

420 Acre Recreational Property & Cattle Grazing

South of Possum Kingdom Lake, Palo Pinto County, Texas



Most of the land is a high mesa with breathtaking views, and a grassy turf. Excellent game cover with junipers, mesquite, sumac, and scattered live oak.



Five ponds, water well, and a comfortable manufactured home. \$2,700.00 per acre.

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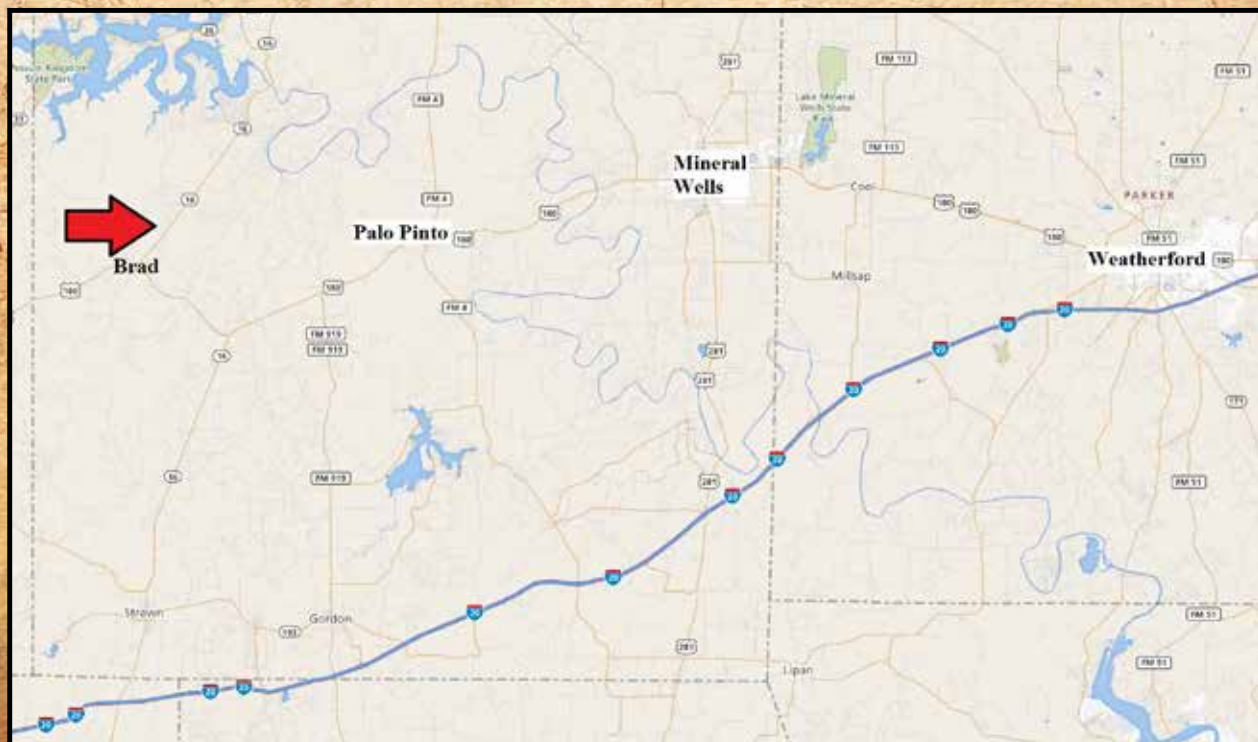


420 Acres - Hunting & Cattle

South of Possum Kingdom, Palo Pinto County, Texas

- LOCATION:** Minutes south of Possum Kingdom (Sportsman's World) on US Hwy 16 South and north of Brad. Address – 1585 US Hwy 16 South, Strawn, Texas. Approximately ½ mile of highway frontage.
- IMPROVEMENTS:** A comfortable, 3 bedroom, 2 bath, doublewide home in good condition with central heat & air. An elevated wood deck on the back porch and a fenced in chain-link front yard fence.
- TERRAIN:** Most of the property is a high mesa with breathtaking views. Native country with junipers, mesquite, sumac, and scattered live oak trees providing excellent cover for wildlife. A deep canyon in the NW corner and a sunflower field for dove hunting on the south.
- WATER:** Five stock ponds some with fish, and a domestic water well with a storage tank.
- MINERALS:** No minerals owned by Seller.
- PROPERTY TAXES:** \$1,300.00 per year with a wildlife exemption.
- PRICE:** \$2,700.00 per acre or \$1,134,000.00.

