

169.6 Acre Cattle Ranch

Turpin Lake Road, Poolville, Texas



Rolling to level productive soil with coastal Bermuda grass and some wheat ground.



Three ponds, a new set of steel cattle pens, a 300' water well, and a pipe entry.



Scenic scattered post oak trees on the southern portion with building sites. \$7,250/acre.

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169.6 Acres — Excellent Pasture Land Turpin Lake Road, Poolville, Parker County, Texas

- LOCATION:** Just minutes west and north of Poolville with 3/4ths mile of paved frontage on Turpin Lake Road. Approximately 45 minutes west northwest of Fort Worth via Highway 199.
- TERRAIN:** Level to sloping with excellent coastal Bermuda and native grasses with scattered post oak trees.
- IMPROVEMENTS:** A very nice new set of steel cattle pen (scales & hydraulic chute not included).
- WATER:** Three stock ponds and a good water well averaging 300' at 30 gpm.
- MINERALS:** Some mineral rights available.
- PRICE:** \$7,250.00 per acre.

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