

A Beautiful 40.5 Acre Hunting Property

456 Lower Brad Rd, Strawn, Palo Pinto County, Texas



A Scenic & Private Property; Beautiful Ioni Creek Running Through It Featuring Large Holes Of Water.



A Remodeled 5 Bedroom, 3 Bath Stone Home With A Covered Full Length Back Porch.



Excellent Hunting Cover With Live Oaks, Post Oaks, Elms, Mesquite, And Juniper Cover. \$327,500.00.

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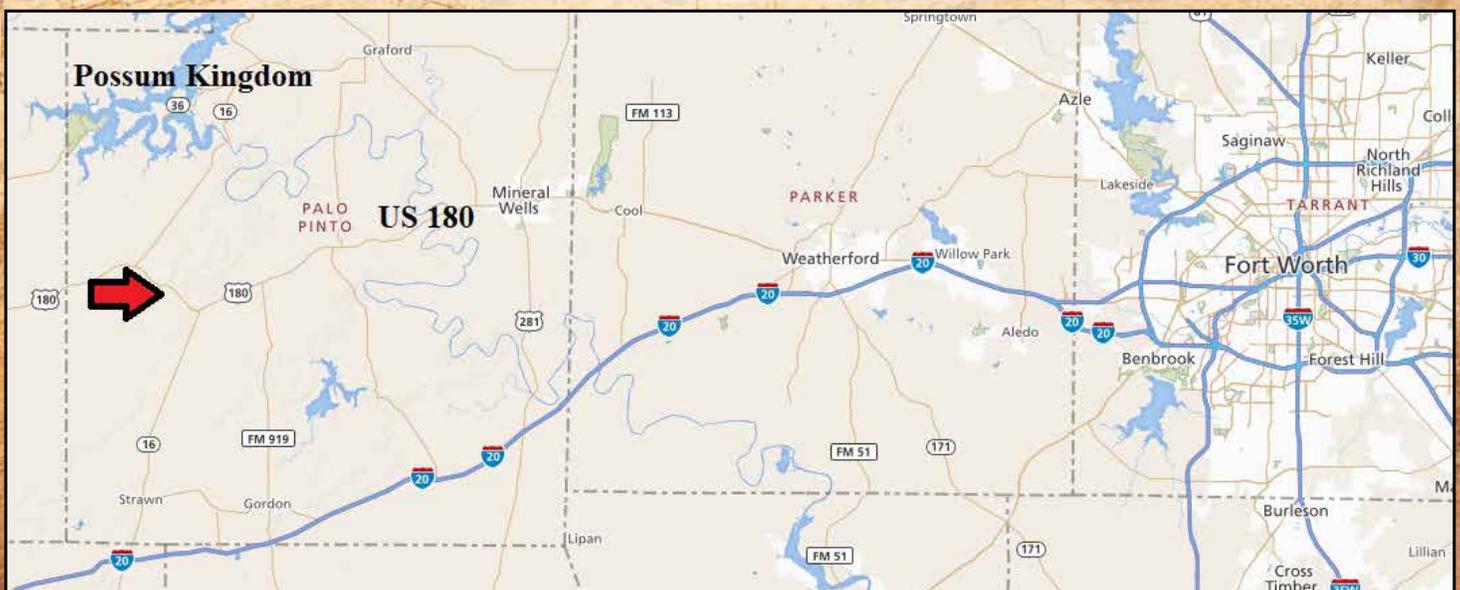


40.5 Acre Recreational Property

456 Lower Brad Road, Strawn, Palo Pinto County, Texas

- LOCATION:** Approximately 1 hour and 23 minutes west of Fort Worth, 27 minutes north to Possum Kingdom Lake, 15 minutes south to Strawn, and 27 minutes east to Mineral Wells.
- TERRAIN:** Very scenic with mostly level to gently rolling native terrain with post oaks, elms, live oaks, juniper, and mesquite providing excellent cover.
- IMPROVEMENTS:** A remodeled 2,652 sq. ft. 5-bedroom, 3-bath, sand stone home built in 1994. Wood laminate floors throughout. A large family room with a pelleted stove. A covered and enclosed back patio of 10x57. A large kitchen with double ovens and a gas cooktop. Other improvements include: A storage building, a small barn, and an older quail house (hatchery).
- SCHOOLS:** Palo Pinto ISD
- MINERALS:** Unknown but will convey whatever seller owns.
- WATER:** The water well was drilled in 1996 and produces 10 gpm at 120 feet deep. Beautiful Ioni Creek runs through the property with two large water holes and runs most of the year.
- TAXES:** \$3,000.31 for 2018.
- COMMENTS:** Ioni Creek is absolutely stunning – very difficult to find properties like this.
- PRICE:** \$327,500.00

