

# 1,797 Acres

## Graford, Palo Pinto County, Texas



Mostly gently rolling native terrain composed of juniper, mesquite, and some live oak trees.



Gorgeous "Keechi Creek" traverses through the northeast quadrant displaying large pools of water.



A 4 +/- acre stocked pond and smaller ponds. Deer & hogs. Minerals & production. \$2,950.00 per acre.

Office 940-682-4993  
Office 940-682-7751

**MAC A. COALSON**  
*REAL ESTATE BROKER*

Cell 817-925-3333  
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088

E-Mail - [Mac@Coalson.com](mailto:Mac@Coalson.com)

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660

Cell 817-991-8300 E-Mail - [McAllen@Coalson.com](mailto:McAllen@Coalson.com)

**WWW.COALSON.COM**



Office 940-682-4993  
Office 940-682-7751

**MAC A. COALSON**  
REAL ESTATE BROKER

Cell 817-925-3333  
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088

E-Mail - Mac@Coalson.com

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660

Cell 817-991-8300 E-Mail - McAllen@Coalson.com

**WWW.COALSON.COM**



## 1,797 +/- Acre Hunting & Cattle Ranch Graford, Palo Pinto County, Texas

- LOCATION:** On the southeast outskirts of Graford accessed via Dye Lane (graveled county road). Excellent frontage on hwy 337 and Dye Lane. Approximately 62 miles or 1 hour & 15 minutes west of Fort Worth. Only 10 minutes east of Possum Kingdom and 20 minutes northwest of Mineral Wells.
- TERRAIN:** Mostly level to a gently rolling native cover and grasses, which encompass approximately 90% +/- . The dominate tree cover is mesquite and juniper (cedar) with some live oaks. Large cottonwood and pecan trees are along the creek as well as elm and oak. Some limestone outcrop on parts of the property. Two open fields are for wheat (cultivation) ground and coastal bermuda production.
- IMPROVEMENTS:** Older cattle pens and adequate fencing.
- WATER:** Large and scenic "Keechi Creek" traverses through part of the property - The owner claims there is a natural spring seeping into Keechi Creek. Approximately 5 stock ponds, one of which is quite large and stocked with fish.
- MINERALS:** Some are owned and negotiable to be conveyed. 11 to 12 petroleum well sites in various stages.
- WILDLIFE:** Deer, hogs, turkey, etc.. The property has been leased for hunting for years.
- COMMENTS:** Keechi Creek is extremely beautiful and desired. The location for a large ranch is superb. Owned by the same family for many years. One larger power line right-of-way crossing the property.
- PRICE:** \$5,301.058.55 or \$2,950.00 per acre.

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.















Cultivation

Cultivation

Eye Lane - gravel

Keeshik Creek

337



Red boundary lines  
are not exact.

Wis Ln