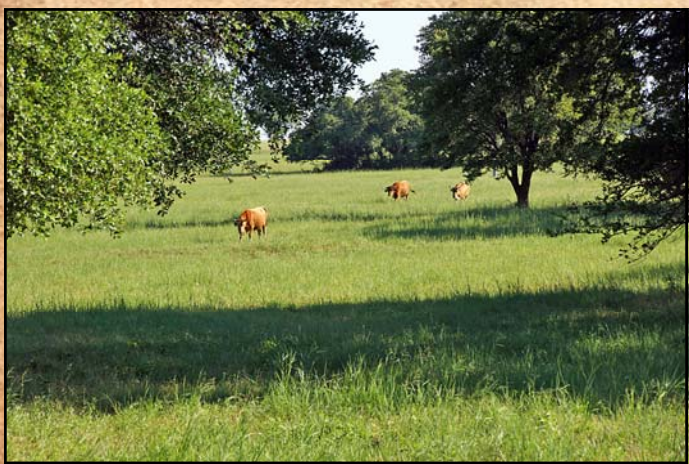
Between Weatherford & Granbury, Hood & Parker Co., Texas



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. \$10,000.00 per acre.

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816+/- 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 1+ acres. There are also eight other ponds.
- MINERALS:** Seller will convey 50% of the minerals owned, and 100% of the leasing rights, and waive surface rights. Current production.
- COMMENTS:** An outstanding location, beautiful property for development, 2 large reservoirs of water and deer.
- PRICE:** \$10,000.00 per acre.

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NOTE: LINES SHOWN ARE THE OLD FARM & HOUSES LOCATED
PROVIDED BY OWNER AND LOCATED ON THE PLANS
STREET ROAD SHOWN ARE LOCATED FROM AN AERIAL MAP
AND LOCATED ON THE PLANS