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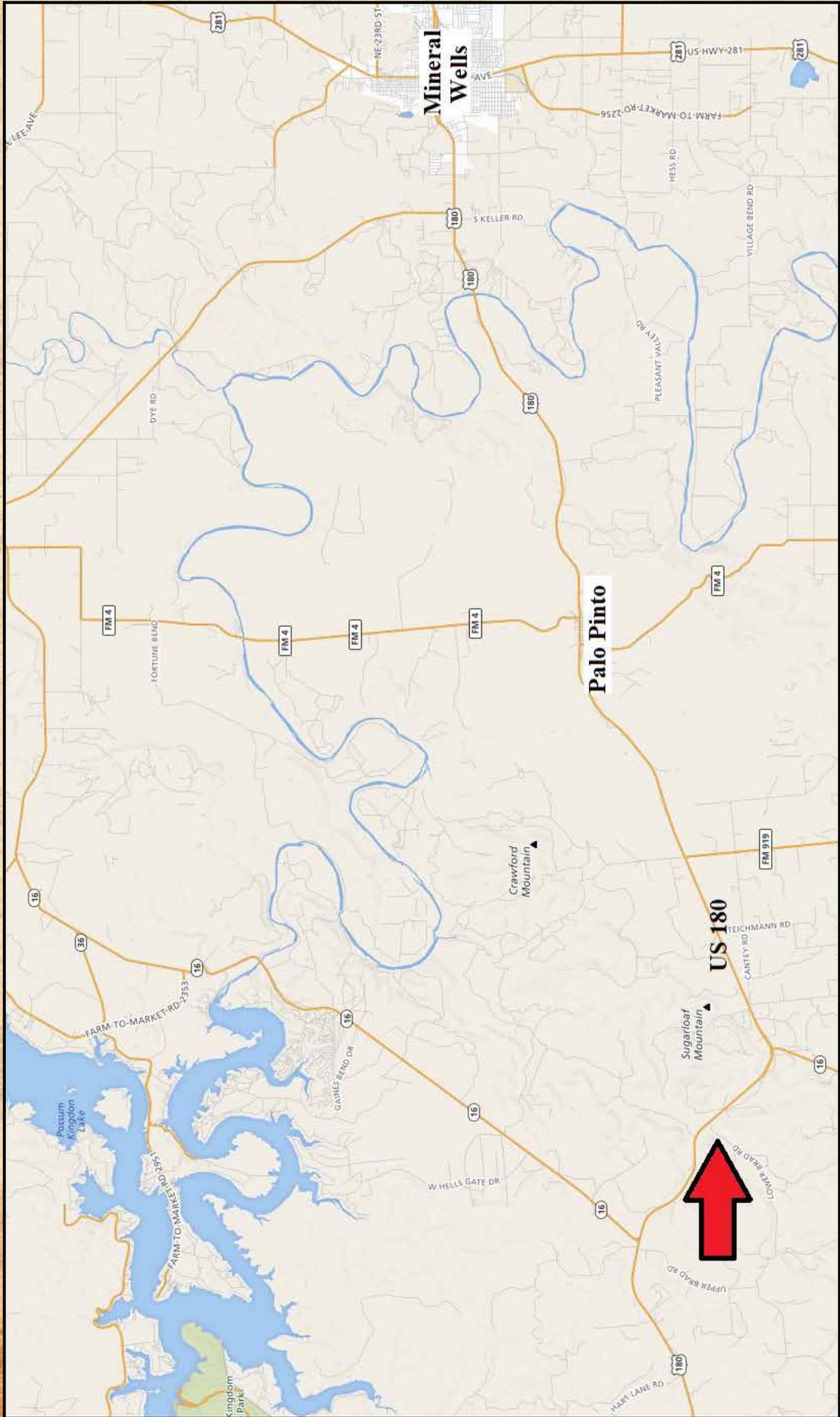














456 Lower Brad Rd

Ioni Creek

Lower Brad Rd

Red boundary lines are not exact.

Lower Brad Rd