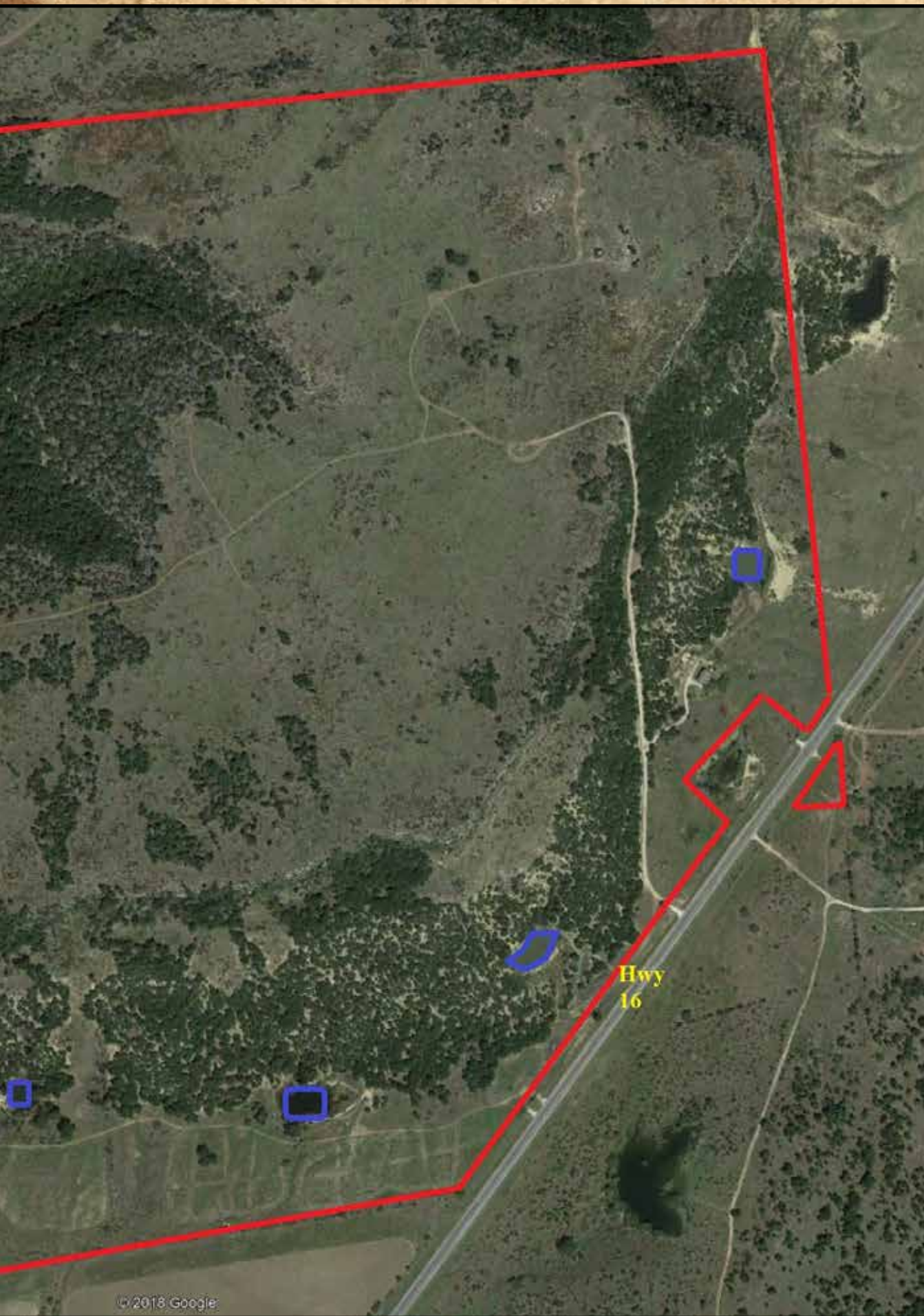
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Colored boundary lines are not exact.









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