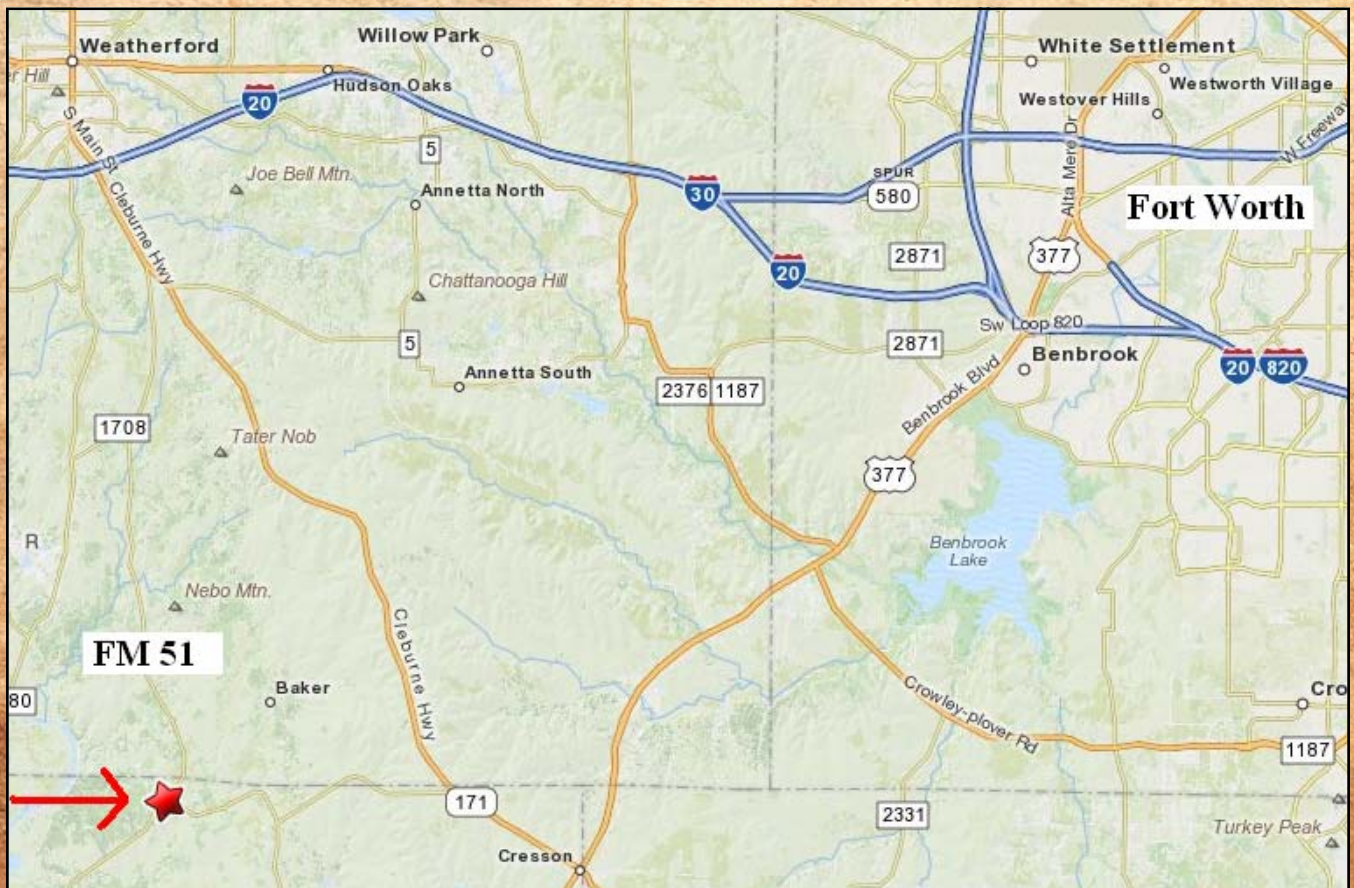
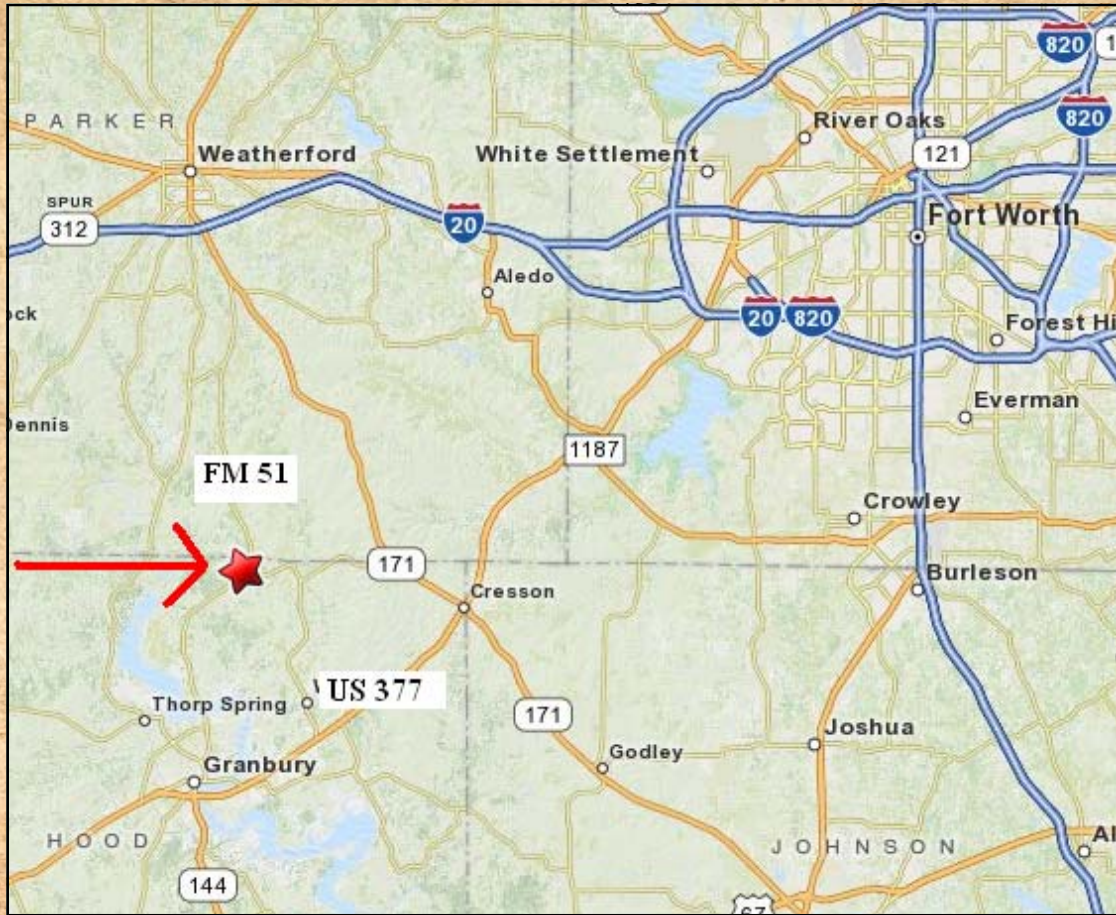
GRAPHIC SCALE
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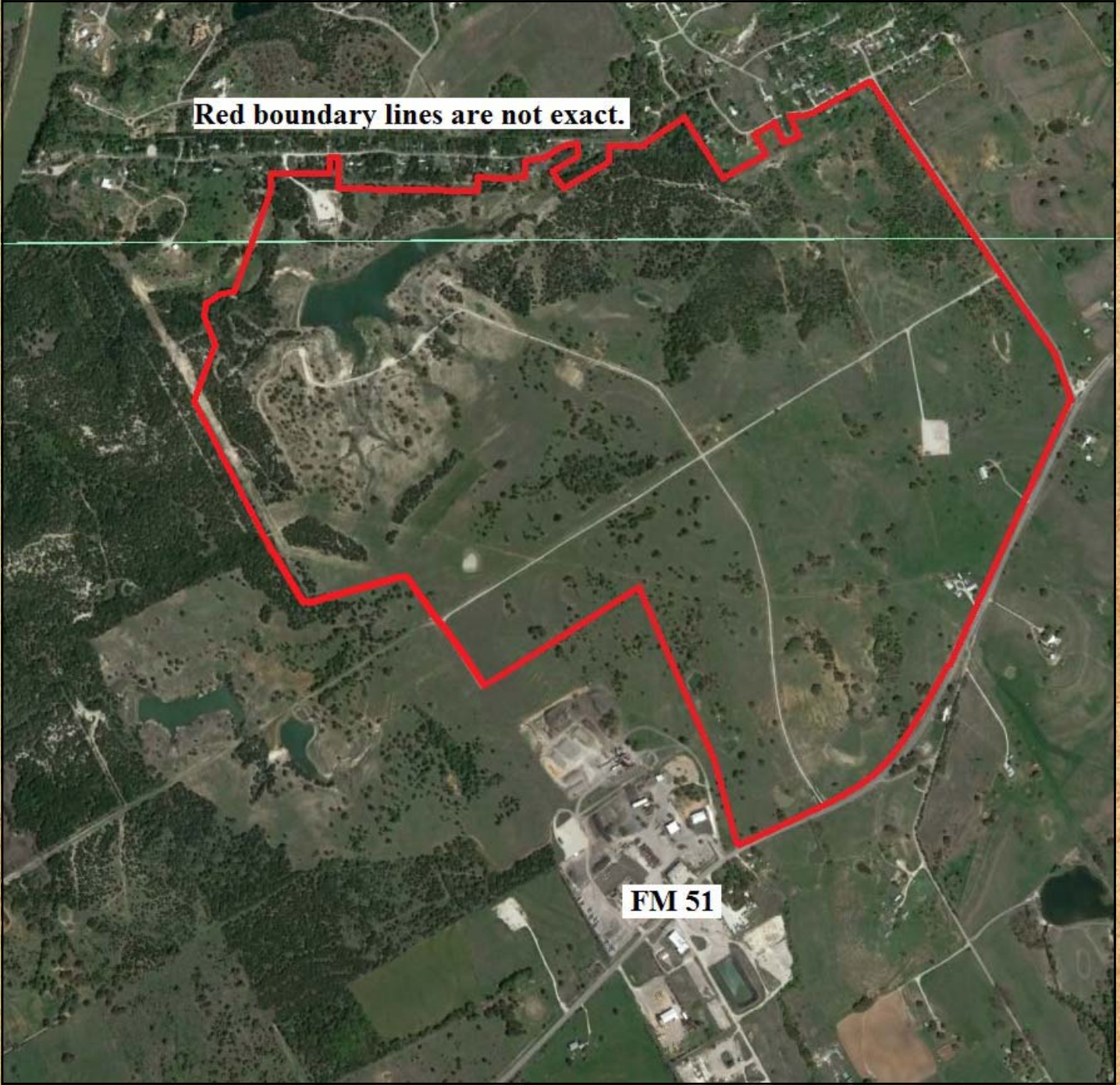
to











867+/- AC
Highway 51